

Public Document Pack



Development Control Committee *Supplementary Information*

Monday, 9 March 2015 6.30 p.m.
Civic Suite, Town Hall, Runcorn

A handwritten signature in blue ink, appearing to read 'David W R'.

Chief Executive

COMMITTEE MEMBERSHIP

Councillor Paul Nolan (Chairman)
Councillor Keith Morley (Vice-Chairman)
Councillor Arthur Cole
Councillor Ron Hignett
Councillor Stan Hill
Councillor June Roberts
Councillor Carol Plumpton Walsh
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 Tuesday, 14 April 2015*

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

Part I

Item No.	Page No.
3. PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE – AB UPDATE LIST	1 - 4

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.

**DEVELOPMENT CONTROL COMMITTEE
Update List**

9th March 2015

PAGE NO.	LIST A	LIST B	Updated Information
7		14/00613/FUL	<p>Control of Dust - the applicant has submitted a Fugitive Emissions Management Plan which demonstrates that through the consideration of risks and implementation of mitigation measures there would be no unacceptable adverse environmental effects arising from fugitive emissions and no consequential detriment (including airborne dust) reaching any nearby sensitive receptors as a result of the proposed development operations.</p> <p>An additional condition is recommended so that the applicant operates the site in accordance with this plan.</p> <p>Furthermore it should be noted that condition 5 on page 15 of the agenda provides a condition for a management plan to control dust and debris and to prevent it from being tracked onto the public highway.</p>
16	14/00658/FUL		<p>Highways – With regards section 6.3 of the officer report, the applicant has now provided acceptable amended plans moving the southern access further north away from the existing office building so as to improve highway visibility. The access has also been widened, and tracking of HGV's provided to demonstrate that it would be acceptable. The Highways Engineer has now confirmed that the proposal is now acceptable.</p>
24		14/00665/FUL	<p>Ecology and Woodland:- Further submissions of:- Preliminary Ecological Appraisal; Bat Scoping Survey; Great Crested Newt Method Statement. The Council's Open Spaces Officer has confirmed that the mitigation measures contained within these reports are acceptable.</p> <p>Although an ideal buffer between the development and the woodland would be 5m, it is considered, given the previous permission for residential, which did not contain this, and that there is no statutory requirement for any buffer provision, the 2m proposed is considered acceptable. The 2m buffer will be planted with dense spiny native understory mix to maximise the function of this 2m strip.</p> <p>Clarification has been given on future management of the 2m buffer zone between the site and the wood, which will be a management agreement and is contained within the submitted Landscape Strategy.</p>

			<p>Boundary Treatments:- The applicant has provided further drawings which seek to minimise disturbance to existing boundary treatment whilst ensuring that the western end of the site is secure and results in no significant impact on the privacy of existing residents. Appendix 1 of this Update List provides two drawings of 3077.05D to enable members to understand the arrangement of the boundaries on this part of the site, where it affects in the main, existing residents. The second of which includes photographs and annotations to show existing boundary treatment. It is considered that the applicant has, after length negotiation, has provided a satisfactory form of a mix of boundary treatments which address the individual concerns of the existing residents, whilst successfully maintaining acceptable visual amenity standards. In doing so complying with Policies BE1, BE2 and BE22 of the Halton UDP. A condition is considered appropriate for these approved boundaries to be maintained throughout the lifetime of the development.</p>
		15/00015/FUL	



3077.05D BOUNDARY WALL (WESTERN ELEVATION)
MANOR FARM, RUNCORN

1:200 @A3

