

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 9 February 2015 in The Boardroom - Municipal Building, Widnes

Present: Councillors Nolan (Chairman), Morley (Vice-Chairman), Cole, R. Hignett, June Roberts, Rowe, J. Stockton, Thompson, Woolfall and Zygadllo

Apologies for Absence: Councillors S. Hill, C. Plumpton Walsh and Wainwright

Absence declared on Council business: None

Officers present: A. Jones, J. Tully, M. Noone, A. Plant, J. Eaton and R. Wakefield

Also in attendance: Councillors K Loftus, A Lowe and Howard and one member of the public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

	<i>Action</i>
DEV35 MINUTES	
The Minutes of the meeting held on 12 January 2015, having been circulated were taken as read and signed as a correct record.	
DEV36 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.	
DEV37 - 12/00139/LBC - PROPOSED RENEWAL OF LISTED BUILDING CONSENT 04/01065/LBC FOR PROPOSED PART DEMOLITION, RESTORATION AND CONVERSION OF HALL AND OUTBUILDINGS INTO 22 NO. RESIDENTIAL UNITS AND ERECTION OF 9 NO. HOUSES (31 RESIDENTIAL UNITS IN TOTAL) : 12/00140/FUL - PROPOSED RENEWAL OF PLANNING PERMISSION 04/01064/FUL FOR PROPOSED PART DEMOLITION, RESTORATION AND CONVERSION OF HALL AND OUTBUILDINGS INTO 22 NO. RESIDENTIAL UNITS AND ERECTION OF 9 NO. HOUSES (31 RESIDENTIAL UNITS IN TOTAL) : 12/00141/FUL - PROPOSED ALTERATIONS	

TO MANAGER'S HOUSE AND ERECTION OF NEW ASSOCIATED GARAGE BLOCK.

The Committee was informed that this item had been withdrawn by the applicant on the day of the meeting so would be deferred to another Committee.

DEV38 - 14/00650/FUL - PROPOSED DEVELOPMENT OF BUILDERS YARD INCORPORATING WAREHOUSE AND TRADE COUNTER AT HOWARTH TIMBER, DENNIS ROAD, WIDNES, CHESHIRE, WA8 0YQ

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

Officers advised that two additional conditions were recommended with the ones listed below, relating to landscaping and storage. Members agreed that the application could be approved subject to the addition of these.

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

- 1) Time limit on commencement of development;
- 2) Approved plans (BE1);
- 3) Materials (BE2);
- 4) Drainage condition(s) (BE1);
- 5) Boundary treatments (BE22);
- 6) Submission and agreement of finished floor and site levels (BE1);
- 7) Travel plan (TP16);
- 8) Construction traffic management plan (BE1);
- 9) Condition(s) in relation to details of off-site highways works including making good of existing vehicles access crossings, and bus stop relocation;
- 10) Site investigation (PR14);
- 11) Landscaping (BE1); and
- 12) Control of external storage (BE1).

DEV39 - 14/00633/HBCFUL - PROPOSED CONSTRUCTION OF A NEW CEMETERY, ACCESS ROAD AND JUNCTION WITH PEEL HOUSE LANE AND ASSOCIATED DEVELOPMENT AT FORMER FAIRFIELD HIGH SCHOOL SITE, PEEL HOUSE LANE, WIDNES

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

It was reported that the only outstanding matters were comments from Sport England and it was expected that the holding objection would be withdrawn.

RESOLVED: That the application be delegated to approve subject to:

- a) the Operational Director – Policy, Planning and Transportation, in consultation with the Chairman or Vice Chairman of the Development Control Committee, making the decision once the details have been received, which demonstrated that the land was surplus to requirement to the satisfaction of Sport England; and
- b) the following conditions and any additional conditions required following the submission of further information and subsequent consultation:
 - 1) Time limit – full permission;
 - 2) Approved plans;
 - 3) Implementation of proposed site levels (BE1);
 - 4) Implementation of landscaping and boundary treatments scheme (BE1);
 - 5) Breeding birds protection (GE21);
 - 6) Construction management plan (Highways) (BE1);
 - 7) Precise details of the new access and roundabout (BE1);
 - 8) Provision of parking and servicing (BE1); and
 - 9) Detailed surface water and drainage strategy (PR16).

