

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 11 September 2006 at the Council Chamber, Runcorn Town Hall.

Present: Councillors Thompson (Vice-Chair in the Chair), Blackmore, Morley, Osborne, Polhill, Rowan and Whittaker.

Apologies for Absence: Councillors Nolan, Leadbetter and Sly.

Absence declared on Council business: Councillor Hignett

Officers present: P. Watts, M. Simpson, L. Beard, A. Pannell, A. Plant, L Capper and M Hughes.

Members of the public: 12

ITEM DEALT WITH UNDER DUTIES EXERCISABLE BY THE BOARD

DEV13 MINUTES

The Minutes of the meeting held on 14th August 2006 having been printed and circulated, were taken and signed as a correct record.

RESOLVED: That the minutes be noted.

DEV14 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.

(i) **Plan No. 06/00436/FUL**

Proposed erection of 10 No. courtyard houses to the land at Dawsons Dance Centre, Lunts Heath Road, Widnes.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was noted that no representations had been

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received to date.

The Committee was advised that the Council's Environmental Health Officer had submitted a full report on the existing buildings, it was noted that all the buildings were constructed of asbestos cement and were likely to deteriorate. The owners had indicated they could not afford to complete significant repair work. It was reported that the very special circumstances in the removal of the asbestos cement buildings were to be weighed against the thought that new housing in principal would be an inappropriate development in the Green Belt and was therefore contrary to local and national policy.

Members discussed highway safety and the access to and from the development and it was noted that land at the side of the current entrance/exit road had been bought in order to widen the road therefore making two-way traffic. This would increase visibility when leaving the junction.

RESOLVED: That the application be approved subject to the application not being called in by the Secretary of State following its referral under Green Belt direction and to the following conditions:

1. Standard condition relating to timescale and duration of the permission;
2. Wheel wash condition required for construction phase (BE1).
3. Parking conditions (2 separate conditions) to ensure access and parking is provided and maintained at all times. The use of the premises shall not commence until the vehicle access and parking has been laid out (TP12).
4. Landscaping condition is required to ensure comprehensive details are provided prior to the commencement of development (BE2).
5. Boundary treatment condition is required to ensure details are provided prior to the commencement of development (BE2).
6. Drainage condition, requiring the submission and approval of drainage details (BE1).
7. Construction hours to be adhered to throughout the course of the development (BE1).
8. Delivery hours to be adhered to throughout the course of the development (BE1).
9. Materials condition, requiring the submission and approval of the materials to be used (BE2).
10. Site investigation, including mitigation to be submitted and approved in writing (PR14).

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11. A condition and removing permitted developments from the property including extension, porches and roof alterations (BE1).
12. An agreed schedule for the removal of the existing buildings and contaminated materials.

Additional conditions to be added were as follows:

- (i) Details of right turning lane to be submitted to, agreed and constructed prior to commencement;
- (ii) Prior to the commencement of development details of existing site levels and finished floor levels to be submitted and agreed; and
- (iii) Boundary treatments and hard surfacing to be removed as part of the condition removing permitted development rights.

(ii) Plan No. 06/00461/FUL

Full application for erection of 101 No. 2 ½, 3 and 3 ½ storey residential dwellings to the land at Cameron Industrial Services Ltd, Cameron House, Hale Road, Halebank, Widnes.

It was noted that this application had been withdrawn.

(iii) Plan No. 06/00502/FUL

Proposed district centre, consisting of 1 No. single storey convenience store, 5 No. two storey retail units, 1 No. two storey public house and 1 No. three storey apartment block (comprising 12 No. two bed and 6 No. 1 bed) to the land opposite Motherwell Close, Lanark Gardens, Widnes.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was noted that 33 letters of objection had been received on the grounds of which were detailed in the report.

The Committee heard objections from Mr Davidson who spoke on behalf of the residents of Upton Rocks and requested that the Committee withdraw or defer the application as it was felt that more flats would not benefit the community as at present there was a vast number of apartments which still had not been sold. In addition it was felt that there would be major traffic and parking problems if this development was to go ahead.

In reply it was noted that a link road would be built

creating some benefit and a local convenience store, retail units and public house would reduce traffic from local residents. In addition it was noted that there were no legal grounds in which to defer the planning application.

An amendment to the report was tabled informing the Committee that the Environment Agency had no objections and had recommended additional conditions to be added.

