

## Development Committee – 25 June 2015

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Minutes of the meeting of the Development Committee held on **25 June 2015** when there were present:-

Chairman: Cllr C G Seagers  
Vice-Chairman: M R Carter

Cllr J C Burton	Cllr J R F Mason
Cllr Mrs L A Butcher	Cllr Mrs J E McPherson
Cllr T G Cutmore	Cllr Mrs J A Mockford
Cllr R R Dray	Cllr Mrs C A Pavelin
Cllr Mrs H L A Glynn	Cllr Mrs C E Roe
Cllr J D Griffin	Cllr S P Smith
Cllr Mrs A V Hale	Cllr Mrs M H Spencer
Cllr J Hayter	Cllr D J Sperring
Cllr N J Hookway	Cllr M J Steptoe
Cllr K H Hudson	Cllr I H Ward
Cllr G J Ioannou	Cllr M J Webb
Cllr J C Lawmon	Cllr Mrs C A Weston
Cllr Mrs G A Lucas-Gill	Cllr Mrs B J Wilkins
Cllr Mrs C M Mason	

### APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs C I Black, J H Gibson, K J Gordon, B T Hazlewood, Mrs D Hoy, M Hoy, Mrs J R Lumley, M Maddocks, D Merrick and R A Oatham.

### OFFICERS PRESENT

S Scrutton	- Director
A Law	- Assistant Director, Legal Services
M Stranks	- Team Leader (Area Team North)
C Buckley	- Senior Planner
S Worthington	- Committee Administrator

### PUBLIC SPEAKERS

J Firth - For item 5

### 132 MINUTES

The Minutes of the meeting held on 21 May 2015 were approved as a correct record and signed by the Chairman, subject to the following amendment:-  
The first entry under Minute 105 to read: Cllrs Mrs C M Mason and J R F Mason each declared an other pecuniary interest in item 4 of the Agenda and left the Chamber during debate of that item.

### 133 15/00075/FUL – 90 MAIN ROAD, HAWKWELL

The Committee considered an application to demolish existing buildings and re-develop the site to provide 36 dwellings with associated car parking, modified site access, pumping station, open space and landscaping.

It was noted that ECC Education had, since publication of the officer's report and addendum to the report, advised that there would be a slight reduction in the section 106 contribution for education, from £41,132 to £40,020.

#### **Resolved**

That planning permission be approved, subject to the provisions of a legal agreement under section 106 covering the heads of terms, as outlined below:-

1. Education - £40,020 towards capacity deficit in early years and childcare.
2. Affordable housing contribution - £37,000.
3. The following to be maintained by management company:-
  - a) Public open space
  - b) Sustainable urban drainage systems
  - c) Other soft landscaped edges within the development that would be outside of the control of individual homeowners.

and subject to the following heads of conditions:-

#### **General**

1. Time Limit.
2. Works to be undertaken in accordance with the approved plans.

#### **Layout, Design and Refuse**

3. Materials/external details of dwellings to be agreed, including brick pillars re-detailed in timber and use of render.
4. Ground surface finishes, including kerbs and manhole covers on public frontages, to be agreed.
5. Elevation door and fenestration position improvements to be agreed.
6. Soft and hard landscaping to be agreed.
7. Boundary treatment to be agreed, including use of walling to all boundaries visible within the public realm.
8. No enclosures forward of front and side walls of dwellings.
9. Detailed section/level drawing of site and dwellings to be agreed.
10. Refuse collection details to be agreed.
11. Roads to take weight of refuse vehicles.

### **Residential Amenity**

12. OBS windows.
13. Window insertion restrictions.

### **Highways and Parking**

14. Visibility splays to be provided.
15. 1.5m x 1.5m pedestrian visibility splays to be provided.
16. Any planting to be sited 1m back from highway boundary and visibility splays.
17. Access to be constructed at right angles with width 6m for first 10m and dropped kerb of footway.
18. Carriageway width of 5.5m with a 2m wide footway along northern edge from Main Road to transition between plots 9 and 25 to be provided.
19. Footpath through the public open space shall be provided
20. Vehicle parking areas to be provided and demarcated with details to be agreed around demarcation and retained for parking only.
21. Parking spaces to be 5.5m x 2.9m, parallel 6m x 2.9m.
22. Cycle parking to be secure, convenient, covered and provided prior to occupation and retained.
23. Upgrades to be provided to two bus stop facilities in Main Road.
24. Residential travel information packs for sustainable transport to be provided.
25. Construction Method Statement to be agreed and implemented.
26. One visitor parking bay to be increased to disabled bay sizing around the open space.
27. No doors to be installed to any of the car ports across the development.

### **Ecology and Arboricultural**

28. Works including tree protection to be undertaken in accordance with arboricultural report and BS3998 Tree Work and NJUG 10 Guide for trees in relation to construction.
29. Recommendations for ecological gain in ecological report shall be undertaken.

### **Land Contamination and Light Pollution**

30. Full model contaminated land conditions.
31. Removal of asbestos survey to be undertaken and agreed.
32. Lighting strategy to be agreed showing minimum lighting required.

### **Technical Housing Standards and Renewable Energy**

33. National housing standard including minimum ceiling height to be adhered to.
34. Water efficiency measures to be agreed.

35. Code Level 4 Energy Performance measures to be agreed.
36. One dwelling to be built to full wheelchair accessibility standards.
37. Details of 10% renewable energy through photovoltaic panels to be agreed.

### **Flooding**

38. Detailed surface water drainage scheme to be agreed.
39. Scheme to minimise off site flooding caused by surface water run off during construction works to be agreed.
40. Foul water drainage strategy to be agreed.

### **Open Space**

41. Provision of public art within open space to be agreed.

### **Other**

42. Detail of design to cycle store/bin collection point to be agreed.
43. Management and maintenance plan for the lifetime of the SUDs scheme to be agreed.
44. Yearly maintenance logs for maintenance of the SUDs scheme should be carried out in accordance with any approved maintenance plan.  
(Director)

The meeting closed at 7.50 pm.

Chairman .....

Date .....

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