

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee held on 12th October 2005 at the Town Hall, Runcorn.

Present: Councillors Nolan (Chairman), Blackmore, Hignett, Leadbetter, Lewis, Morley, Polhill, Sly, Whittaker and Wright.

Apologies for absence: None.

Absence declared on Council business: None.

Officers present: A Buklovskis, J Farmer, A Pannell, M Simpson, J Tully and P Watts.

Public Present: 17.

ITEMS DEALT WITH UNDER POWERS AND DUTIES EXERCISABLE BY THE COMMITTEE

DEV30 MINUTES

The Minutes of the meetings held on 11th July, 15th August and 14th September 2005, having been printed and circulated, were taken as read and signed by the Chairman as a correct record.

DEV 31 PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE

The Committee considered the following applications for planning permission and, in accordance with its powers and duties, made the decisions described.

(NB Cllr Leadbetter declared a Personal and Prejudicial interest on the following item of business due to having made contact with the party concerned and left the room whilst the matter was considered.)

(i) Plan Number 05/00473/FUL

Proposed health centre (ground floor) with residential accommodation above (comprising 12 No. units in two bedroom apartments on first and second floors) at the land opposite Motherwell Close and Lanark Gardens Widnes

The consultation procedure undertaken, and representations received as a result were outlined in detail in the report together with background information in respect of the site.

The Committee heard objections against the proposal.

Action

RESOLVED: That:

- (1) the application be deferred until December 2005 so that clarification can be sought as to whether or not the applicants and the Primary Care Trust are in agreement over future needs; and
- (2) if the two parties are not in accord at this time the applicant be requested to withdraw the application.

(ii) Plan Number 05/00590/REM

Proposed residential development consisting of 10 No. apartment blocks ranging between five and six storeys (466 No. apartments) with associated road layout, car parking and landscaping at the land at Old Quay, Mersey Road, Runcorn

The consultation procedure undertaken, and representations received as a result, were outlined in detail in the report together with background information in respect of the site.

The Committee heard objections against the proposal and plan number 05/00590/REM.

RESOLVED: That the application be deferred to allow the Committee time and opportunity to study the additional plans received.

(iii) Plan Number 05/00636/FUL

Proposed demolition of existing factory building and erection of 6 No. one bed apartments and 36 No. two bed apartments (in 3 No. three storey blocks) at the land which is the park works and maintenance Depot and former AAVF Works

It was reported that this application had been withdrawn.

(iv) Plan Number 05/00677/FUL

Proposed erection of 58 No. dwellings comprising 10 No. five bedroom detached, 21 No. four bedroom semi/mews, 3 No. three bedroom mews, 24 No. 2 bedroom apartments and associated works to the land at former Glebe Caravans, Derby Road, Widnes

The consultation procedure undertaken, and representations received as a result, were outlined in detail in the report together with background information in respect of the site.

It was reported that an amendment had been received which overcame any highway related concerns. In addition the Environment Agency raised no objections in principle subject to conditions relating to:

- a ground investigation/remediation;
- a survey of water vole presence if any works were within 6m to the top of a bank to a watercourse; and
- surface water drainage to pass through an oil interceptor.

RESOLVED: That the application be approved subject to conditions relating to amended plans, materials, landscaping, drainage, boundary treatments, site and slab levels, laying out of access roads and parking areas, construction hours, ground investigation and remediation, provision and use of wheel wash, permitted development restrictions on Plots 1, 2, 3, 5-7, 10-12, 14-17, 21-26 and 28-33 inclusive for extension, out buildings and fencing, restriction on garage conversion, the Environment Agency requested conditions, withdrawing permitted development rights for plots 1 – 34 under part 1 Class B of the GDPO to restrict additions/alterations to the roof, and entering into a Section 106 or other appropriate agreement in relation to developer contributions for off-site open space, and a public transport contribution.

(v) Plan Number 005/00698/OUT

Outline application (with design/external appearance and landscaping matters reserved) for refurbishment of existing Victorian two storey building and development of rear plot with 8 No. town houses of two and a half to three storeys to 64 Greenway Road, Runcorn

It was reported that this application had been withdrawn.

(vi) Plan Number 05/00715/FUL

Proposed demolition of existing residential home and erection of 16 No. self-contained apartments at 1 Clifton Road, Higher Runcorn.

It was reported that this application had been withdrawn.

(vii) Plan Number 05/00724/FUL

Erection of three storey B1 offices to the land at the junction of Clifton Lane and Ashville Way, Ashville Point, Sutton Weaver, Runcorn

The consultation procedure undertaken, and representations received as a result, were outlined in detail in the report together with background information in respect of the site.

