

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 8 June 2015 at The Board Room - Municipal Building, Widnes

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

Apologies for Absence: Councillors J. Bradshaw, C. Plumpton Walsh, Wainwright and Zygadllo

Absence declared on Council business: None

Officers present: A. Jones, J. Tully, T. Gibbs, M. Noone, A. Plant, A. Evans and R. Wakefield

Also in attendance: Councillor N Plumpton Walsh and one member of the public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

DEV64 MINUTES

The Minutes of the meeting held on 18 May 2015 were taken as read and signed as a correct record.

DEV65 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.

DEV66 - 15/00108/S73 - 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 AND THE VARIATION OF CONDITION 5 TO ALLOW THE STATIONING OF 12 CARAVANS AT ANY TIME (OF WHICH NO MORE THAN ONE SHALL BE A STATIC CARAVAN OR MOBILE HOME) ON LAND TO THE SOUTH WEST OF JUNCTION BETWEEN NEWTON LANE AND CHESTER ROAD, DARESBUURY

Action

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

Members agreed with the recommendations in the officers' report in that the proposal was considered inappropriate due to the significant impact it would have on the openness of the Green Belt. Therefore the totality of harm to the Green Belt arising from the development would not be clearly outweighed by other considerations and therefore, the Committee was satisfied that the very special circumstances necessary for the granting of planning permission did not exist. The Committee also agreed that the development would be contrary to national and local planning policies.

RESOLVED: That the application be refused due to the significant impact that the development proposal would have on the openness of the Green Belt as stated in Policy GE1 of the Halton Unitary Development Plan, and due to it being contrary to: Policies CS6 and CS14 of the Halton Core Strategy; the National Planning Policy Framework; Planning Policy for Traveller Sites; and human rights legislation.

DEV67 - 15/00115/COU - PROPOSED CHANGE OF USE TO RESIDENTIAL CARAVAN SITE FOR UP TO 8 CARAVANS INCLUDING THE LAYING OF HARDSTANDING AND ERECTION OF THREE AMENITY BLOCKS AT FORMER IVY HOUSE, MARSH LANE OFF BRINDLEY ROAD, RUNCORN, CHESHIRE

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

Members agreed with officers' recommendations to refuse the application as outlined in the report in paragraph 9.1 and noted that the Council was meeting its need of the (Gypsy and Traveller Accommodation Assessment) GTAA by the provision of a new permanent 12 pitch site in Warrington Road, Runcorn. The also agreed that the development would be contrary to national and local planning policies.

RESOLVED: That the application be refused as it was contrary to: the provisions of Policies BE1, E3, PR14 and PR16 of the Halton Unitary Development Plan; Policies CS14 and CS16 of the Halton Core Strategy Local Plan; the National Planning Policy Framework, and Planning Policy for Travellers Sites.

DEV68 - 15/00194/FUL - PROPOSED PARTIAL DEMOLITION AND CONVERSION OF CHURCH INTO 6 NO, TOWN HOUSES, CONSTRUCTION OF 2 NO DETACHED DWELLINGS AND 6 NO. SEMI-DETACHED DWELLINGS ON THE ADJOINING LAND WITH ASSOCIATED ACCESS, CAR PARKING AND LANDSCAPING AT ST JOHN'S PRESBYTERIAN CHURCH, VICTORIA ROAD, RUNCORN

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

Officers advised the Committee that the main representations listed in the report had now been dealt with. Further comments had been received from the occupier of number 49 Victoria Road regarding the amendments to the proposal. Members were advised that blinds were to be fixed on all first floor windows; access to the site would be fitted with automated gates attached to sandstone piers (as shown in the amended landscaping plan), and a more robust boundary treatment would be included. It was noted that all of these would be subject to planning conditions.

Members agreed that the application should be approved subject to the conditions listed below and the addition of the conditions above.

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

1. Standard 3 year permission (BE1);
2. Condition specifying plans and amended/additional plans (BE1);
3. Historical recording of the existing building internal and externally prior to commencement (BE1 and CS20);
4. Materials condition, requiring building and hard surfacing materials to match the existing building/hard surfacing or in accordance with details submitted to and agreed in writing (BE2);
5. Submission and agreement of details of structural support for stone tracery (CS20);
6. Submission and agreement of details of all new windows and doors to be used in the conversion of the Church (CS20);
7. Details of the Management Plan for the future maintenance and preservation of the historic Church and features retained as part of this approval (CS20);
8. Details of boundary treatments to be submitted (BE22 and CS20);

9. Submission and agreement of a Construction Environmental Management Plan including wheel cleansing facilities (BE1);
10. Submission of details of a surface water drainage scheme (BE1);
11. Submission of details of a foul drainage scheme (BE1);
12. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
13. Vehicle access, parking and servicing to be constructed prior to occupation of properties/commencement of use (BE1);
14. Submission of details of bird and bat enhancements within the scheme (GE27);
15. Landscaping scheme to be approved in writing and implemented (BE1);
16. Prior to development beginning submission of details of further bat survey to be undertaken April to October (GE27);
17. Demarcation of parking bays (TP17);
18. Installation of retention of internally fitted venetian blinds (BE1);
19. Permitted development removed for extensions and outbuildings (BE2 and CS20);
20. Permitted development removed for conversion of garages (TP12);
21. Permitted development removed for front boundaries (TP17); and
22. Provision and retention of visibility splay on plats 2 and 13 and front boundaries (TP17).

DEV69 MISCELLANEOUS ITEMS

The following applications had been withdrawn:

15/00020/PLD

Application for a Certificate of Proposed Lawful Development for single storey rear and side extension, roof alterations and insertion of Velux roof lights at 143 Birchfield Road, Widnes, Cheshire.

14/00094/FUL

Proposed two storey side extension, addition of two bay windows, change of use of vacant land to residential curtilage, and creation of new vehicular access at 2 St Aidan's Drive, Widnes, Cheshire.

15/00073/FUL

Proposed construction of 1 no. detached dormer bungalow with associated landscaping and access on part of the rear garden of 117 Birchfield Road, Widnes, Cheshire.

15/00060/FUL

Proposed construction and operation of a solar photovoltaic farm and gas powered fast response power plant, including perimeter fencing, inverter and transformer stations, cabling, CCTV, substations, internal access road and landscaping/biodiversity enhancement Land Bounded By Dismantled Railway and Situate to the South of Johnsons Lane, Widnes.

15/00118/PLD

Application for certificate of Proposed Lawful Development for installation of solar PV panels to roof at Silver Blades Ice Rink, The Hive, Widnes.

15/00249/FUL

Proposed demolition of existing conservatory and construction of single storey extension on the same footprint and alterations to front elevation at 94 Malpas Road, Runcorn.

Meeting ended at 6.51 p.m.