

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 7 November 2011 at Civic Suite, Town Hall, Runcorn

Present: Councillors Nolan (Chairman), Thompson (Vice-Chairman), Balmer, J. Bradshaw, A.Cole, Hodgkinson, Leadbetter and T McInerney

Apologies for Absence: Councillors Gilligan, Hignett and Osborne

Absence declared on Council business: None

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

Also in attendance: Two Members of the Public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

| | <i>Action</i> |
|---|---------------|
| DEV27 MINUTES | |
| <p>The Minutes of the meeting held on 10 October 2011, having been printed and circulated, were taken as read and signed as a correct record.</p> | |
| DEV28 PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE | |
| <p>The Committee considered the following applications for planning permission and, in accordance with its powers and duties, made the decisions described below.</p> | |
| DEV29 - 11/00264/COU - PROPOSED CHANGE OF USE OF EXISTING INDUSTRIAL UNIT TO PRIVATE HIRE/MINI-CAB TELEPHONE BOOKING AND RADIO CONTROL OFFICE AND THE ATTACHING OF A RADIO MAST TO REAR OF BUILDING AT EBL CENTRE PICOW FARM ROAD, RUNCORN, CHESHIRE, WA7 4AU | |
| <p>The consultation procedure undertaken was outlined in the report together with background information in respect of the site.</p> | |
| <p>The conditions of the application in relation to parking and waiting of vehicles were clarified to Members.</p> | |

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

- 1) Standard condition relating to timescale of the permission;
- 2) Condition listing the relevant plans;
- 3) Condition stating that there shall be no picking up or setting down of clients at or adjacent to the site; and
- 4) There shall be no parking or waiting of private hire vehicles and/or hackney carriage vehicles at or adjacent to the site at any time except so far as necessary for visiting the site solely for the purpose of payment of operator (or to 'settle') fees.

DEV30 - 11/00311/COU - PROPOSED CHANGE OF USE OF GROUND FLOOR AND CELLAR AREA OF FORMER APPLETON ARMS PUBLIC HOUSE FROM ITS LAWFUL USE AS A PUBLIC HOUSE (A3) TO USE AS A CHILDREN'S DAY NURSERY (D1) AT THE FORMER APPLETON ARMS PUBLIC HOUSE, 27 APPLETON VILLAGE, WIDNES

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

Officers distributed a revised parking scheme to Members for consideration. Concerns were raised over the number of children in relation to the amount of parking spaces available on the site.

In response it was noted that the spaces on the revised scheme were wider than the size normally used. Additionally, it was reported that the development was well located for public transport links and was close to the Town Centre.

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

1. Specifying amended plans (BE1);
2. Restrict use to a Children's Day Nursery (H8);
3. Restricting hours of operation (PR2);
4. Restricting number of children to 64 maximum (LTC6);
5. Submission and agreement of external materials (BE2);
6. Submission, agreement and implementation of detailed noise attenuation scheme (PR2);
7. Submission and agreement of awning and pergola

- specification/materials (BE2);
8. Submission, agreement and implementation of cycle parking (TP6);
 9. Vehicle access, parking, servicing etc to be laid out prior to occupation/commencement of use and so maintained (BE1);
 10. Requiring submission/agreement/implementation of Travel Plan (TP16);
 11. Requiring submission / agreement / implementation of Parking Management Plan (TP12);
 12. Submission and agreement of details of any ventilation/extraction to air (BE1); and
 13. Submission and agreement of additional details relating to location and screening to refuse and recycling areas (BE1).

Meeting ended at 6.50 p.m.