DEV40 - 14/00665/FUL - PROPOSED DEMOLITION OF EXISTING BUILDINGS AND DEVELOPMENT COMPRISING 18 NO. DWELLINGS, ASSOCIATED ACCESS AND OPEN SPACE AT MANOR FARM, MANOR FARM ROAD, RUNCORN, WA7 1TE

The Committee was advised that this item was deferred to resolve outstanding issues.

DEV41 - 15/00034/P3JPA - PROPOSED CHANGE OF USE FROM FORMER OFFICE BUILDING (USE CLASS B1) TO 448 NO SELF CONTAINED APARTMENTS COMPRISING 54 1 BEDROOM FLATS AND 394 STUDIO FLATS AT EAST LANE HOUSE, EAST LANE, RUNCORN, CHESHIRE

The application was in respect of Part 3 of Class J of the Permitted Development Order (as amended). The issue was whether prior approval of the Authority is required for

the following relevant matters:

- Contamination risks on the site;
- Flooding of the site; and
- Transport and highways impacts of the development.

Officers explained their recommendation to the Committee that prior approval for these was not required. Officers identified transport and highways impact as the relevant matter to be considered.

The Committee was addressed by Councillor K Loftus who objected to the proposal on the grounds that parking for 60 cars was grossly insufficient for a development of this size and the surrounding businesses and the nearby Palacefields Estate would suffer due to the shortage of parking. She also stated that there would be a very significant traffic impact on the surrounding highways. Concerns were also raised over the potential for asbestos contamination and the lack of transport links.

Councillor A Lowe then addressed the Committee also objecting to the prior approval application. He raised concerns over the potential for illegal parking in the area as a result of the low number of parking spaces for residents. He also stated that there would be an impact on the parking provision at the nearby hospital and health centre, as well as the surrounding businesses and surrounding highways. Concerns were also raised over the potential for asbestos contamination.

Members discussed the application and the traffic impact that this development would have on the surrounding highways, Halton Village and Palacefields residential areas and Trident Park, as well as the Hospital, Post Office Sorting Office and Territorial Army (TA) site. They also considered that the low number of proposed parking spaces to be totally inadequate.

One Member moved to refuse the application which was seconded. After further debate an amendment to this was proposed, which was to request further information on the impact of the development on the highways and on the risks of asbestos contamination. The amendment was carried. The Committee were asked what their views were should the reports not be produced within 56 days of the application. It was resolved that a special meeting of the Committee be convened so that any additional information received could be considered before the 56 days elapsed.

RESOLVED: That

- 1) a further reports be requested on the matters highlighted in the debate and the matter be deferred accordingly; and
- 2) a special meeting of the Committee be convened prior to the expiration of the 56 day deadline.

DEV42 MISCELLANEOUS ITEMS

The following applications had been withdrawn:

- 14/00611/PLD** Application for a Certificate of Proposed Lawful Development for conversion of garage to habitable accommodation and relocation of property entrance including canopy over door at 18 Bayswater Close, Runcorn, Cheshire, WA7 1NY.
- 14/00589/FUL** First floor side and rear extensions at 21 Camrose Close, Runcorn, Cheshire, WA7 5NS.
- 14/00601/FUL** Proposed two storey side and rear extension at 12 Sherborne Close, Runcorn, Cheshire, WA7 1QR.
- 14/00635/PLD** Proposed Lawful Development Certificate for pitched roof over existing garage at 38 Tuson Drive, Widnes, Cheshire, WA8 9EZ.

Halebank School Update

A verbal update was given that this application had not been called in by The Secretary of State so the application had been approved.

Meeting ended at 7.20 p.m.