

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 20 November 2006 at Civic Suite, Town Hall, Runcorn

Present: Councillors Nolan (Chairman), Thompson (Vice-Chairman), Blackmore, Hignett, Morley, Leadbetter, Osborne, Polhill, Rowan and Whittaker

Apologies for Absence: Councillors Sly

Absence declared on Council business: (none)

Officers present: P. Watts, M. Simpson, Liz Beard, A. Pannell and J. Tully

Also in attendance: (none)

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

Action

DEV28 MINUTES

The Minutes of the meeting held on 9th October 2006 having been printed and circulated, were taken as read and signed as a correct record.

DEV29 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.

DEV30 - PLAN NO. 06/00683/FUL - FULL APPLICATION FOR ERECTION OF 12 NO. TWO AND 2.5 STOREY, FOUR BEDROOM DETACHED DWELLINGS AT LAWSON HOUSE, MOUGHLAND LANE, RUNCORN.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was noted that comments had been received from six local residents, the details of which were outlined in the report. It was noted that two letters of objection had been received from Mr Duncan MacNaughton and Ms Susan Sherliker, both of which raised concerns regarding

the article recently published in the local press that highlighted the possible demolition of Lawson House. The two objectors raised other concerns such as the thought that the development may not fit in with the character of the building and the departure from the original proposal.

In reply it was confirmed that these newspaper articles were factually incorrect and it was noted that Lawson House was separate to the area that this application referred to as it was behind Lawson House. It was reported that the area was low density and the developers would ensure that the character of the area would be maintained.

It was reported that there were a number of trees on the site that were protected by a tree preservation order and the planning design was low density and the layout complied with Halton's Unitary Development Plan.

The Committee was advised of an amended plan which gave access to a double garage on plot one, this had been received and accepted by the Council's highways engineer.

It was noted that United Utilities had raised no objection to the proposal providing that the site was drained on a separate system with only foul drainage connected into the foul sewer. In addition the Health and Safety Executive had not advised against the proposal.

RESOLVED: That the application be approved subject to the applicant entering into a Section 106 Legal Agreement for a financial contribution for the provision of off-site open space and the following 24 conditions: -

- 1 Standard 3 year permission
- 2 Amended plans (BE1 and BE2)
- 3 Entering into a legal agreement for provision of financial contribution towards off site open space (H3)
- 4 Submission of materials for approval prior to commencement (BE2)
- 5 Submission of existing land levels and proposed finished floor levels prior to commencement (BE1)
- 6 Submission of drainage scheme prior to commencement (BE1)
- 7 Provision of full details of boundary treatments prior to commencement (BE22)
- 8 Prior to commencement provision of ground investigation and remediation work implemented prior to commencement (PR12)
- 9 No trees shown to be retained on the site shall be

Strategic Director
- Environment

felled, pruned, lopped, topped, uprooted or damaged in any way as a result of carrying out this development without the prior written consent of the Local Planning Authority (GE27)

- 10 Before any site works commence, a method statement for the protection of retained trees shall be approved by the Local Planning Authority and adopted by all personnel on site (GE27)
- 11 Before any site works commence, robust temporary fencing in accordance with British Standard 5837 shall be erected to adequately protect all existing trees shown to be retained (GE27)
- 12 No work on site (including the pre-construction delivery of equipment or materials or the creation of access to the site) shall commence until the Local Planning Authority has been notified in writing of the proposed date of commencement and has confirmed that the protective fencing around trees has been erected to its satisfaction (GE27)
- 13 Within the protective zones surrounding each tree, as defined by the fencing, there shall be no raising or lowering of levels, no storage of soil, debris or building materials, no installation of underground services, kerbing, or any kind of hard surfacing, no passage of vehicles or any other site activity whatsoever without prior consultation with the Council's Tree Officer (GE27)
- 14 Provision of hard and soft landscaping details to be agreed and implemented (BE1)
- 15 Soft landscaping to include written specifications (BE1)
- 16 All hard and soft landscaping to be carried out in accordance with approved details (BE1)
- 17 The new tree planting as indicated within Plot 5 on Drawing No. MD056/PL02 Rev J shall be retained throughout the lifetime of the development, replacement planting if tree is damaged or dies back within first 5 years (BE1)
- 18 Details of boundary treatment to north of Plots 4 and 5 to be submitted prior to the commencement of development and retained throughout the lifetime of the development (BE1 and BE22)
- 19 Layout of access and car parking prior to occupation (BE1)
- 20 Removal of permitted development rights for Class A and E (BE1 and BE2)
- 21 Removal of permitted development rights for insertion of windows and dormers (BE1 and BE2)
- 22 Restriction of construction and delivery hours (BE1)
- 23 Provision of wheel cleansing facilities for use

throughout construction period (BE1)
24 Provision of domestic refuse bins (BE1)

DEV31 - PLAN NO. 06/00734/HBCFUL PROPOSED ERECTION OF GATES AT ENTRANCE TO ALLEYWAYS AT THE REAR OF JAMES CLOSE AND ADJACENT TO 1, 11 AND 17 DAVIES CLOSE, WIDNES.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was noted that United Utilities had raised no objections in principle and the Highways Authority had objected 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.

Strategic Director
- Environment

DEV32 - PLAN NO. 06/00735/HBCFUL. PROPOSED ERECTION OF GATES AT ENTRANCE TO ALLEYWAYS AT THE REAR OF 3 AND 5 LACEY STREET WIDNES.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was noted that United Utilities and Cheshire Fire Authority had raised no objections in principle and the Highways Authority had objected 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.

Strategic Director
- Environment

DEV33 - PLAN NO. 06/00755/S73. PROPOSED VARIATION OF CONDITION 24 ON 06/00502/FUL TO VARY HOURS OF OPENING FOR A1 USE AND A5 USE TO THE LAND OPPOSITE MOTHERWELL CLOSE, LANARK GARDENS, WIDNES.

It was reported that a further three letters of objection had been received which were for the same reasons as those detailed in the report.

The Committee was advised that this application had been withdrawn by the applicants on the 9th November 2006.

DEV34 MISCELLANEOUS

It was reported that an appeal was lodged following the Council's refusal of the following application: -

A decision had been reached as follows

05/00893/ Full proposed first floor rear extension at 1 Danby Close Runcorn Cheshire WA7 2YE.

This appeal had been allowed.

The following applications had been withdrawn.

06/00592/FUL Proposed residential development to provide 16 No. one bedroom, 34 No. two bedroom and 5 No. three bedroom apartments (total 55 No. units) in a single block between four and six stories over undercroft car parking on Former Express Dairies Site, Perry Street, Runcorn, Cheshire, WA7 5SW

06/00619/OUT Outline application for demolition of existing buildings and erection of 3-5 storey residential development (comprising 42 No. units with 58 No. car parking spaces) with siting/layout, design/external appearance and means of access for approval at Former Oak Lodge, Richards Close, Runcorn, Cheshire, WA7 2HR

The following applications have been returned:-

06/00733/HBCFUL Proposed erection of alleygates on Land Adjacent To 158 Hale Road, Widnes, Cheshire, WA8 8SY

06/00751/HBCFUL Proposed erection of gates at entrances to alleyway and fencing (approx 10m in length) at Alleyway Adjacent To 16 Allen Road, Runcorn, Cheshire, WA7 4HX

06/00752/HBCFUL Proposed erection of gates at entrances
to alleyway at Alleyway To Rear Of 8
Carlton Street, Widnes, Cheshire, WA8
6NP

Meeting ended at 6.44 p.m.