It was noted that the Health and Safety Executive response was still outstanding.

In addition the Committee was advised that the Environment Agency had raised no objection subject to a condition relating to the

provision of tapped gullies to deal with surface water drainage, and United Utilities had raised no objection subject to a suitable drainage scheme being agreed and the requirement for a 3m easement either side of the centre line of the rising main on the site and the provision of adequate oil interceptor.

RESOLVED: That subject to the application not being “called in” by the Secretary of State, authority be delegated to the Operational Director Environmental Health and Planning, in consultation with the Chairman or Vice Chairman of the Committee, to approve the application, subject to the following conditions:-

Materials, laying out of car parking and service area, landscaping, boundary treatment, ground investigation/remediation, hours of construction, wheel wash during construction and Environment Agency and United Utilities requested conditions.

(viii) Plan Number 05/00731/FUL

Proposed residential development comprising 7 No. two bed/four person two storey dwellings and 5 No. three bed/five person three storey dwellings to the land adjacent to Cycleway / Bus Route/Princes Close/Cornwall Close, Castlefields, Runcorn

The consultation procedure undertaken, and representations received as a result, were outlined in detail in the report together with background information in respect of the site.

It was noted that residual highway and layout/design concerns had been resolved through ongoing negotiations and amended plans.

The Committee received a presentation from the Principal Development Control Officer who explained the reason why the developer had declined to make a contribution to off site landscape works being that the land may be sold on to a private developer.

RESOLVED: That the application be approved subject to conditions relating to: materials, laying out of access roads and parking areas, landscaping, boundary treatment, wheel wash during construction, existing and proposed site and slab levels, construction hours, drainage, permitted development restrictions relating to extensions, outbuildings and frontage boundary treatments, ground investigation including remediation plan, monitoring and verification methodologies.

DEV32 MISCELLANEOUS ITEMS

The Committee considered a report of the Operational Director – Environmental Health and Planning regarding the following miscellaneous items:

1) Appeals had been received following the Council's refusal of the following applications:

- 05/00097/FUL Proposed detached garage (for domestic use) at The Beechwood P.H. Beechwood Avenue, Runcorn, Cheshire, WA7 2PZ;
- 05/00158/FUL Proposed change of use of ground floor for use as flower shop at 55 Main Street, Runcorn, Cheshire;
- 05/00428/FUL Proposed conservatory to rear of 30 Cypress Avenue, Widnes, Cheshire;

2) An appeal had been lodged following the Council's imposing conditions on the following application:

- 05/00007/FUL Proposed conservatory to rear of 35 Norlands Park, Widnes, Cheshire

This appeal was allowed.

3) The following applications had been withdrawn:

- 05/00456/FUL Proposed erection of an 'L' shaped block of 8 No. stables at Poplar Farm, Delph Lane, Daresbury, Cheshire, WA4 6SS.
- 05/00542/OUT Outline application (with siting/layout, design/external appearance and landscaping matters reserved) for 9 No. 2.5 storey residential dwellings at Tennis Club, Coroners Lane, Widnes, Cheshire, WA8 9JL.
- 05/00547/OUT Outline application (with siting/layout, design/external appearance and landscaping matters reserved) for 9 No. 2.5 storey residential dwellings at Tennis Club, Coroners Lane, Widnes, Cheshire, WA8 9JL.
- 05/00583/FUL Proposed single storey extension to existing club at The Royal British Legion, Castle Road, Runcorn, Cheshire, WA7 2BE.
- 05/00602/FUL Proposed detached double garage, entrance porch, sun lounge extension and conversion of loft (with 2 No. dormer windows) to provide 3 No. bedrooms at 60A Weston Road, Runcorn, Cheshire, WA7 4LD.

- 05/00634/TEL Prior notification of telecommunications development for the installation of a 12m monopole with 3 No. antennas within GRP shroud (overall height 13.4 metres), radio equipment housing and ancillary development on Land at Palacefields Avenue, Runcorn, Cheshire.
- 05/00670/FUL Proposed two storey side/rear extension and conservatory (to opposite side) at 20 Chiswick Close, Runcorn, Cheshire, WA7 6HQ.
- 05/00695/REM Proposed two storey detached and semi detached office accommodation- reserved matters pursuant to outline permission at Plots 4 & 5 Daresbury Park, Daresbury, Cheshire.
- 05/00713/FULTEL Proposed extension of roof-top dome (additional 4.11m in height) to accommodate telecommunications equipment, 6 No. antenna, and 6 No. cabinets at O2, Chester Road, Preston Brook, Runcorn, Cheshire, WA7 3QA.

Meeting ended at 7:27pm