

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 2 July 2018 at Civic Suite, Town Hall, Runcorn

Present: Councillors Nolan (Chair), Morley (Vice-Chair), Carlin, R. Hignett, V. Hill, J. Lowe, C. Plumpton Walsh, June Roberts, Thompson and Zygadllo

Apologies for Absence: Councillor Woolfall

Absence declared on Council business: None

Officers present: A. Jones, J. Tully, T. Gibbs, A. Plant, J. Eaton, G. Henry, P. Peak and M. Pagan

Also in attendance: 5 Members of the public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

Action

DEV1 MINUTES

The Minutes of the meeting held on 9 April 2018, having been circulated, were taken as read and signed as a correct record.

DEV2 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.

DEV3 - 17/00389/FUL - PROPOSED DEMOLITION OF THE EXISTING OUTBUILDINGS AND CONSTRUCTION OF RESIDENTIAL DEVELOPMENT COMPRISING 12 NO. ONE BEDROOM APARTMENTS AND 12 NO. TWO BEDROOM APARTMENTS WITH ASSOCIATED PARKING AND RECONFIGURED PARKING PROVISION FOR APPLETON VILLAGE PHARMACY ON LAND TO THE REAR OF APPLETON VILLAGE PHARMACY, APPLETON VILLAGE, WIDNES

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

Since the publication of the agenda Members were advised of the following updates:

- As per paragraph 6.9, if the recommendation was agreed, a condition securing affordable housing would be attached; and
- An upfront payment in lieu of on-site open space provision had now been made, so the recommendation on the application was to grant planning permission subject to conditions.

The Committee agreed that the application be approved subject to the conditions listed below.

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

1. Time limit – full permission;
2. Approved plans;
3. Existing and proposed site levels (BE1);
4. External facing materials (BE1 and BE2);
5. Soft landscaping scheme (BE1);
6. Boundary Treatments scheme (BE1);
7. Breeding birds protection (GE21);
8. Reasonable avoidance measures and mitigation – bats (GE21);
9. Protection of reptiles (GE21);
10. Japanese knotweed method statement;
11. Japanese knotweed validation report;
12. Hours of construction (BE1);
13. Construction management plan (Highways) (BE1);
14. Electric vehicle charging points scheme (CS19);
15. Provision and retention of parking for residential development (BE1);
16. Provision and retention of 10 no. car parking spaces for Appleton Village Pharmacy (BE1);
17. Off-site highway works (BE1);
18. Implementation of noise mitigation measures (PR2);
19. Affordable housing scheme (PR14);
20. Ground contamination (PR14);
21. Drainage strategy (PR16);
22. Foul and surface water on a separate system (PR16);
and
23. Waste audit.

DEV4 - 18/00174/FUL - PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 24 NO. DWELLINGS WITH FULL DETAILS FOR ACCESS, LANDSCAPING, SCALE, LAYOUT AND APPEARANCE AT FORMER RIVERSIDE COLLEGE, PERCIVAL LANE, RUNCORN AND

18/00176/REM - RESERVED MATTERS APPLICATION
RELATING TO OUTLINE APPLICATION 16/00131/OUT
FOR DETAILS RELATING TO APPEARANCE, SCALE,
LANDSCAPING AND LAYOUT ON FORMER RIVERSIDE
COLLEGE, PERCIVAL LANE, RUNCORN

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

Members were advised that since the publication of the Committee agenda one further objection had been received questioning the suitability of the access from Old Coach Road and the additional traffic causing noise pollution. These matters were both addressed in the Transport Assessment and as detailed in the report.

Further it was reported that discussions had been ongoing with the developer and a number of the substantive issues were considered to have been addressed, as outlined in the Officer's presentation and accompanying amended plan of the scheme which was presented to Members. It was noted that a number of key issues still had to be addressed such as drainage details, minor highway amendments, queries relating to invasive species and biodiversity features; Officers were working with the developer to resolve these. The Council's retained adviser had confirmed that further information was required on measures to mitigate construction impacts on the Mersey which should enable the holding objection from Natural England to be overcome. In addition a consultation undertaken on the amended plans did not expire until 6 July 2018.

