

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 6 January 2020 at Civic Suite - Town Hall, Runcorn

Present: Councillors Nolan (Chair), Morley (Vice-Chair), Carlin, R. Hignett, V. Hill, J. Lowe, C. Plumpton Walsh, June Roberts, Woolfall and Zygadlo

Apologies for Absence: Councillor Thompson

Absence declared on Council business: None

Officers present: A. Jones, J. Tully, T. Gibbs, A. Plant, G. Henry and P. Peak

Also in attendance: None

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

Action

DEV16 MINUTES

The Minutes of the meeting held on 4 November 2019 having been circulated, were taken as read and signed as a correct record.

DEV17 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.

DEV18 - 19/00235/FUL - APPLICATION FOR PROPOSED DEVELOPMENT CONSISTING OF 243 DWELLING HOUSES INCLUDING ACCESS, OPEN SPACE AND ASSOCIATED INFRASTRUCTURE ON LAND TO THE NORTH OF RAILWAY AND WEST OF TAN HOUSE LANE, WIDNES, CHESHIRE

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

Officers advised the Committee that this application had been withdrawn by the Planning Department as to date,

the outstanding matters had not been resolved by the applicant. So the application was not considered by the Committee today.

DEV19 - 19/00379/OUT - OUTLINE APPLICATION WITH APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED, FOR DEMOLITION OF EXISTING OUTBUILDINGS, CONVERSION OF BARNs TO 4 NO. DWELLINGS AND ERECTION OF NEW BUILD RESIDENTIAL DEVELOPMENT TO A MAXIMUM OF 10 UNITS TOGETHER WITH ACCESS AT WOODFALLS FARM, STOCKHAM LANE, RUNCORN, CHESHIRE, WA7 6PT

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

Following a query, officers provided clarity to the Committee around pedestrian access to Stockham Lane and the manoeuvring required by cars in the cul-de-sac to turn around as shown in the layout plan 2B. The Committee agreed that the application be approved.

RESOLVED: That the application be approved subject to the entering of a Legal Agreement or other agreement for the provision of a financial contribution towards off-site public open space and the following conditions:

1. Time limit – outline permission;
2. Submission of reserved matters;
3. Development parameters;
4. Breeding birds protection (GE21);
5. Hours of construction (BE1);
6. Implementation of site access (BE1);
7. Parking and servicing (BE1);
8. Visibility splays on Stockham Lane (BE1);
9. Reasonable avoidance measures – hedgehogs and common amphibians (GE21);
10. Ecologically sensitive lighting scheme (GE21);
11. Foul water (PR16);
12. Drainage strategy (PR16);
13. Ground contamination (phase 2 site investigation, remediation strategy, validation report (PR14);
14. Programme of archaeological building recording (BE5 and CS20);
15. Affordable housing scheme (CS13).

DEV20 - 19/00506/FUL - PROPOSED DEMOLITION OF FORMER PUBLIC HOUSE AND CONSTRUCTION OF 15 NO. ONE BED APARTMENTS FOR ASSISTED LIVING (USE CLASS C2) WITH ASSOCIATED COMMUNAL AMENITY SPACE, CAR/CYCLE PARKING, REFUSE STORAGE AND ANCILLARY WORKS AT THE CROFT, HALTON LODGE AVENUE, RUNCORN, CHESHIRE, WA7 5YQ

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

Officers advised the Committee that this application had been withdrawn today by the applicant, therefore could not be considered by the Committee.

DEV21 MISCELLANEOUS ITEMS

The following applications had been withdrawn:

19/00351/PDE

Proposed single storey rear extension projecting from the rear wall by 4.050 metres the extension had a maximum height of 3.638 metres and an eaves height of 2.951 metres at 7 Marsden Court, Widnes, Cheshire, WA8 9PG.

19/00299/ADJ

Adjoining authority consultation by Liverpool CC for installation of ground mounted solar photovoltaic pv array including boundary treatment, control buildings and internal access track at land bounded by Dungeon Lane, Hale Road and Baileys Lane to the East of Liverpool John Lennon Airport, Hale Road, Liverpool, L24 1UU.

19/00284/FUL

Proposed siting of 2 no. shipping containers at the rear of the car park for storage and to act as a plant room for the swimming pool at Beechwood Community Centre CIC, Beechwood Avenue, Runcorn, Cheshire, WA7 3HB.

19/00071/PDE

Proposed single storey rear extension projecting from the rear wall by 8 metres the extension had a maximum height of 4 metres and an eaves height of 2.9 metres at Lenox Farm, Ramsbrook Lane, Hale, Liverpool, L24 5RP.

