

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 13 May 2013 at the Civic Suite, Town Hall, Runcorn

Present: Councillors Nolan (Chairman), Thompson (Vice-Chairman), R. Hignett, S. Hill, C. Loftus, A. McInerney, Morley, Osborne, C. Plumpton Walsh and Rowe

Apologies for Absence: Councillor Baker

Absence declared on Council business: None

Officers present: A. Jones, J. Tully, T. Gibbs, M. Noone, Evans and J. Farmer

Also in attendance: Two members of the public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

Action

DEV84 MINUTES

The Minutes of the meeting held on 16 April 2013, having been printed and circulated, were taken as read and signed as a correct record.

DEV85 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 below.

Councillor Nolan declared a Disclosable Pecuniary Interest in the following item as he was the applicant. He left the room during consideration of the item and did not take part in any debate or decision making. The Chair was taken by the Vice-Chairman Councillor Thompson for this item.

DEV86 - 13/00122/FUL - PROPOSED REAR FIRST FLOOR EXTENSION OVER EXISTING EXTENSION AT 383 LIVERPOOL ROAD, WIDNES

The consultation procedure undertaken was outlined in the report together with background information in respect of the site.

It was noted that no further updates were provided since the publication of the agenda. Further, page 11 contained a typing error; the last paragraph on point 6.1 should read: *It is considered that the proposal does **not** create an overbearing appearance within its plot and meets the requirements set by the SPD; in so doing does not pose a level of demonstrable harm what would justify a refusal.*

Members agreed that the application complied with planning policies and voted to approve it.

RESOLVED: That the application be approved subject to the following Conditions:

1. Standard 3 year expiry; and
2. Materials to match existing – (BE1)

DEV87 - 13/00087/FUL - PROPOSED THREE STOREY EXTRA CARE FACILITY CONTAINING 50 NO. 2 BEDROOM APARTMENTS WITH COMMUNAL FACILITIES, 21 NO. NEW BUILD HOMES COMPRISING 6 NO. 2 BEDROOM BUNGALOWS, 4 NO. 2 BEDROOM WHEELCHAIR USER BUNGALOWS, 10 NO. 2 BEDROOM HOUSES AND 1 NO. 4 BEDROOM WHEELCHAIR USER BUNGALOW AT LAND TO THE EAST OF 109 - 132 HALTON BROOK AVENUE, RUNCORN, CHESHIRE

The consultation procedure undertaken was outlined in the report together with background information in respect of the site.

It was reported that since the publication of the agenda the Environment Agency had submitted a recommendation for a condition to be added regarding the surface water drainage. Two other conditions relating to the construction access and management plan and footpath details would also be added.

Members were satisfied that the application met the planning policies subject to the inclusion of the above conditions and agreed to approve the application.

RESOLVED: That the application be approved subject to the inclusion of the above Conditions and the following Conditions:

1. Approved plans – (BE1);
2. Materials – (BE2);
3. Drainage – (BE1);
4. Boundary Treatments – (BE22);

5. Vehicle access, parking, servicing etc., to be constructed prior to occupation of properties/commencement of use – (BE1);
6. Submission and Agreement of finished floor and site levels – (BE1);
7. Site investigation – (PR14);
8. Prior to commencement waste recycling details of recycling facilities shall be submitted – (BE1);
9. Provision of appropriate refuse collection bins for use by the occupiers (BE1).

Conditions added at Committee:

10. Drainage Details;
11. Construction access and management plan; and
12. Footpath details.

Meeting ended at 6.52 p.m.