

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 9 September 2013 at the Civic Suite, Town Hall, Runcorn

Present: Councillors Nolan (Chairman), Thompson (Vice-Chairman), Baker, S. Hill, C. Loftus, A. McInerney, T. McInerney, C. Plumpton Walsh and Rowe

Apologies for Absence: Councillors Cole and Osborne

Absence declared on Council business: Councillor Keith Morley

Officers present: A. Jones, L. Davies, T. Gibbs, M. Noone, A. Plant, J. Eaton and R. Wakefield

Also in attendance: Two Members of the Public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

Action

DEV25 MINUTES

The Minutes of the meeting held on 5 August 2013, having been printed and circulated, were taken as read and signed as a correct record.

DEV26 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.

DEV27 - 13/00188/FUL - PROPOSED RE-PLAN OF PLOTS 12 - 52 TO THE RESIDENTIAL DEVELOPMENT APPROVED UNDER APPLICATION REFERENCE 12/00238/FUL (RESIDENTIAL DEVELOPMENT CONSISTING OF 87 NO. DWELLINGS, ROADS AND ANCILLARY DEVELOPMENT) ON LAND AT THE BARGE, CASTLEFIELDS AVENUE EAST, RUNCORN

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 a Legal Agreement or other appropriate agreement requiring a financial contribution towards Sustainable Urban Drainage (SUD) maintenance;
- b) 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 Chairman or Vice Chairman of the Committee to refuse the application;
- c) and the following Conditions:
 1. Standard 3 year permission (BE1);
 2. Condition specifying amended plans (BE1);
 3. Materials condition, requiring the submission and approval of the materials to be used (BE2);
 4. Landscaping condition, requiring the submission of hard landscaping materials (BE2);
 5. Requiring implementation of soft landscaping in accordance with the approved details and requiring all replacement tree planting (BE2);
 6. Boundary treatments including retaining walls to be submitted and approved in writing (BE2);
 7. Wheel cleansing facilities to be submitted and approved in writing (BE1);
 8. Conditions relating to protection of retained trees (BE1);
 9. Condition requiring retention of existing sandstone feature wall (BE1);
 10. Requiring development be carried out in accordance with approved finished floor and site levels (BE1);
 11. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
 12. Vehicle access, parking and servicing to be constructed prior to occupation of properties/commencement of use (BE1);
 13. Condition restricting permitted development rights relating to boundary fences (BE1);
 14. Conditions requiring submission and agreement of scheme to limit surface water run-off and manage risk of flooding from overland flow of surface water (PR16);
 15. Site investigation, including mitigation to be

- submitted and approved in writing (PR14);
16. Conditions requiring development be carried out in accordance with the recommendation of the submitted ecological assessment (GE21);
 17. Submission and agreement of bird nesting boxes and hedgehog box (GE21);
 18. Conditions relating to tree protection during construction (BE1); and
 19. Submission and agreement of a SUDs management and monitoring report (BE1/PR16).

DEV28 - 13/00256/FUL - PROPOSED EXTENSION TO AN EXISTING PHARMACEUTICAL BUILDING AT 9 ARKWRIGHT ROAD, RUNCORN, CHESHIRE, WA7 1NU

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

It was reported that an amended plan had been submitted to address observations made by the Council's Highways Officer, in relation to the number of disabled parking spaces and cycle parking provision. Confirmation that this addressed the parking layout requirement had been received.

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

1. Time limit condition;
2. Approved plans (BE1);
3. Materials as detailed on submitted plans (BE2);
4. Ground contamination (PR14);
5. Travel plan (TP16);
6. Provision of parking and servicing to be agreed and be constructed prior to occupation of the extension (BE1); and
7. Cycle parking provision (TP6).

DEV29 MISCELLANEOUS ITEMS

The following items had been withdrawn:

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 Rowing Club, Bridge Cottage, Cholmondeley Road, Runcorn, Cheshire, WA7 4XT.

13/00081/HSC - Application for hazardous substance

consent at 6 Pembroke Court, Runcorn, Cheshire, WA7 1TG.

13/00106/FUL - Proposed single storey front extension including alterations to the boundary at Falkirk Avenue, Widnes, Cheshire, WA8 9DX.

13/00119/FUL - Proposed two storey side extension and erection of front porch at 52 Briarfield Avenue, Widnes, Cheshire, WA8 8JZ.

13/00132/FUL - Proposed construction of a temporary haul road including temporary bridge at Land to the South of Wharford Lane, Sandymoor, Runcorn, Cheshire.

13/00150/FUL - Proposed single storey rear extension at 40 Chedworth Drive, Widnes, Cheshire, WA8 4SB.

