

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 12 January 2015 at the Civic Suite, Town Hall, Runcorn

Present: Councillors Nolan (Chairman), Morley (Vice-Chairman), Cole, R. Hignett, S. Hill, June Roberts, Rowe, J. Stockton, Thompson, Wainwright, Woolfall and Zygadlo

Apologies for Absence: Councillor C. Plumpton Walsh

Absence declared on Council business: None

Officers present: A. Jones, J. Tully, M. Noone, A. Plant, Evans, G. Henry and J. Farmer

Also in attendance: Councillors C Loftus and Logan and 12 Members of the public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

	<i>Action</i>
DEV30 MINUTES	
The Minutes of the meeting held on 1 December 2014, having been circulated, were taken as read and signed as a correct record.	
DEV31 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.	
DEV32 - 14/00555FUL - PROPOSED REDEVELOPMENT OF EXISTING SCHOOL, COMPRISING DEMOLITION OF EXISTING BUILDINGS (EXCEPT NURSERY BUILDING) AND ERECTION OF NEW SINGLE STOREY SCHOOL BUILDING, CAR PARKING, LANDSCAPING, PLAY AREAS AND ANCILLARY WORKS AT HALEBANK SCHOOL, HEATHVIEW ROAD, HALEBANK, WIDNES, WA8 8UZ	
Prior to the item being introduced by the Case Officer, the Council's Solicitor provided a preamble summarising the reasons for the differences between the printed agenda and the updated information to be given to the Committee.	

The updated information was provided to the Committee as presented in the Update List and included comments from the Highways Officer and Sport England, who raised no objections. It was noted that the Hazardous Substance Consent had now been approved and the proposal was no longer considered to be a departure from policies PR12 and CS23. One point of clarification was also made under paragraph heading *Hazard Matters* on page 26. The application was then summarised.

The Committee was then addressed by Mr Tom Lamshead, a representative of the applicant. He explained to the Committee that Halebank School was included in the Priority School Building Programme (PSBP) which consisted of schools most in need of urgent repair. He advised that the consultation and design processes were complete and the school now had an opportunity to be rebuilt using Education Funding Agency (EFA) funding. He urged the Committee to approve the application so the School could be included in the Programme with the other North West Schools.

Sara Humber, the PSBP Project Leader for the (EFA), then addressed the Committee, further stating the case for the rebuilding of the School. Subject to planning permission she advised that it was hoped that the School would be completed by Easter 2016. She advised the Committee that Halebank School was the only School in a small community and was therefore extremely important to them; this was evident by the huge response to the consultation. No objections had been received from residents or local business and the Headteacher was also fully in support of the rebuild.

Members debated the application and clarification was provided regarding comments made by the Health and Safety Executive (HSE) in the Officer's report. Members agreed that the application could be approved subject to the conditions below.

RESOLVED: That delegated authority is given to the Operational Director – Planning, Policy and Transportation, in consultation with the Chairman or Vice Chairman to determine appropriate conditions based on the list below and those outlined to the Committee and to approve the Application, subject to the Application not being called in by the Secretary of State.

1. Time limits condition;
2. Approved plans (BE1);

3. Materials (BE2);
4. Drainage condition(s) (BE1);
5. Boundary Treatments (BE22);
6. Submission and Agreement of finished floor and site levels (BE1);
7. Prior to commencement bin storage facilities to be submitted and agreed (BE1);
8. Vehicle access, parking and servicing to be constructed prior to occupation of properties/commencement of use (BE1);
9. Condition(s) relating to full details of hard and soft landscaping, including planting scheme, maintenance, and replacement planting (BE1);
10. Condition for details of any external plant or flues (BE1 and BE2);
11. The hours of demolition/construction of building on site shall be restricted to 0700 hours to 1800 hours Monday to Friday, 0730 hours to 1400 hours on Saturday with no work at any other time including Sundays and Public Holidays (BE1 and BE2);
12. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, or removed without the prior written consent of the Local Planning Authority (BE1 and BE2);
13. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced (BE1 and BE2);
14. No works shall begin at the site until full details of the wheel wash facilities have been submitted to and approved in writing by the Local Planning Authority (BE1 and BE2);
15. Hedge or tree removal shall be undertaken outside the bird nesting season where this is not possible (GE21);
16. Prior to the installation of any external lighting full design details shall be submitted to and approved in writing by the Local Planning Authority;
17. The development shall be carried out in accordance with the mitigation measures outlined in the submitted ecological surveys (GE21);
18. The development shall be carried out in accordance with the proposed construction management/phasing plans submitted with the application unless otherwise agreed in writing by the Local Planning Authority;
19. Travel Plan shall be updated and reviewed in accordance with current guidelines with appropriate new targets and measures set, it should be regularly

monitored in accordance with the timescales set out in the plan with the results being submitted to the Local Planning Authority;

