

Public Document Pack



Development Control Committee *Supplementary Item*

Monday, 4 November 2013 6.30 p.m.
Civic Suite, Town Hall, Runcorn

A handwritten signature in blue ink, appearing to read 'David W R', positioned above a grey rectangular stamp.

Chief Executive

COMMITTEE MEMBERSHIP

Councillor Paul Nolan (Chairman)
Councillor Dave Thompson (Vice-Chairman)
Councillor Sandra Baker
Councillor Arthur Cole
Councillor Ron Hignett
Councillor Stan Hill
Councillor Chris Loftus
Councillor Angela McInerney
Councillor Tom McInerney
Councillor Keith Morley
Councillor Shaun Osborne
Councillor Carol Plumpton Walsh
Councillor Christopher Rowe

*Please contact Ann Jones on 0151 511 8276 Ext. 16 8276 or
ann.jones@halton.gov.uk for further information.
The next meeting of the Committee is on Monday, 2 December 2013*

**ITEMS TO BE DEALT WITH
IN THE PRESENCE OF THE PRESS AND PUBLIC**

Part I

Item No.	Page No.
3. AB UPDATE LIST	3 - 6

In accordance with the Health and Safety at Work Act the Council is required to notify those attending meetings of the fire evacuation procedures. A copy has previously been circulated to Members and instructions are located in all rooms within the Civic block.

DEVELOPMENT CONTROL COMMITTEE
Update List

4th November 2013

PAGE NO.	LIST A	LIST B	Updated Information
11		13/00267/HBCFUL	<p>An updated proposed site plan has been provided which shows a swept path analysis and kerb radii to meet with the Highway Officer's requirements. The Highway Officer has confirmed that this meets with his requirements.</p> <p>The size of the proposed amenity buildings have been reduced which is shown on the updated proposed site plan and the accompanying floor plan and elevations.</p> <p>Two additional representations have been received.</p> <p>An additional condition securing the submission of a lighting scheme for approval is suggested.</p>
25		13/00278/FUL	<p>A total of 10 objections have now been received the issues of which have been addressed in the report.</p> <p>The Environment Agency has no objection in principle to the proposed development but wishes to make the following comments:-</p> <p>The discharge of surface water from the proposed development is to mimic that which discharges from the existing site. An assessment of the existing surface water drainage arrangements should be</p>

			<p>undertaken in order to inform the post development drainage strategy and allowable runoff rate. If surface water is to discharge to mains sewer, the water company should be contacted for confirmation of the acceptable discharge rate. For discharges above the allowable rate, attenuation will be required for up to the 1% annual probability event, including allowances for climate change.</p> <p>The discharge of surface water should, wherever practicable, be by Sustainable Drainage Systems (SuDS). SuDS, in the form of grassy swales, detention ponds, soakaways, permeable paving etc., can help to remove the harmful contaminants found in surface water and can help to reduce the discharge rate.</p> <p>Therefore the proposed development will only be acceptable if the following planning conditions are imposed:</p> <p>1) The development hereby permitted shall not be commenced until such time as; a scheme to limit the surface water runoff generated by the proposed development, has been submitted to and approved in writing by the local planning authority.</p> <p>Reason:- To prevent the increased risk of flooding by ensuring the satisfactory storage / disposal of surface water from the site.</p> <p>During times of severe rainfall overland flow of surface water could cause a flooding problem. The site layout is to be designed to contain any such flooding</p>
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			<p>within the site, to ensure that existing and new buildings are not affected.</p> <p>2) The development hereby permitted shall not be commenced until such time as; a scheme to manage the risk of flooding from overland flow of surface water, has been submitted to and approved in writing by the local planning authority</p> <p>Reason:- To reduce the risk of flooding to the proposed development and future occupants.</p> <p>Recommendation:</p> <p>The application is recommended for approval subject to officers writing to the HSE providing them with 21 days to consider whether to request the application be called-in by the Secretary of State.</p> <p>If the application is not called in, the decision notice is to be issued subject to the conditions listed in section 9 of the report, and the additional EA conditions above.</p>
60	13/00328/FUL		<p>The Council's Environmental Health Officers have provided the following comments on the application: The modelling carried out to predict the operational impact of the junction alterations indicate that there will be minimal or no impact on residents in the long term. With regard the impact of the construction of the junction, the details of mitigation techniques will be identified in the CEMP once the phasing strategy has been finalised.</p> <p>Environmental Health therefore</p>

			has no adverse comments to make regarding this application and will not at this stage be proposing any conditions.
79	13/00364/FUL		