

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 3 August 2015 at The Board Room - Municipal Building, Widnes

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

Apologies for Absence: Councillor Wainwright

Absence declared on Council business: None

Officers present: A. Jones, J. Tully, M. Noone, 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>
DEV1	MINUTES The Minutes of the meeting held on 8 June 2015, having been circulated, were taken as read and signed as a correct record.	
DEV2	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.	
DEV3	- 15/00263/FUL - PROPOSED DEVELOPMENT OF 79 NO. DWELLINGS TOGETHER WITH ASSOCIATED HIGHWAY AND LANDSCAPING INFRASTRUCTURE ON LAND TO THE EAST OF CASTLEFIELDS AVENUE EAST, RUNCORN The consultation procedure undertaken was outlined in the report together with background information in respect of the site. Further to the published report, Officers advised Members that although a drainage design has not yet been	

agreed, they were satisfied that a solution would be found and resolved through the existing condition relating to drainage listed below (number 7). It was noted that a further issue had arisen relating to securing a secondary emergency access from the site; this would be secured through a minor amendment to the scheme and the addition of a condition. Members were also advised that a further condition was recommended relating to the submission and agreement of substation details.

Members requested advice from the Council's archaeology advisor in relation to whether it was necessary to attach a condition for an archaeological watching brief. Officers advised this would be done and a condition would be attached if considered necessary.

RESOLVED: That the application is approved subject to the following conditions and the addition of the conditions mentioned above:

1. Standard 3 year permission (BE1);
2. Condition specifying approved/amended plans (BE1);
3. Requiring submission and agreement of a Construction Management Plan including vehicle access routes and construction car parking (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 replacement tree planting (BE2);
6. Boundary treatments including retaining walls to be submitted and approved in writing (BE2);
7. Drainage detail requiring details to be submitted and approved including SUDS (sustainable urban drainage system), ponds details and to be carried out as approved (BE2);
8. Requiring development be carried out in accordance with advice and recommendations of the submitted ecology report (GE21);
9. Wheel cleansing facilities to be submitted and approved in writing (BE1);
10. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
11. Vehicle access, parking and servicing to be constructed prior to occupation of properties / commencement of use (BE1);
12. Submission and agreement of finished floor and site levels (BE1);
13. Site investigation, including mitigation to be submitted and approved in writing (PR14);

14. Conditions relating to tree protection during construction (BE1);
15. Restricting Permitted Development Rights for extensions and outbuildings (BE2);
16. Submission and agreement of biodiversity enhancement features including native wildlife friendly planting, bird/bat nest boxes and insect house (BE1) and GE21);
17. Grampian style condition relating to off-site highway works (TP7);
18. Grampian style condition relating to off-site replacement tree planting (BE1);
19. Requiring development be carried out in accordance with the submitted FRA (PR16);
20. Condition securing a scheme of improvements to the Town Brook Habitat corridor in accordance with details to be submitted to and agreed in writing (GE6);
21. Condition securing a scheme of protective fencing to protect Town Park Lake and Town Brook Habitat Corridor in accordance with details to be submitted to and agreed in writing (GE21);
22. Provision of emergency access prior to occupation of any dwelling in accordance with details submitted to and agreed with the Local Planning Authority;
23. Submission and agreement of substation details; and
24. Archaeological watching brief if considered necessary.

DEV4 - 15/00267/FUL - PROPOSED DEMOLITION OF EXISTING BUILDING AND ERECTION OF 20 DWELLINGS (COMPRISING 10 HOUSES AND 10 APARTMENTS) AT THE OLD BRIDGEWATER CENTRE, CASTLEFIELDS AVENUE NORTH, CASTLEFIELDS, 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 the following conditions:

1. Standard 3 year permission to commence development (BE1);
2. Condition specifying approved and amended plans (BE1);
3. Requiring submission and agreement of a Construction Management Plan including vehicle access routes and construction car parking (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 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. 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 relating to the implementation of bin store provision (BE1);
 11. Submission and agreement of finished floor and site levels (BE1);
 12. Site investigation, including mitigation to be submitted and approved in writing (PR14);
 13. Conditions relating to tree protection during construction (BE1);
 14. Restricting Permitted Development Rights for extensions and outbuildings (BE2);
 15. Submission and agreement of biodiversity enhancement features including native wildlife friendly planting, bird nest boxes and insect house (BE1 and GE21);
 16. Grampian style condition relating to off-site highway works (TP7);
 17. Grampian style condition relating to off-site replacement tree planting (BE1);
 18. Submission of detailed Japanese Knotweed eradication plan and validation report; and
 19. That when the building is demolished a licenced bat worker/handler is made available to observe the works and a validation report by that worker/handler or suitably qualified person be submitted to the Local Planning Authority (GE21).

Meeting ended at 6.45 p.m.