Following the Officer's presentation one Member requested that the heritage value of the site be recognised by the developer as it interfaced with the locks and Bridgewater House, both of which have historical significance in Runcorn. Suggestions such as a plaque, sculpture and street naming were made, which he felt would complement the scheme and go towards keeping the heritage of the area alive. Officers would speak to the applicant regarding this.

After taking into consideration the report, updates and comments made, the Committee agreed that authority be delegated to determine the applications subject to the conditions below.

RESOLVED:

That authority be delegated to the Operational Director – Policy, Planning and Transportation, in consultation with the Chair or Vice Chair, to determine the applications subject to any consultation responses, resolution of the outstanding issues and subject to the following conditions which may be amended as required:

- a) The entering into a Legal Agreement or other agreement for the maintenance of specified land in accordance with the landscaping requirement of the permission and the transfer of that land to the Council upon written notice for the purposes associated with the reinstatement of the former Bridgewater Canal and that the College expend all of the net land receipts of the sale of the site to discharge debt in respect of improvements on land and property belonging to it.
- b) For application 18/00174/FUL, conditions relating to the following:
 1. Specifying approved plans (BE1);
 2. Requiring development be carried out in accordance with the approved Construction Environmental Management Plan, including measures for wheel cleansing facilities, construction vehicle access routes, construction parking and management plan, noise and dust minimisation measures (BE1 and GE21);
 3. Materials condition, requiring the development be carried out as approved (BE2);
 4. Landscaping condition, requiring submission and approval both hard and soft landscaping, including native planting and replacement tree planting (BE2);
 5. Boundary treatment condition requiring the development be carried out as approved (BE2);
 6. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
 7. Vehicle access, parking, servicing etc, to be constructed prior to occupation of properties / commencement of use (BE1);
 8. Requiring submission and agreement of a scheme of works for environmental inspection relating to further detailed site investigation / mitigation / verification (PR14);
 9. Requiring submission and agreement of gas protection measures (PR14);

10. Requiring submission of verification reporting post-completion of the proposed remediation works including details of the cover system and gas protection measures installation (PR14);
11. Condition relating to unidentified contamination (PR14);
12. Condition relating to on-site biodiversity requiring measures to be incorporated in the scheme to encourage wildlife including bird/bat boxes to be carried out as approved (GE21);
13. Drainage condition requiring development to be carried out as approved (BE1 / PR5);
14. Condition relating to site and finished floor levels to be carried out as approved (BE1);
15. Condition requiring Site Waste Management Plan to be implemented through the course of the development (WM8);
16. Submission and agreement of a sustainable Waste Management Plan (WM9);
17. Condition relating to external lighting to be carried out as approved (PR4 / GE21);
18. Condition requiring implementation of noise mitigation measures in accordance with the Noise Impact Assessment (PR7); and
19. Condition requiring submission and agreement of details of interim landscaping and management for retained canal corridor (BE1).

And,

For application 18/00176/REM conditions relating to the following:

1. Specifying approved plans (BE1);
 2. Condition requiring implementation of noise mitigation measures in accordance with the Noise Impact Assessment (PR7);
 3. Condition requiring implementation of the archaeological scheme of investigation throughout the course of the development (BE6);
 4. Condition requiring submission and agreement of validation report in relation to archaeological scheme of investigation (BE6); and
 5. Conditions relating to tree protection (BE1).
- c) That if the S106 Agreement or alternative arrangement was not executed within a reasonable period of time, authority be delegated to the Operational Director – Policy Planning and Transportation, in consultation with the Chair or Vice

Chair of the Committee to refuse the application.

Meeting ended at 6.50 p.m.