13/00155/HSC - Application for hazardous substance consent at 10 Christleton Court, Runcorn, Cheshire, WA7 1ST.

13/00205/S73 - Proposed renewal of 10/00245/S73 to vary condition 2 of original planning permission 07/00096/COU at Lunts Bridge Farm, Lunts Heath Road, Widnes, Cheshire, WA8 5RY.

13/00252/COU - Proposed new single storey outbuilding to provide a 10 place cattery with associated outside exercise space and secure landscaped garden at 7 Stockham Lane, Runcorn, Cheshire, WA7 2PS.

13/00294/TCA - Proposed crown lifting and removal of Ivy from trees T1,2,3,4,7,9,10,11,12 and felling of trees T5,6 and 8, all situated in a conservation area at Millennium Green, Halton Village, Runcorn, Cheshire.

The following Appeal Decisions had been made:

11/00084/BOUND

APP/D0650/C/12/2188034 - Erection Of Pallsafe Fence In Place Of Wire Mesh Fence at John Wall Drainage Services Ltd, Chapel Court, 42 Page Lane, Widnes, Cheshire, WA8 0AB.

Dismissed

12/00300/FUL

APP/D0650/D/12/2187532 - Proposed two storey rear extension and extension to the roof to include additional third floor at 9 Fernwood, Norton, Runcorn, Cheshire, WA7 6UT

Dismissed

11/00423/COU

APP/D0650/A/12/2182367 - Proposed conversion of vacant shop and accommodation into two self-contained flats at 2 Windermere Street, Widnes, Cheshire, WA8 9LL

Allowed

09/00551/FUL

APP/D0650/A/12/2182041 - Conversion of former agricultural buildings to three residential units, White House Farm, Barkers Hollow Road, Dutton, Warrington, WA4 4LW

Allowed

11/00413/FUL

APP/D0650/A/12/2181408 - Proposed construction of 1 no. dwelling at Land off South Lane accessed via Mill Green Lane, Widnes, Cheshire.

Dismissed

11/00433/OUT

APP/D0650/A/12/2178227 - Outline Application (with all matters reserved) for the construction of 1 no. single storey dwelling at Tunnel Top Cottage, Northwich Road, Dutton, Warrington, WA4 4JY.

Dismissed

The following Appeals had been received / were in progress:

13/00011/S73

APP/D0650/A/13/2201280 - Proposed variation of condition 57 of BERR permission 01.08.10.04/8C (Halton Ref 07/00068/ELC) to vary (by increase) the maximum amount of Refuse Derived Fuel (RDF) which may be transported by

road to the energy from waste facility (EfW) from 85,000 tonnes per annum up to 480,000 tonnes per annum at Ineos Chlor South Parade, Runcorn. And to place an obligation on the operator of the EfW facility to report annually to Halton Borough Council the actions taken to secure the delivery of RDF by rail and or water over the previous 12 month period together with recommendations for the year ahead at Runcorn Energy From Waste Facility, Barlow Way, Off Picow Farm Road, Runcorn, Cheshire, WA7 4HG.

13/00061/FUL

APP/D0650/A/13/2201486 - Proposed erection of 2 metre high vehicle entrance gates to replace existing gates and provision of a pedestrian gate at entrance to Ponderosa Caravan Park on Ponderosa Caravan Park, Chester Road, Runcorn, Cheshire, WA4 4BE.

13/00022/GNWORK

APP/D0650/C/13/2197680 - The construction of an area of a hard-standing (including scraping of topsoil and deposit of material) at Land at Sandy Lane, Preston Brook, Runcorn, Cheshire, WA7 3AW.

12/00428/S73

APP/D0650/A/13/2196163 - 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 at Land south-west of junction between, Newton Lane and Chester Road, Daresbury, Warrington, Cheshire, WA4 4AJ.

12/00444/FUL

APP/D0650/A/13/2195692 - Resubmission of planning application 11/00429/FUL for part demolition of existing building and change of use of site to metal recycling facility, including construction of a two storey office building, siting of weighbridge and associated cabin, erection of various 6m, 7m, and 8m high boundary treatments and siting of external plant and machinery and associated works at land at Everite Road, Widnes, WA8 8PT.

12/00343/COND

APP/D0650/A/13/2191269 - The appeal relates to the Council's non-determination of an application submitted to discharge planning conditions 15, 29, 52 and 62 attached to the deemed grant of planning permission granted pursuant to the section 36 Electricity Act 1989 (Ref 01.08.10.04/8C) consent to the construction of a combined heat and power energy from waste fuelled generating station at Runcorn in Cheshire, and to the operation of that generating station at

Runcorn Energy from Waste Facility, Barlow Way, Runcorn,
Cheshire.

Meeting ended at 6.40 p.m.