
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 21 MAY 2020

Present: Councillors Mitchell, Coombs, G Galton, L Harris (except agenda items 1-6), Savage, Vaughan and Windle

1. **ELECTION OF CHAIR AND VICE-CHAIR**

RESOLVED that:

- (i) Councillor Mitchell be elected as Chair for the Municipal Year 2020-2021
- (ii) Councillor Coombs be elected as Vice-Chair for the Municipal Year 2020/2021.

2. **MINUTES OF THE PREVIOUS MEETING (INCLUDING MATTERS ARISING)**

RESOLVED: that the minutes for the Panel meeting on 10 March 2020 be approved and signed as a correct record.

3. **PLANNING APPLICATION - 20/00128/FUL - 52 PEARTREE AVENUE**

The Panel considered the report of the Head of Planning and Economic Development recommending delegated authority be granted in respect of an application for a proposed development at the above address.

Erection of a two bedroom chalet bungalow, with bicycle and bin storage.

Councillor Keogh (ward councillor/objecting) was present and with the consent of the Chair, addressed the meeting. The Panel acknowledged that Mr Sidhu had registered an interest to speak but, that had not been able to address the Panel. Councillor Keogh stated that he had expressed the concerns of Mr Sidhu that had been previously raised to him in regard to the application.

The presenting officer reported that the wording for condition number 5 would need to be amended as below.

Upon being put to the vote the Panel confirmed the Habitats Regulation Assessment.

The Panel then considered the recommendation to delegate authority to the Service Lead: Infrastructure, Planning and Development to grant planning permission. Upon being put to the vote the recommendation was carried unanimously.

RESOLVED that the Panel:

- (i) confirmed the Habitats Regulation Assessment set out in Appendix 1 of the report.
- (ii) Delegated authority to the Head of Planning & Economic Development to grant planning permission subject to the planning conditions recommended at the end of this report and the completion of a S.106 Legal Agreement to secure either a scheme of measures or a financial contribution to mitigate against the pressure on European designated nature conservation sites in accordance with Policy

CS22 of the Core Strategy and the Conservation of Habitats and Species Regulations 2010;

- (iii) That the Head of Planning & Economic Development be given delegated powers to add, vary and /or delete conditions as necessary, and to refuse the application in the event that item 2 above is not completed within reasonable timescales

AMENDED CONDITION

Ecological Mitigation Statement (Pre-Commencement)

Prior to development commencing, including site clearance, the developer shall submit a programme of habitat and species mitigation and enhancement measures, which unless otherwise agreed in writing by the Local Planning Authority shall be implemented in accordance with the programme before any demolition work or site clearance takes place.

REASON: To safeguard protected species under the Wildlife and Countryside Act 1981 (as amended) in the interests of preserving and enhancing biodiversity.

NOTE: Councillor Harris was not present for this item due to technical difficulties.

4. PLANNING APPLICATION - 20/00044/FUL - 291 SHIRLEY ROAD

The Panel considered the report of the Head of Planning and Economic Development recommending delegated authority be granted in respect of an application for a proposed development at the above address.

First floor extension to facilitate conversion of first floor from 1 x 3 bed flat to 2 x 1 bed flats. Change of use of part of the ground floor to 1 bed flat and retention of existing shop

Councillor Shields (ward councillor /objecting) was present and with the consent of the Chair, addressed the meeting. In addition a statement of support from the Agent was read out by Democratic Services

The Panel sought clarification on the conditions relating to refuse and cycle storage. After being put to the vote it was agreed that the wording for the cycle storage should be amended to reflect a need for separate storage, as detailed below.

Upon being put to the vote the Panel confirmed the Habitats Regulation Assessment.

The Panel then considered the recommendation to delegate authority to the Head of Planning and Economic Development to grant planning permission. Upon being put to the vote the recommendation was carried unanimously.

RESOLVED that the Panel:

- (i) confirmed the Habitats Regulation Assessment in **Appendix 1** of this report.
- (ii) Delegated authority to the Head of Planning and Economic Development to grant planning permission subject to the planning conditions recommended at the end of this report and the completion of a S.106 Legal Agreement to secure either a scheme of measures or a financial contribution to mitigate against the pressure on European designated nature conservation sites in

accordance with Policy CS22 of the Core Strategy and the Conservation of Habitats and Species Regulations 2010.

- (iii) Delegated authority to the Head of Planning and Economic Development to add, vary and /or delete conditions as necessary, and to refuse the application in the event that item 2 above is not completed within reasonable timescales.

AMENDED CONDITION

CONDITION 4. CYCLE STORAGE FACILITIES

Before the development hereby approved first comes into occupation, separate, secure and covered storage for bicycles shall be provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The storage shall be thereafter retained as approved.

REASON: To encourage cycling as an alternative form of transport.