

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 2 December 2013 at the Civic Suite, Town Hall, Runcorn

Present: Councillors Nolan (Chairman), Thompson (Vice-Chairman), Baker, Cole, R. Hignett, S. Hill, C. Loftus, A. McInerney, T. McInerney, Morley and Rowe

Apologies for Absence: Councillors Osborne and C. Plumpton Walsh

Absence declared on Council business: None

Officers present: A. Jones, J. Tully, T. Gibbs, A. Plant, A. Brennan and J. Farmer

Also in attendance: 4 Members of the public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

Action

DEV44 MINUTES

The Minutes of the meeting held on 4 November 2013, having been printed and circulated, were taken as read and signed as a correct record.

DEV45 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 Hignett declared a Disclosable Other Interest in the following two items (13/00349/FUL and 13/00350/FUL) to avoid any allegation of bias, as he was a Board Member of the Public Sector Joint Venture (PSJV) Board.

DEV46 - 13/00349/FUL - PROPOSED ERECTION OF 2 NO. BUILDINGS COMPRISING LABORATORY AND OFFICE ACCOMMODATION (USE CLASSES B1 (A) AND (B) TOGETHER WITH ANCILLARY SUB-STATION AND CAR PARKING AT SCI TECH DARESBURY, KECKWICK LANE, DARESBURY

The consultation procedure undertaken was outlined

in the report together with background information in respect of the site.

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

1. Standard 3 year implementation period (BE1);
2. Amended Plans (BE1 and TP17);
3. Prior to commencement scheme for retained tree protection (BE1);
4. Prior to commencement submission of levels (BE1);
5. Prior to commencement submission of surface and other drainage (BE1);
6. Prior to commencement submission of cross sections/calculations in association with the alterations to the highway embankment (BE1);
7. Prior to commencement submission of amended plans to show alterations to the pedestrian/cycleway adjacent to the entrance to the site to link to the plaza (TP7 and TP6);
8. Prior to commencement submission of materials (BE1 and CS11);
9. Prior to commencement submission of hard and soft landscaping including use of native species for replacement tree and new shrub planting phase in accordance with paragraph 4.3.3 of the submitted Ecological Assessment Aug 2013 (BE1);
10. Prior to commencement submission of construction management plan (TP17);
11. Prior to commencement submission of wheel cleansing details (TP17);
12. Prior to commencement submission of details of tree protection for retained trees in accordance with paragraphs 4.3.3 of the submitted Ecological Assessment Aug 2013 (BE1);
13. Precautions to be taken to protect badgers during the construction phase in accordance with paragraph 4.4.3 of the submitted Ecological Assessment Aug 2013 (BE1);
14. Avoidance of actively nesting birds (BE1);
15. Precautions to protect hedgehogs during the construction phase in accordance with paragraph 4.4.10 of the submitted Ecological Assessment Aug 2013 (BE1);
16. Prior to commencement details of bin store and service areas (BE1 and BE2);
17. Prior to commencement details of secured cycle storage (TP6); and
18. Prior to commencement details of boundary treatment (BE22).

DEV47 - 13/00350/FUL - PROPOSED CREATION OF A LINEAR PARK AND SQUARE, IMPROVEMENTS TO INNOVATION WAY AND KECKWICK LANE, TOGETHER WITH ASSOCIATED LANDSCAPING, LIGHTING, DEMOLITION OF SINGLE BUNGALOW AND RETROSPECTIVE PLANTING WORKS AT SCI TECH DARESBURY, KECKWICK LANE, DARESBURY

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

Officers provided updated information received from the Environment Agency who stated that they had no objection to the scheme but recommended the following conditions be applied:

1. Before development begins, the submission of a scheme to limit surface water run-off; and
2. Before development begins, the submission of a scheme to manage the risk of flooding from overland flow of surface water.

RESOLVED: That the application be approved subject to the following conditions and the addition of the two conditions mentioned above:

1. Standard 3 year implementation period (BE1);
2. Amended plans (BE1 and TP17);
3. Prior to commencement scheme for retained tree protection (BE1);
4. Prior to commencement submission of highway levels (TP17);
5. Prior to commencement submission of materials to be used in and around the highway and within the scheme (BE1 and TP17);
6. Prior to commencement submission of hard landscaping and structures within the highway (TP17);
7. Prior to commencement submission of boundary treatment (BE22);
8. Prior to commencement submission of construction management plan (TP17);
9. Prior to commencement submission of wheel cleansing details (TP17);
10. Prior to commencement submission of details of bat and bird boxes (BE1);
11. Prior to commencement submission of details of replacement tree, hedge, shrub, bulb and wildflower planting using native species in accordance with

paragraphs 4.3.3, 4.3.5/6 and 4.3.10 of the submitted Ecological Assessment Aug 2013 (BE1);

12. Precautions to be taken to protect badgers during the construction phase in accordance with paragraph 4.4.3 of the submitted Ecological Assessment Aug 2013 (BE1);
13. Avoidance of actively nesting birds or surveys to be undertaken 2 days in advance of site/vegetation clearance phase in accordance with paragraph 4.4.10 of the submitted Ecological Assessment Aug 2013 (BE1);
14. Precautions to protect hedgehogs during the construction phase in accordance with paragraph 4.4.13 of the submitted Ecological Assessment Aug 2013 (BE1); and
15. Additional conditions relating to technical highway drawings and a road safety audit.

DEV48 - 13/00356/FUL - PROPOSED DEMOLITION OF INDOOR TENNIS BUILDING AND ERECTION OF 5 NO. DWELLINGS AND CONVERSION OF EXISTING OFFICES TO 5 NO. DWELLINGS AT COMMONSIDE FARM, DARES BURY LANE, DARES BURY

The Committee was advised that this application had been withdrawn by the applicant prior to the meeting.

