

DEVELOPMENT MANAGEMENT COMMITTEE

At a meeting of the Development Management Committee on Monday, 8 April 2024 at the Civic Suite, Town Hall, Runcorn

Present: Councillors S. Hill (Chair), Carlin, C. Loftus, Philbin and Polhill

Apologies for Absence: Councillors Leck, Bevan, Davidson, C. Plumpton Walsh, Thompson and Woolfall

Absence declared on Council business: None

Officers present: A. Jones, A. Plant, M. Webster, K. Thompson and C. Nixon

Also in attendance: Four members of the public and one member of the press

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

	<i>Action</i>
DEV47 MINUTES	
<p>The Minutes of the meeting held on 5 March 2024, having been circulated, were taken as read and signed as a correct record.</p>	
DEV48 PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE	
<p>The Committee considered the following applications for planning permission and, in accordance with its powers and duties, made the decisions described below.</p>	
DEV49 22/00005/FUL - PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 38 DWELLINGS AND ASSOCIATED ROADS AND OPEN SPACES ON SITE OF FORMER LORD'S TAVERNERS YOUTH CENTRE AND ADJACENT LAND, PALACEFIELDS AVENUE, BROOKVALE, RUNCORN, WA7 2PG	
<p>The consultation procedure undertaken was outlined in the report together with background information in respect of the site.</p>	
<p>The Committee was addressed by Mr Forshaw, who spoke on behalf of the Applicant. He outlined the proposal</p>	

stating that it would supply a mix of much needed affordable homes in Halton. The technical aspects and design elements were compliant with planning policies and there would be offsite enhancements included, with no adverse environmental or highways impacts being made.

Committee Members raised concerns over the 5 metre width of the roads and the problems that have been reported previously with other developments with similar layouts, where refuse trucks and emergency vehicles are often unable to pass through due to parked vehicles causing obstructions on the adjacent pavements. They also raised the absence of an Active Travel Plan and that despite the homes being labelled 'affordable', who were they intended for and would they be affordable to local people.

In response, Members were referred to the definition of 'affordable' in the Delivery and Allocations Local Plan (DALP) which was met by the Applicant. It was noted that the ages or types of potential residents was not a material planning consideration. Officers advised that a cycle lane and cycle parking had been added to the proposal and that the width of the subsidiary roads was deemed acceptable in planning terms, as they were within expected standards. Officers confirmed that a single level road and footway were anticipated to negate the need for dropped kerbs. It is also understood that the road and footway will be identified by demarcation / differences in the materials used.

The Committee voted to approve the application, subject to the conditions below.

RESOLVED: That the application is approved subject to the following:

- a) Section 106 Agreement relating to open space, affordable housing and habitat loss compensation;
- b) Schedule of conditions set out below; and
- c) That if the S106 Agreement is not signed within a reasonable period of time, authority is given to refuse this planning application.

Conditions

1. Standard 3 year permission;
2. Condition specifying approved plans;
3. Existing and proposed site levels;
4. External materials and surface materials;

5. Boundary treatment details;
6. Site investigation, remediation and mitigation;
7. Any unidentified contamination;
8. Affordable housing plan;
9. Tree protection and arb method statement;
10. Woodland and management plan for minimum 30 years;
11. Site waste management plan;
12. Site bin storage, servicing plan and tracking;
13. Details of noise mitigation measures;
14. Hours of construction;
15. Recreational pressure home leaflet;
16. Ecology lighting scheme for bats;
17. Bird and bat boxes;
18. Breeding birds;
19. RAMs/CEMP/agreement of ecological enhancement features;
20. Drainage strategy;
21. Drainage verification;
22. Pedestrian and cycle links;
23. Palacefields crossing points (Grampian);
24. Scheme of speed calming measures;
25. Cycle parking;
26. Vehicle access and parking constructed prior to commencement of use;
27. Details and implementation of measures for low carbon and renewable energy proposals; and
28. Removal of permitted development rights.

Meeting ended at 6.55 p.m.