

**DEVELOPMENT CONTROL COMMITTEE**

*At a meeting of the Development Control Committee on Monday, 15 February 2010 at Civic Suite, Town Hall, Runcorn*

Present: Councillors Nolan (Chairman), Thompson (Vice-Chairman), P. Blackmore, J. Bradshaw, Hignett, Hodgkinson, Leadbetter, Morley, Osborne, Polhill and E. Ratcliffe

Apologies for Absence: Councillors None

Absence declared on Council business: None

Officers present: J. Farmer, G. Henry, A. Plant, M. Simpson, J. Tully and P. Watts

Also in attendance: None

**ITEMS DEALT WITH  
UNDER DUTIES  
EXERCISABLE BY THE COMMITTEE**

	<i>Action</i>
DEV62 MINUTES	
<p>The Minutes of the meeting held on 11 January 2010, having been printed and circulated, were taken as read and signed as a correct record.</p>	
DEV63 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>	
DEV64 - 09/00505/FUL - PROPOSED CONSTRUCTION OF NEW BAKERY CONSISTING OF MAIN PRODUCTION FLOOR, DISTRIBUTION WAREHOUSE, ENGINEERING WORKSHOPS, TWO STOREY OFFICES, HARD STANDING FOR HEAVY GOODS VEHICLES, CAR PARKING AND LANDSCAPING TO THE LAND AT SECTOR B, BLACKHEATH LANE, MANOR PARK, DARESBUY.IT	
<p>The consultation procedure undertaken was outlined</p>	

in the report together with background information in respect of the site. It was reported that one letter of objection had been received from a resident of Moore, details of which were outlined in the report.

It was further noted that the Council's Noise Officer had confirmed no objections to the proposal based on potential noise nuisance and that, given the separation from surrounding residential properties and intervening landscape planting, it was considered that a detailed noise assessment could not be justified in this case.

The Committee was advised that the Council's Wildlife Officer and Environment Agency raised no objections and proposed that three additional conditions be added in relation to flood alleviation detection and drainage.

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

1. Materials condition, requiring the submission and approval of the final colour details and implementation in accordance with approved details and approved plans; (BE2)
2. Submission, agreement and implementation of site and finished floor levels and requiring minimum floor levels; (BE1/ PR16)
3. Landscaping condition, requiring submission and agreement/ implementation of hard and soft landscaping in accordance with approved details; (BE2)
4. Requiring implementation of habitat management plan (GE19)
5. Protection of water courses and retained habitat during construction; (GE19)
6. Boundary treatment condition requiring submission and agreement/ implementation to be carried out in accordance with approved details including screening of external storage/ refuse areas; (BE2)
7. Wheel cleansing facilities to be submitted and approved in writing and used during construction; (BE1)
8. Construction and delivery hours to be adhered to throughout the course of the development; (BE1)
9. Vehicle access, parking, servicing etc to be constructed prior to occupation/ commencement of use; (BE1)
10. Agreement and implementation of cycle parking provision; (TP6)
11. Requiring implementation of agreed Travel Plan;

- (TP16)
12. Requiring any external lighting to be installed in accordance with the guidelines of the Institute of Lighting Engineers; (BE1)
  13. Restricting height and locations of external storage; (E5); and
  14. Requiring a detailed survey and protection of any ground nesting birds prior to commencement of development; (GE21)

**Additional Conditions were added as follows:**

15. Flood alleviation; and
16. Drainage details.

DEV65 -10/00005/FUL - PROPOSED DEMOLITION OF EXISTING DECK ACCESS FLATS AND ERECTION OF 93.NO DWELLINGS (COMPRISING OF 60 NO. FLATS AND 33 NO. HOUSES) WITH ASSOCIATED NEW ACCESS ROADS, FOOTPATHS AND CAR PARKING AT WOODLAND WALK, KING ARTHURS WALK AND MERLIN CLOSE, CASTLEFIELDS, RUNCORN

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was reported that one letter of objection had been received raising issues relating to proximity of proposed development to existing dwellings, visual impact and loss of privacy, disruption during construction works including noise, dust, construction traffic, disruption to utilities and potential crime and disorder, loss of green space, demand on parking and public services and loss of property value.

The Committee was advised that a late objection had been received in relation to lack of parking provision, however the highways department had agreed that the suggested levels were in line with previous parking levels. It was also noted that the Housing Association were having a meeting to discuss the provision of more steps to the objectors' property.

It was noted that the proposed flats were however considered to impact upon non habitable rooms only to the front of the objector's property, it was considered that sufficient separation was provided and that differences in levels substantially would reduce the overall impact.

It was further noted that amended plans have been received to relocate one proposed block to avoid existing services and to accord with comments of the Councils Highways Engineers regarding highway circulation and parking.

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

1. Requiring the development to be carried out in accordance with the approved phasing plan and requiring conditions for each phase to be discharged in accordance with the specified timescale for that phase;
2. Materials condition, requiring the submission and approval of the materials to be used; (BE2)
3. Landscaping condition, requiring the submission of both hard and soft landscaping to include replacement tree planting; (BE2)
4. Boundary treatments including retaining walls to be submitted and approved in writing; (BE2)
5. Wheel cleansing facilities to be submitted and approved in writing; (BE1)
6. Submission and agreement of finished floor and site levels; (BE1)
7. Construction and delivery hours to be adhered to throughout the course of the development; (BE1)
8. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/ commencement of use. (BE1)
9. conditions relating to the agreement and implementation of garden sheds, bin stores and cycle parking provision; (TP6)
10. Submission and agreement of finished floor and site levels; (BE1)
11. Conditions relating to restriction of permitted development rights relating to extensions and outbuildings and boundary fences etc; (BE1)
12. Site investigation, including mitigation to be submitted and approved in writing; (PR14)
13. Conditions relating to tree protection during construction; (BE1)

DEV66 MISCELLANEOUS ITEMS

It was reported that the following application has been withdrawn: -

09/00449/FUL      Proposed conservatory to rear of 33  
Lessingham Road, Widnes, Cheshire,  
WA8 9FU

The Committee was advised that an adjoining authority application was received from St Helens Metropolitan Borough Council in relation to Bold Heath Quarry, Mill Green Lane. The application was allowed on appeal with a condition requiring the establishment of a Liaison Group. It was suggested that an Officer and Ward Councillor from Halton Borough Council attend as representatives. Members were asked to consider whether they would wish to see a Member of this Committee on the Group.

After discussion the Committee agreed that a Ward Member should attend the group and wished to note their concern in the lack of enforcement by the applicant.

RESOLVED: That the miscellaneous items be noted.

*Meeting ended at 6.40 p.m.*