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

1. Standard condition relating to timescale and duration of the permission;
2. Specifying amended plans (BE1).
3. Wheelwash condition required for construction phase (BE1).
4. Parking conditions (2 separate conditions) to ensure parking and servicing areas is provided and maintained at all times. The use of the premises shall not commence until the vehicle access and parking has been laid out (TP12 & E5).
5. Landscaping condition is required to ensure comprehensive details are provided prior to the commencement of development (BE2).
6. Boundary treatment condition is required to ensure details are provided prior to the commencement of development (BE2).
7. Details of the design of the bin storage (BE2).
8. Drainage condition, requiring the submission and approval of drainage details (BE1).
9. Construction hours to be adhered to throughout the course of the development (BE1).
10. Delivery hours to be adhered to throughout the life of the permission (BE1).
11. Opening hours to be adhered to throughout the life of the permission (BE1).
12. Condition stating that there shall be no external flues on any units (BE2).
13. Condition stating that there shall be no external shutters on any units (BE2).
14. Materials condition, requiring the submission and approval of the materials to be used (BE2).
15. Condition requiring the entering into a legal agreement or other appropriate agreement prior to the commencement of development (BE1).
16. Details of equipment to control the emissions of fumes shall be submitted and agreed in writing (BE1 & PR3).
17. Condition that construction traffic is to use

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- Queensbury Way (BE1)
18. That the A5 use is restricted to Units 1 & 5.

Additional conditions to be added were as follows:

- (i) Deliveries to be taken off Queensbury Way (BE1)
- (ii) Construction of pedestrian access including 3m cycleway from Lanark Gardens to Upton Rocks Park. Prior to occupation (BE1).
- (iii) Chemical storage restriction (PR5).
- (iv) Amphibian survey prior to commencement (GE21).
- (v) Temporary fencing around the pond (GE21).
- (vi) Details of the recycling centre to be submitted prior to commencement (BE1).
- (vii) Noise conditions (2 separate conditions) to protect residential amenity and to ensure doors on the public house would have self closers (PR2).
- (viii) Prior to the commencement of development lighting details shall be submitted (PR4).

(iv) Plan No. 06/00540/OUT

Outline application for a two storey health centre/children's nursery including details of layout and means of access for approval to the land opposite Motherwell Close, Lanark Gardens, Widnes.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was noted that nine letters of objection had been received on the grounds of which were detailed in the report.

Members discussed traffic and parking problems and the possibility of the need for a mini by-pass to re-direct the traffic. It was reported that the link road was in the process of being designed and the department was looking for further contributions with hope of commencement early next year.

In addition it was reported that the Environmental Agency had no objections.

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

- 1. Reserved matters condition, for the submission of and approval prior to the commencement of development.
- 2. Time limit for the submission of reserved matters.

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3. Time limit for the commencement of development.
4. Reserved matters to be submitted and carried out as approved.
5. Materials condition, requiring the submission and approval of the materials to be used (BE2).
6. Drainage condition, requiring the submission and approval of drainage details (BE1).
7. Landscaping condition, requiring the submission of both hard and soft landscaping (BE2).
8. Boundary treatments to be submitted and approved in writing (BE1).
9. Wheel cleansing facilities to be submitted and approved in writing (BE1).
10. Parking conditions (2 separate conditions) to ensure parking and servicing areas is provided and maintained at all times. The use of the premises shall not commence until the vehicle access and parking has been laid out (TP12).
11. Details of the design of the bin storage (BE2).
12. Construction hours to be adhered to throughout the course of the development. (BE1)
13. Delivery hours to be adhered to throughout the life of the permission. (BE1)
14. Condition that construction traffic is to use Queensbury Way (BE1)

Additional conditions to be added were as follows

- (i) Opening hours 07.00 – 21.00 for the life of the permission (BE1).
- (ii) Prior to the commencement of development lighting details shall be submitted (PR4).

(v) Plan No. 06/00542/HBC/FUL

Proposed erection of gates adjacent to 1 Ireland Street, Widnes.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was noted that an objection had been received from the Highways Authority in relation to the use of Stopping Up Orders in such cases.

In addition comments had been received from United Utilities – no objection but require 24 hr access to a water main within the enclosed area. Should access be needed and no key available access would be gained through forced entry. United Utilities would not be held liable for the cost of repairing such damage.

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RESOLVED: That the application be approved subject to 1 condition requiring colour coating Dark Green BE22.