DEV49 - 13/00396/HBCFUL - PROPOSED DEVELOPMENT OF SPORTS PAVILION, FLOOD LIT MULTI USE GAMES AREA, HARD AND SOFT LANDSCAPING AND NEW VEHICLE ACCESS IN ADDITION TO DEMOLITION OF EXISTING BRICK BUILDINGS AT LAND AT WIDNES RECREATION GROUND, LIVERPOOL ROAD, WIDNES, CHESHIRE

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

The Committee was addressed by Mr Noone, a resident of Liverpool Road who objected to the scheme. He stated that the traffic in the area was heavy already and that this development would just add to this. He commented that there were other more suitable sites for the development and that the Council should consider using these. With regards to the bowling greens, he claimed they were underutilised since the facilities had burnt down and it was not the case that there was no public interest in them. He further stated that some residents of Foxley Heath had opposed the scheme and made reference to the fact that the

gates on the car park by the school had always been locked for safety and security reasons and would now be left open.

In response officers advised the Committee that the use of the bowling greens had not been reinstated since the fire due to lack of demand and were surplus to requirements as there were other bowling greens in the vicinity. With regard to the use of alternative sites, this was irrelevant as the application before the Committee was for this site and could only be considered for this site.

Members discussed and studied the car park layout and entrances into and out of the proposed development. Officers provided confirmation that the accesses to and from the site were safe. The application was moved, seconded and a vote carried to approve the application subject to the conditions listed.

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

1. Time limit condition;
2. Approved plans (BE1);
3. Site levels (BE1);
4. Facing materials to be agreed (BE1 and BE2);
5. Breeding birds protection (GE21);
6. Tree protection (BE1);
7. Landscaping plan including replacement tree planting (BE1);
8. Hours of construction (BE1);
9. Hours of operation (BE1);
10. Dust suppression during construction (BE1);
11. Construction management plan (Highways) (BE1);
12. Provision of parking (details submitted) (BE1);
13. Cycle parking details (BE1);
14. Reasonable avoidance measures – Bats – (GW21);
15. Biodiversity enhancements (GE21);
16. Surface water run off (PR16);
17. Ground contamination (PR14);
18. Noise barrier (BE1);
19. Design and layout of the pavilion (GE6);
20. Design and layout of the Multi Use Games Area (MUGA) (GE6); and
21. Pitch improvement plan (GE6).

DEV50 - 13/00397/HBCOUT - OUTLINE APPLICATION, WITH ALL MATTERS OTHER THAN ACCESS RESERVED, FOR A RESIDENTIAL DEVELOPMENT OF UP TO 50 DWELLINGS WITH ACCESS FROM LIVERPOOL ROAD ON LAND AT WIDNES RECREATION GROUND,

LIVERPOOL ROAD, WIDNES, CHESHIRE

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

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

1. Time limit – outline permission;
2. Submission of reserved matters;
3. Development parameters;
4. Site levels (BE1);
5. Facing materials to be agreed (BE1 and BE2);
6. Breeding birds protection (GE21);
7. Tree protection (BE1);
8. Hours of construction (BE1);
9. Dust suppression during construction (BE1);
10. Construction management plan (Highways) (BE1);
11. Visibility splay (Vehicles) (BE1);
12. Provision of parking (No details) (BE1);
13. Biodiversity enhancements (GE21);
14. Bat friendly lighting scheme (GE21);
15. Surface water run off (PR16);
16. Managing floor risk (PR16);
17. Ground contamination (PR14);
18. Securing the implementation of the sports facilities (GE6); and
19. Playing field protection – construction phase – (GE6).

DEV51 MISCELLANEOUS ITEMS

The following Appeal Decisions had been made:

13/00243/FUL

APP/D0650/ D/13/2205325 – Proposed two storey pitched roof extension to rear/side at 6 Ladypool, Hale.

The appeal has been dismissed.

The following Appeals had been received / were in progress:

13/00011/S73

APP/D0650/A/13/2201280 - Proposed variation of condition 57 of BERR permission 01.08.10.04/8C (Halton Ref 07/00068/ELC) to vary (by increase) the maximum amount of Refuse Derived Fuel (RDF) which may be transported by

road to the energy from waste facility (EfW) from 85,000 tonnes per annum up to 480,000 tonnes per annum at Ineos Chlor South Parade, Runcorn. And to place an obligation on the operator of the EfW facility to report annually to Halton Borough Council the actions taken to secure the delivery of RDF by rail and or water over the previous 12 month period together with recommendations for the year ahead at Runcorn Energy From Waste Facility, Barlow Way, off Picow Farm Road, Runcorn, Cheshire, WA7 4HG.

Inquiry to be held in January.

13/00061/FUL

APP/D0650/A/13/2201486 - Proposed erection of 2 metre high vehicle entrance gates to replace existing gates and provision of a pedestrian gate at entrance to Ponderosa Caravan Park on Ponderosa Caravan Park, Chester Road, Runcorn, Cheshire, WA4 4BE.

12/00428/S73

APP/D0650/A/13/2196163 - Proposed removal of condition 1 from Planning Permission APP/D0650/C/10/2126943 to allow the permanent retention of a mixed use for the keeping of horses and a residential gypsy caravan site at Land south-west of junction between, Newton Lane and Chester Road, Daresbury, Warrington, Cheshire, WA4 4AJ.

Inquiry adjourned until February.

The Heath School

The Secretary of State had received a request from the Health and Safety Executive (HSE) to call in the application. The Council had received a holding direction stating it could not determine the application at this stage.

Meeting ended at 7.15 p.m.