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Development Control Committee *Supplementary Item*

Monday, 16 June 2014 6.30 p.m.
Civic Suite, Town Hall, Runcorn

Chief Executive

COMMITTEE MEMBERSHIP

Councillor Paul Nolan (Chairman)
Councillor Keith Morley (Vice-Chairman)
Councillor Arthur Cole
Councillor Ron Hignett
Councillor Stan Hill
Councillor Carol Plumpton Walsh
Councillor June Roberts
Councillor Christopher Rowe
Councillor John Stockton
Councillor Dave Thompson
Councillor Kevan Wainwright
Councillor Bill Woolfall
Councillor Geoff Zygadlo

*Please contact Ann Jones on 0151 511 8276 Ext. 16 8276 or
ann.jones@halton.gov.uk for further information.
The next meeting of the Committee is on Monday, 7 July 2014*

**ITEMS TO BE DEALT WITH
IN THE PRESENCE OF THE PRESS AND PUBLIC**

Part I

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3. PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE – UPDATE LIST	3 - 5

In accordance with the Health and Safety at Work Act the Council is required to notify those attending meetings of the fire evacuation procedures. A copy has previously been circulated to Members and instructions are located in all rooms within the Civic block.

REPORT TO: Development Control Committee

DATE: 16 June 2014

REPORTING OFFICER: Strategic Director, Policy & Resources

SUBJECT: Planning Applications to be determined by the Committee – Update List

WARD(S): Boroughwide

PAGE NO.	LIST A	LIST B	Updated Information
11		12/00429/OUT	<p>Removal of the sentence “and a contribution towards a drainage scheme should future reserved matters drainage details be adopted”.</p> <p>One further objection from local resident raising; - field has already been marked out; effect on residential amenity and privacy for properties on Langley Beck; confirmation of the type of wildlife as contained within the ecology report; traffic report has not taken into account recent developments on Derby Road; further flooding is likely in the depression on Derby Road which already floods; confusion over proposed numbers 34 or 32.</p>
29	14/00075/FUL		<p>The proposed site layout has been amended to improve visibility adjacent to Page Lane to satisfy the Highway Officer.</p> <p>An additional informative relating to the stopping up of an area of adopted highway should be attached.</p> <p>The discussions regarding the viability of the scheme as a result of the commuted sum in lieu of on-site open space provision have resulted in the Council’s Principal Surveyor concluding that the payment of the commuted sum would not render the scheme unviable and the recommendation remains unaltered.</p>
40	14/00087/FUL		<p>Further ecological information has been submitted to accompany the application. Cheshire Wildlife Trust has considered this and have requested that that some</p>

			further information be provided. The recommendation as set out in the report remains unaltered.
51	14/00151/FUL		
55		14/00162/FUL	<p>The report refers to a recommendation for a S106 for the establishment of a management company to maintain the amenity space and the private road and pond. Following further consideration a section 106 agreement is considered to be unnecessary, as these are matters that can be adequately controlled through planning conditions. Two further planning conditions are therefore required as follows:</p> <p>‘A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas (including hard and soft landscaping and the pond), other than small, privately owned, domestic gardens, shall be submitted to and approved by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.’</p> <p>‘No dwelling shall be occupied until the access and car parking has been laid out in accordance with the approved plans.’</p>
62	14/00168/FUL		<p>The report outlines the requirement for a S106 agreement to secure a commuted sum in lieu of on-site open space provision. The applicant has recently submitted a financial viability assessment in an attempt to demonstrate that the payment of the commuted sum would render the scheme unviable. This is currently under consideration. To allow time for this to take place, it is considered appropriate to amend the recommendation to the following:</p> <p>It is therefore requested that the delegated powers are given to the Operational Director – Policy, Planning &</p>

			<p>Transportation in consultation with the Chair or Vice Chair of the Development Control Committee to make the decision once the financial viability assessment has been considered</p> <p>The application is recommended for approval subject to conditions and the signing of a S106 agreement securing a commuted sum in lieu of on-site open space provision unless the financial viability assessment demonstrates that the scheme would be unviable if this is paid.</p>
71	14/00192/FUL		