

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 7 July 2014 at Civic Suite, Town Hall, Runcorn

Present: Councillors Morley (Vice-Chairman), Cole, R. Hignett, C. Plumpton Walsh, June Roberts, Rowe, Thompson, Wainwright and Woolfall

Apologies for Absence: Councillors Nolan, S. Hill, J. Stockton and Zygadlo

Absence declared on Council business: None

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

Also in attendance: 1 Member of the public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

Action

DEV11 MINUTES

The Minutes of the meeting held on 16 June 2014, having been circulated, were taken as read and signed as a correct record.

DEV12 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.

DEV13 - 14/00161/FUL - DEVELOPMENT OF 219 HOMES COMPRISING TWO, THREE AND FOUR BEDROOM MEWS AND DETACHED DWELLINGS AND APARTMENTS TOGETHER WITH ASSOCIATED INFRASTRUCTURE AND LANDSCAPING AT SANDYMOOR NORTH, PHASE 1, LAND OFF WHARFORD ROAD, SANDYMOOR, RUNCORN, CHESHIRE, WA7 1QD

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

It was confirmed that a total of 5 letters of objection

had been registered raising issues already contained in the report.

Members were advised that on the basis of advice from Cheshire Wildlife Trust, it was recommended that the biodiversity action plan required by condition should provide for 50% of dwellings to be fitted with bat boxes/ bricks. Also, that external lighting should be in accordance with guidelines of the Bat Conservation Trust to be agreed by condition of any planning permission.

It was noted that a scheme of gas protection measures had been submitted and was being reviewed by the Council's Contaminated Land Officer. It was considered that any outstanding matters could be resolved by appropriately worded planning condition.

The Committee was advised of a number of questions raised by Sandymoor Parish Council, as stated in the Update List. Members were advised however that these matters were for consideration outside of the planning process. A condition requiring submission and agreement of landscape maintenance details/schedules was however recommended.

It was noted that negotiations with respect to the submitted details and detailed elements of the scheme with respect to drainage, levels and highways were still ongoing, and as such, delegated authority to include provision to add and amend terms of conditions, as required in responses to details as they were agreed, was requested.

The Committee was addressed by Mr Gary Goodwin, a representative from Morris Homes. He updated Members following a meeting between Morris Homes and Sandymoor Parish Council on the matters raised in the update list.

After considering the information before them and hearing the additional representations, Members agreed that the application be approved, subject to the delegation of authority and the conditions listed below.

RESOLVED: That authority be delegated to the Operational Director – Planning, Policy and Transportation, to determine the application in consultation with the Chairman or Vice Chairman, to enable further very detailed refinements to the drainage system, and highways layouts to be undertaken to the satisfaction of the Local Authority and to attach any necessary conditions; and then to approve subject to the following conditions:

1. Standard 3 year permission (BE1);
2. Specifying approved and amended plans (BE1);
3. Requiring that no development shall begin until written details and agreement of construction vehicle access routes and construction car parking and management plan (BE1);
4. Materials condition, requiring the submission and approval of the materials to be used (BE2);
5. Landscaping condition, requiring the submission of both hard and soft landscaping to include tree and hedgerow planting (BE2);
6. Boundary treatments including retaining walls to be submitted and approved in writing (BE2);
7. Construction Management Plan including wheel cleansing facilities to be submitted and approved in writing (BE1);
8. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
9. Vehicle access, parking and servicing to be constructed prior to occupation of properties/commencement of use (BE1);
10. Condition restricting permitted development rights relating to frontage boundary fences (BE1);
11. No development shall take place until an updated ground gas monitoring and assessment report with recommendations for gas protection measures has been submitted to and agreed by the LPA. The installation of any such protection measures must be inspected and documented and the details of such submitted to the LPA upon completion (PR14);
12. Prior to commencement details of on-site biodiversity action plan for measures to be incorporated in the scheme to encourage wildlife including 10% of dwellings to be fitted with bat boxes / bricks, positioned on an appropriate aspect of the building (GE21);
13. Conditions relating to tree and hedgerow protection during construction (BE1);
14. Submission and agreement of detailed construction of surface water detention pond (BE1);
15. Survey for ground nesting birds to be submitted and approved: (BE1 and GE21);
16. Site and finished floor levels (BE1);
17. Requiring the development be carried out in accordance with the approved FRA and appropriate mitigation measures (PR16); and
18. Submission, agreement and implementation of a scheme to manage the risk of flooding from overland flow of surface water (PR16).

DEV14 MISCELLANEOUS ITEMS

The following Appeals had been received / are in progress:

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.

Inquiry had been held, currently awaiting decision of the SoS.

13/00278/FUL – (APP/D0650/V/14/2212165) Proposed redevelopment of existing high school comprising new school building, provision of new tennis courts, relocation of playing fields, new car parking and associated hard and soft landscaping and demolition of the existing school buildings at The Heath Specialist Technology College.

The Secretary Of State had called the application in for his consideration. This would now be heard by a public Inquiry later in the year.

Meeting ended at 6.48 p.m.