(vi) Plan No. 06/00543/HBCFUL

Proposed erection of gates to the rear of 74 and 77 Arley Drive, Widnes.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was noted that an objection had been received from the Highways Authority in relation to the use of Stopping Up Orders in such cases.

RESOLVED: That the application be approved subject to 1 condition requiring colour coating Dark Green BE22.

(vii) Plan No. 06/00544/HBCFUL

Proposed erection of gates adjacent to 99 and rear of 119 Cradley, Widnes.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was noted that an objection had been received from the Highways Authority in relation to the use of Stopping Up Orders in such cases.

RESOLVED: That the application be approved subject to 1 condition requiring colour coating Dark Green BE22.

(viii) Plan No. 06/00545/HBCFUL

Proposed erection of gates adjacent to 21 Andrew Close, Widnes.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was noted that an objection had been received from the Highways Authority in relation to the use of Stopping Up Orders in such cases.

RESOLVED: That the application be approved subject to 1 condition requiring colour coating Dark Green BE22.

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(ix) Plan No. 06/00546/HBCFUL

Proposed erection of gates adjacent to 122 & 124 Mottershead Road, Widnes.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was noted that an objection had been received from the Highways Authority in relation to the use of Stopping Up Orders in such cases.

RESOLVED: That the application be approved subject to 1 condition requiring colour coating Dark Green BE22.

(x) Plan No. 06/00565/HBCFUL

Proposed erection of gates adjacent to 20 Boston Avenue and rear of 97 Morval Crescent, Runcorn.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was noted that an objection had been received from the Highways Authority in relation to the use of Stopping Up Orders in such cases.

RESOLVED: That the application be approved subject to 1 condition requiring colour coating Dark Green BE22.

(xi) Plan No. 06/00604/HBCFUL

Proposed erection of gates adjacent to 8 Vahler Terrace and rear of 16 Cartwright Street, Runcorn.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was noted that an objection had been received from the Highways Authority in relation to the use of Stopping Up Orders in such cases.

RESOLVED: That the application be approved subject to 1 condition requiring colour coating Dark Green BE22.

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DEV15 MISCELLANEOUS ITEMS

1) Appeals had been received following the Council's refusal of the following applications:-

04/01099/OUT Outline application for two storey

residential development consisting of a two storey block of 6 No. flats and associated vehicle parking at Ditton Church Hall, Liverpool Road, Widnes, Cheshire.

06/00460/FUL Proposed two storey detached house with basement area and detached garage at Original Site Of Hale Village Nursery, Cocklade Lane, Hale Village, Liverpool, L24 4BB.

06/00504/FUL Proposed conversion of existing stable building and erection of 9 No. apartments to provide 11 No. accommodation units at 35 Irwell Lane, Runcorn, Cheshire, WA7 1RX.

06/00511/FUL Proposed erection of 1 No. two storey detached dwellings at Land Adjacent to 248 Moorfield Road, Widnes, Cheshire, WA8 3HG.

06/00512/FUL Proposed single storey workshop building to the rear of existing warehouse with two storey amenity block to one end at Albion Chemicals Limited, Pickerings Road, Widnes, Cheshire, WA8 8XW.

06/00531/FUL Proposed conservatory to rear of 1 Swindon Close, Runcorn, Cheshire, WA7 6NF.

2) The following application had been returned :-

06/00529/FUL Conversion of garage to study/w.c. at 6 Kildare Close, Liverpool, Hale Village, Merseyside, L24 5SA

3) The following petitions had been received:-

05/00957/FUL Proposed erection of 5 no. four bedroom detached dwellings at Lawson House, Moughland Lane/Campbell

Avenue.

The petition contained 23 signatures where the objections were:

- 1) There had been no consultation on the outline plan for the whole of the Lawson House site;
- 2) The site density and type of dwellings proposed is totally out of character with existing housing in the area;
- 3) The partial development initially proposed effectively cuts off any access to the remainder of the site. The access may be required at a later date if a series of planning applications are made by Morris Homes;
- 4) Earlier planning applications for 4 executive style houses on the south side of the site was not pursued by the previous owners due to access problems near to the bend in Moughland Lane. A tenfold increase in traffic on the site with access in the same vicinity would cause even more problems;
- 5) Overloading of the suspect main drainage with additional drainage from such a high density development; and
- 6) Access problems for Emergency and Environmental vehicles.

Meeting ended at 7.00 p.m.