

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Tuesday, 16 April 2013 at the Civic Suite, Town Hall, Runcorn

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

Apologies for Absence: Councillor C. Plumpton Walsh

Absence declared on Council business: None

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

Also in attendance: Two members of the public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

| | <i>Action</i> |
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| DEV78 MINUTES | |
| The Minutes of the meeting held on 11 March 2013, having been printed and circulated, were taken as read and signed as a correct record. | |
| DEV79 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. | |
| DEV80 - 13/00042/FUL - PROPOSED DEMOLITION OF EXISTING COUNCIL OFFICE AND THE CONSTRUCTION OF 6 NO. TWO BEDROOM, TWO STOREY HOUSES AND 6 NO. 1 BEDROOM FLATS AT HALTON DIRECT LINK, QUEENS AVENUE, WIDNES | |
| The consultation procedure undertaken was outlined in the report together with background information in respect of the site. | |
| Officers reported that since the publication of the report Cheshire Wildlife Trust had recommended an | |

additional condition relating to the protection of nesting birds and bats. It was noted that United Utilities had raised no objections. Delegated authority to approve the application was requested subject to a Section 106 Agreement in relation to the provision of a financial contribution towards off-site public open space and compensatory payment for the loss of designated greenspace.

Members were advised that as the applicant was a Registered Social Landlord (RSL) there was no requirement for the '*retention of affordable housing provision to comply with Policy CS13 of the Core Strategy*' as mentioned in the report, so this would be removed from the Conditions.

Members supported the application which was approved subject to the Conditions listed below.

RESOLVED: That the application be approved subject to delegated authority being given to the Operational Director – Policy, Planning and Transportation, in consultation with the Chair or Vice Chair, to approve the application subject to:

- a) entering into a Section 106 Agreement in relation to the provision of a financial contribution towards off-site public open space and compensatory payment for the loss of designated greenspace;
- b) and the additional condition referred to above together with the following Conditions:
 1. Standard 3 year period for implementation (BE1);
 2. Condition specifying amended plans (BE1);
 3. Materials Submission (BE2);
 4. Boundary Treatment (BE22);
 5. Tree Protection (BE1);
 6. Construction Management Plan including wheel cleansing facilities to be submitted and approved in writing (BE1);
 7. Details for removal of demolition materials (BE1);
 8. Landscaping scheme (BE1);
 9. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
 10. PD removed for extensions and outbuildings (BE2); and
 11. PD removed for fencing (BE2).

DEV81 - 13/00043/FUL - PROPOSED DEMOLITION OF THE YEW TREE PUB AND THE DEVELOPMENT OF 13 NO. TWO BEDROOM, TWO STOREY AND 6 NO. TWO BEDROOM FLATS AT THE YEW TREE HOTEL, CORONATION DRIVE, WIDNES

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:

- a) the entering into of a Section 106 Agreement in relation to the provision of a financial contribution towards off-site public open space and; the retention of affordable housing provision to comply with Policy CS13 of the Core Strategy; and
- b) the following Conditions:
 1. Standard 3 year period for implementation (BE1);
 2. Condition specifying amended plans (BE1);
 3. Materials submission (BE22);
 4. Boundary treatment (BE22);
 5. Construction Management Plan including wheel cleansing facilities to be submitted and approved in writing (BE1);
 6. Details for removal of demolition materials (BE1);
 7. Landscaping scheme (BE1);
 8. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
 9. Permitted Development removed for extensions and outbuildings (BE2); and
 10. Permitted Development removed for fencing (BE22).

DEV82 - 13/00088/FUL - PROPOSED DEMOLITION OF EXISTING VILLAGE FARM COTTAGE AND AGRICULTURAL BUILDINGS, DEVELOPMENT OF 12 NO. NEW DWELLINGS AND REFURBISHMENT OF EXISTING BARN AT VILLAGE FARM, CHESTER ROAD, DARESURY, WA4 4AJ

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

Members were reminded that an application was approved by Committee in July last year for a scheme

similar in scale and form to this one. This scheme sought permission for 12 dwellings including the conversion of an existing barn. Officers commented that the application reflected the potential of the scheme to make a positive contribution to the Daresbury Conservation Area and would reduce the impact on the green belt. It was noted that the design and layout of the buildings were more appropriate to the setting and the large workshop was proposed to be completely removed.

It was further reported that Cheshire Wildlife Trust had recommended two conditions, one relating to the timing of the development to avoid the nesting bird season; and the other to allow for the provision of nest boxes for barn swallow and house martins. Delegated authority was requested to approve the application subject to Section 106 Agreements as mentioned in the report, subject to the referral of the application to the Secretary of State as a departure from the Development Plan, and to await the response from Daresbury Parish Council.

Members supported the application and agreed to approve it subject to the Conditions listed below.