20. Full design details of the cycle parking shall be submitted to and approved in writing; and

21. Condition requiring the implementation of off-site highway improvements.

DEV33 - 14/00574/FUL - PROPOSED DEMOLITION OF EXISTING GARAGE AND CREATION OF FLAGGED BEER GARDEN WITH PICKET FENCE BORDER AT THE BEECHWOOD HOTEL, BEECHWOOD AVENUE, RUNCORN

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

Officers wished to highlight that planning permission was not required for the use of the area for a beer garden as this area was already within the curtilage of the public house. Furthermore public houses had permitted development rights for the creation of the hard standing provided that it drained to a permeable area. This application was made therefore as the hard standing was proposed to drain to existing drains on the site.

The Committee received representations from Beechwood Ward Councillors Geoff Logan and Chris Loftus, who objected to the proposal on behalf of local residents, the Primary School Headteacher and Governors. They raised concerns regarding the location of the proposed beer garden and its proximity to the School and the potential for safeguarding issues. They requested that an external body, such as The Safeguarding Board, be consulted regarding the application.

Members discussed the application and Ward Councillors' comments but were advised that these comments did not constitute material considerations and therefore could not be used to refuse the application.

RESOLVED: That the application be approved subject to the condition mentioned below.

1. Time Limit – full permission.

DEV34 - 14/00575/FUL - PROPOSED ERECTION OF 106 DWELLINGS AND ASSOCIATED INFRASTRUCTURE AT SANDYMOOR SOUTH, PHASE 1, LAND OFF WALSINGHAM DRIVE, SANDYMOOR, RUNCORN,

CHESHIRE, WA7 1QD

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

Members were advised that since publication of the agenda, National Grid had confirmed that they raised no objections to the scheme and Cheshire Wildlife Trust had responded with recommendations for further conditions and a legal agreement. In response it was noted that a number of these had been addressed through the previous permissions and the ongoing ecological works currently being undertaken. The remainder of their recommendations would be included in the conditions.

Information was also submitted via the Update List which related to the receipt of amended plans which showed an appropriate footpath and cycleway link from the existing Ride to the route of the proposed less formal Ride extension via a bridge structure. Further, the provision of appropriate levels of filtration of surface water prior to discharge had been addressed through the inclusion of bypass interceptors within the drainage scheme to separate contaminants prior to discharge to watercourse. These items would be secured by planning conditions.

Members agreed that authority be delegated to the Operational Director – Policy, Planning and Transportation, to approve the scheme subject to the listed conditions and inclusion of the additional conditions as above.

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

1. Standard 3 year permission (BE1);
2. Specifying Approved and Amended Plans (BE1);
3. Requiring submission and agreement of a detailed Construction Environmental Management Plan including wheel cleansing facilities and construction vehicle access routes, construction parking and management plan to be submitted and approved in writing (BE1);
4. Materials condition, requiring the submission and approval of the materials to be used (BE2);
5. Landscaping condition, requiring both hard and soft landscaping, including replacement tree and hedgerow planting, to be carried out in accordance with details (BE2);
6. Requiring boundary treatment including retaining

- walls to be carried out in accordance with details (BE2);
7. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
 8. Restricting permitted development rights for conversion of garages to habitable rooms for house types 408, 411 and 486 (TP12);
 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 etc (BE1);
 11. Requiring submission and agreement of an updated ground gas risk assessment, a remediation strategy detailing the required ground gas protection measures and a verification report upon completion of the remedial works (PR14);
 12. Submission and agreement of details of on-site biodiversity action plan for measures to be incorporated in the scheme to encourage wildlife including 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 ponds (BE1);
 15. Requiring drainage to be carried out in accordance with details approved (BE2);
 16. Requiring site and finished floor levels to be carried out in accordance with details approved. (BE1) Requiring the development be carried out in accordance with the approved Ecological Constraints Report and appropriate mitigation measures (GE21);
 17. Requiring the development be carried out in accordance with the approved FRA and appropriate mitigation measures (PR16); and
 18. Requiring submission and agreement of substation details (BE1).

Meeting ended at 7.35 p.m.