19/00159/S73

Application under section 73 of the Town and Country Planning Act to vary condition 2 of permission 11/00007/FUL to substitute new plan drawing DRG no. 2 for previously approved plans to amend elevations and layout and to remove condition 12 restricting the use of the barn to agriculture for livestock and associated interpretation centre at Water Garden, Harefield Cottage, Warrington Road, Rainhill, St Helens, L35 6PG.

15/00213/COU

Proposed temporary change of use from land used as part of a thermos site to fabrication yard and compound for the rebar which was to be used for the construction of the Mersey Gateway Bridge and the approaches at former Thermphos Site, Earle Road, Widnes, Cheshire.

19/00345/COU

Proposed change of use from use class B8 (storage and distribution) to use class D2 (assembly and leisure) at Unit 1 Kingfisher Business Park, Brown Street, Widnes, Cheshire, WA8 0RE.

19/00336/PLD

Application for a certificate of proposed lawful development for use of the property as a home for the care of up to 3 children between the age of 8 to 17 years with the provision of 24 hour care by not more than 2 day time and 2 night time carers at 4 Bamford Close, Runcorn, Cheshire, WA7 5NT.

19/00355/FUL

Proposed part single, part double storey side/rear extension and creation of 4 no. parking spaces together with Change of Use from dwelling house (Use Class C3) to a Sui Generis mixed use comprising dwelling house and consulting/treatment rooms at 101 Birchfield Road, Widnes, Cheshire, WA8 7TG.

19/00437PLD

Application for a certificate of proposed lawful development for single storey rear extension and garage conversion at 4 Portside, Runcorn, Cheshire, WA7 3LE.

18/00331/FUL

Proposed erection of new vehicular access to Windmill Lane at Ryecroft, Windmill Lane, Preston Brook, Cheshire, WA4 4AZ.

19/00442/COU

Proposed change of use to ground floor restaurant with separate first floor residential accommodation at 82 Pit Lane, Widnes, Cheshire, WA8 9HW.

19/00339/FUL

Proposed first floor rear extension at 41 Gregson Road, Widnes, Cheshire. WA8 0BX.

19/00443/COU

Proposed temporary change of use for two years from domestic dwelling (use class C3) to Sui Generis mixed use of office and storage to ground floor and garage, with the first floor to remain residential at 2 Elworth Avenue, Widnes, Cheshire, WA8 9JW.

16/00176/FUL

Proposed erection of factory / production building together with associated infrastructure at former Cameron House, 351 Hale Road, Widnes, Cheshire, WA8 8TS.

The following appeals had been received / were in progress:

17/00497/FUL

Proposed erection of two storey block containing 4 no. one bedroom apartments at Rear Garden of 67 Main Street, Runcorn, Cheshire, WA7 2AT.

19/00252/OUT

Outline application (with appearance, landscaping, layout and scale reserved) for demolition of one dwelling (32 Ash Lane) to create access and development comprising 4 dwellings at land to the rear of 26-38 at 32 Ash Lane Widnes Cheshire WA8 8JQ.

The following appeals had been allowed:

NONE

The following appeals had been dismissed:

18/00117/FUL

Proposed removal of the existing equine and WC building and erection of 1 no. residential static park home at "Ponderosa", land to South West of Junction between Newton Lane and Chester Road, Daresbury, Cheshire.

18/00218/FUL

Proposed erection of 1 no. dwelling attached to the side of the existing property at 20 Maple Avenue, Runcorn, Cheshire, WA7 5LB.

The following appeals had been withdrawn:

NONE

High Court Judgement

A challenge was made to the High Court of Justice to the decision of Halton Borough Council to grant planning permission for the proposed change of use to waste transfer and treatment facility with ancillary development, at the former J Bryan Victoria Ltd. site, Pickering's Road, Widnes by Hale Bank Parish Council on the following three grounds:

- a) Breach of s.38(6) Town and Country Planning Act 1990 by failing to properly apply WM1 of the Joint Waste Management Development Plan (JWDP) or a failure to give adequate reasons in respect of the same matter;
- b) Failure to provide the required mandatory information in accordance with policy WM12 of the JWDP; and
- c) Failure to provide the relevant background papers as required by s.100D of the Local Government Act 1972.

The judgement dated 14 October 2019 was that Grounds One and Three were made out but that Ground Two was not made out. The planning permission had been quashed and the application fell back to the Council to be determined.

Meeting ended at 6.40 p.m.