RESOLVED: That the application be approved subject to:

- a) delegated authority being given to the Operational Director – Policy, Planning and Transportation, in consultation with the Chair or Vice Chair, to approve the application subject to referral to the Secretary of State and awaiting the outcome of the response from Daresbury Parish Council. Also, the entering into of a Section 106 Agreement for the provision of a financial contribution towards off-site public open space and the future control of the adjacent stone barn; and
- b) the additional conditions referred to above together with the following planning conditions:
 1. Standard 3 year period for implementation (BE1);
 2. Drawing numbers (BE1 and BE2);
 3. Materials to be approved to include: samples and sample panels of materials of external construction; brick bond and special bricks to be agreed; details of eaves, verge and ridge to be provided; details of dormers to be provided at a scale of not less than 1 in 10; details of wall openings including heads, sills and setbacks; windows and doors to be in painted timber and

details to be provided at a scale of not less than 1 in 5; agreed external colour scheme; details of roof lights to be agreed; cast rain water goods; foul water goods be run internally; details of meter boxes, flues, vents; agreed scheme of hard and soft landscaping, including external lighting scheme, samples of proposed hard landscaping materials, and boundary treatments (BE2 and BE10);

4. Materials in relation to the conversion of the Barn to include: agreed schedule and method statement for repairs, renovation and structural works; agreed areas of repointing and any stone repair, raking out to be carried out by hand tools, agreed lime mortar to be placed by pointing irons and sample panels to be prepared; replacement stone to match in colour, hue, grain size and dressing – samples to be provide; details of proposed insulation methods to the roof to be provided with agreed verge and eaves and ventilation details: full drawn details at 1 in 10 and materials schedule for extension within walled yard (BE2 and BE10);
5. Tree protection (BE1 and BE10);
6. Replacement tree planning (BE1);
7. Landscaping scheme (BE1);
8. Boundary treatment including appropriate buffer to east (BE22 and GE1);
9. Wheel cleansing facility and management plan (BE1);
10. Construction hours (BE1);
11. No additional windows other than those approved (BE1);
12. Permitted development restriction extensions and outbuildings (BE2, BE10 and GE1);
13. Permitted development restriction boundary treatment to property frontages (BE10 and GE);
14. Permitted development restriction no hardstanding (BE1 and GE1); and
15. No conversion of garage to habitable room (BE1, BE10 and GE1).

DEV83 MISCELLANEOUS ITEMS

The following applications had been withdrawn:

12/00313/FUL Proposed construction of an attached new building to allow for B1,B2 and B8 use classes at Teal Business Park,

Tanhouse Lane, Widnes, Cheshire,
WA8 0ZA.

12/00401/FUL

Proposed erection of two detached dwellings at Garden Area to Vicarage Fronting, Pit Lane, Widnes, Cheshire, WA8 9HY.

13/00001/FUL

Proposed demolition of the existing bridge cottage and provision of two temporary buildings to provide meeting room, training room and canteen and changing facilities at Runcorn Bowling Club, Bridge Cottage, Cholmondeley Road, Runcorn, Cheshire, WA7 4XT.

13/00034/OUT

Proposed for outline Planning Permission (with Appearance, Landscaping and Scale reserved) for the erection of two pairs of semi-detached dwellings (4 no. dwellings in total) at The Bungalow, Sandy Lane, Preston Brook, Runcorn, Cheshire, WA7 3AW.

13/00045/FUL

Proposed side and rear extension to create an additional level at 22 Beechmoore, Moore, Warrington, Cheshire, WA4 6UE.

11/00370/S73

Application to remove condition 4 of planning permission 2/11598/0 removing the agricultural worker occupancy condition allowing the unrestricted sale of the property on the open market. The condition reads as follows "A new dwelling in this location would be contrary to the approved Cheshire County Structure Plan, unless required for associated purposes. The occupation of the proposed dwelling shall be limited to a person employed, or last employed locally in agriculture as defined in Section 290 (1) of the Town and Country Planning Act 1971, or in forestry (including any dependants of such a person residing with him) or a

widow or widower of such a person” at
The Cottage, Village Farm, Chester
Road, Daresbury, Warrington, Cheshire,
WA4 4AJ.

The following Appeal Decisions had been made:

11/00413/FUL

APP/D0650/A/12/2181408/NWF

Proposed construction of 1 no. dwelling at Land to the East of Mill Green Lane Bounded by South Lane, Widnes, Cheshire.

Dismissed

12/00478/ELD

APP/D0650/X/13/2193480

Application for a lawful development certificate for use of the application site for the provision of education to vulnerable people below the age of 20 years who suffer from autism, Asperger syndrome, or other mental or physical impairment liable to cause them to be excluded from normal education at Hope Corner Community Church, 70 Clifton Road, Higher Runcorn, Runcorn, Cheshire, WA7 4TD.

Withdrawn

Meeting ended at 6.37 p.m.