



Development Control Committee

Monday, 20 November 2006 6.30 p.m.
Town Hall, Runcorn

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

Chief Executive

COMMITTEE MEMBERSHIP

Councillor Paul Nolan (Chairman)
Councillor Dave Thompson (Vice-Chairman)
Councillor Sue Blackmore
Councillor Ron Hignett
Councillor Keith Morley
Councillor Dave Leadbetter
Councillor Shaun Osborne
Councillor Rob Polhill
Councillor Colin Rowan
Councillor Tim Sly
Councillor Ian Whittaker

*Please contact Michelle Simpson on 0151 424 2061 Ext. 1126 or
michelle.simpson@halton.gov.uk for further information.
The next meeting of the Committee is on Monday, 18 December 2006*

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

Part I

Item No.	Page No.
1. MINUTES	1 - 13
2. DECLARATION OF INTEREST	
Members are reminded of their responsibility to declare any personal or personal and prejudicial interest which they have in any item of business on the agenda, no later than when that item is reached, and (subject to certain exceptions in the Code of Conduct for Members) to leave the meeting prior to discussion and voting on the item.	
3. PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE	14 - 27
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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

At a meeting of the Development Control Committee on Monday, 9 October 2006 in the Council Chamber, Runcorn Town Hall.

Present: Councillors Nolan (Chairman), Thompson (Vice-Chairman), Blackmore, Leadbetter, Osborne, Polhill, Rowan and Sly.

Apologies for Absence: Councillor Whittaker

Absence declared on Council business: Councillor K.Morley

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

Also in attendance: Councillors Cross and M. Hodgkinson

Members of public: 9

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

Action

DEV16 MINUTES

The Minutes of the meeting held on 11th September 2006 having been printed and circulated, were taken and signed as a correct record.

DEV17 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.

DEV18 - PLAN NO. 00469/OUTEIA - OUTLINE APPLICATION FOR FORMATION OF 18 HOLE GOLF COURSE TOGETHER WITH CLUB HOUSE, GREENS MAINTENANCE BUILDING, CAR PARK AND ASSOCIATED FACILITIES (JOINT APPLICATION WITH KNOWSLEY COUNCIL), TO THE LAND BOUNDED BY NORLANDS LANE, M62 MOTORWAY AND MILL LANE, PEX HILL, WIDNES.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was noted that 12 letters of objection had been received on the grounds of which were detailed in the report. In addition Halton Friends of the Earth had sent a letter of objection which raised concerns over the following;

- the justification put forward by the applicants;
- the transport and accessibility;
- loss of amenity of local residents;
- loss of natural habitat;
- accessibility to the public;
- assumption over existing course and funding issues; and
- other uses of the land would be more sustainable.

It was noted that this was an initial response and they would be submitting a more substantial response.

Mr Worcester from Turley Associates – the planning consultants who were representing the application - addressed the Committee. It was noted that the plans were illustrative plans only and the plans for the siting of the clubhouse would be drawn at a later stage and consideration would be given to residents with regards to the visual impact of the building.

In addition the Ward Councillor, Councillor Cross, addressed the Committee on behalf of the residents from Norlands Park as it was felt that the amount of traffic would increase and there were concerns regarding the proximity and scale of the clubhouse. It was noted that a single storey building would be preferred.

Members discussed the possibility of restricting the height of the clubhouse, noise survey assessment, whether the Widnes golf course on Liverpool Road would become surplus to requirements and the public right of way issues. It was reported that the right of way issues would be dealt with by Knowsley Borough Council as they fell under its border.

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

1. Standard condition relating to timescale and duration of permission.
2. Reserved matters, layout, scale, appearance, and landscape for future consideration.
3. Amended Plans condition.

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4. Details of materials required prior to commencement (BE2).
5. Drainage details required prior to commencement (BE1).
6. Condition to show the levels details for the proposal and how it links in with the adjacent land uses (BE1).
7. Details of bin storage required (BE2).
8. Car parking layout prior to commencement (TP12).
9. Cycle parking (TP6).
10. Disabled parking (TP12).
11. Details tree and hedgerow survey prior to commencement (BE2 & GE24).
12. Bat survey mitigation measures need to be put in place prior to the commencement of development (GE21).
13. Great crested newts survey, mitigation measures need to be put in place (GE21).
14. Barn Owl survey carried out and any mitigation measures need to be put in place prior to commencement (GE21).
15. Badger survey carried out and any mitigation measures need to be put in place prior to commencement (GE21).
16. Landscape and ecological plan (GE19).
17. Lighting scheme plan, showing details of all lighting (BE2 & PR4).
18. Noise levels report and mitigation measures (BE2 & PR2).
19. Visibility splay required to be maintained at all times (BE1).
20. Boundary treatment condition required ensuring details are provided prior to the commencement of development (BE2).
21. Wheel wash condition required for construction phase (BE1).
22. Scheme for the disposal of Japanese Knotweed (BE1).
23. Hoardings to be provided during the construction phase, where appropriate (BE1).
24. Construction hour's conditions (BE1).
25. Clubhouse, and other structures, restricted to single storey only (BE2 & GE1).
26. Residential accommodation, which should be provided within main clubhouse, for person working on golf course only (BE1).
27. Operating hours (BE1).
28. Hour of illumination (BE1).

A THREE STOREY BUILDING WITH ASSOCIATED ACCESS, CAR PARKING AND LANDSCAPING AT LAND TO THE REAR OF 353-363 HALE ROAD, HALEBANK, WIDNES.

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 eight local residents at the time the report was written and were detailed in the report.

In addition a letter had been received from Elite Homes, who had previously had an application recommended for refusal on an adjacent site, which was subsequently withdrawn. The letter raised concerns regarding the following:

- the same considerations given to the comprehensive development of the entire residential designation be given equal consideration on this current application;
- concerns around access and provision of the road and rights across it from third parties which could be achieved through a section 106 agreement; and
- underground car parking, which could cause flooding issues.

The Planning Officer informed the Committee that in relation to the first point as detailed in the report the whole basis of the approval was that the site would provide the opportunity to facilitate the link through to the adjacent sites which would have the potential to unlock the access problems, experienced by Elite Homes on their previous application.

With regards to the second point it was noted that the applicant had agreed to enter in to a Section 106 Agreement to facilitate this access for future development on the adjacent land. A decision would only be issued on completion of this Agreement.

In relation to the third point the Committee was advised that the Environment Agency had raised no objections to the scheme based on the provision of the underground car parking.

It was reported that amended plans had been submitted which successfully dealt with the following:

- design quality;
- delineation of private space at entrance;

- improvement to elevations; and
- indication of type of boundary treatment.

The amended plans illustrated the building set back a further 4.8m, which would provide additional protection of the privacy and outlook of the existing occupiers of the terraced properties on Hale Road.

The Committee was advised that the Council's Highway Engineers had requested further amended plans to improve the highway, car parking layouts and location of cycle stores. It was considered that these improvements could be achieved through planning permission.

It was reported that the applicant had been requested to provide a financial contribution towards the HGV Relief Road.

RESOLVED: That the application be approved subject to the following 18 conditions including a Section 106 Legal Agreement for the provision of off site open space and free access through to the adjacent site without recourse to ransom.

- 1 The entering into a Legal Agreement for off-site open space provision and allowing free access through site to adjacent land. (Policy RG5 and H3).
- 2 In accordance with amended plans (Policy RG5 and BE1).
- 3 Prior to commencement the applicant to install security gates for the access to the rear of 353-363 Hale Road following approval of details by the Local Planning Authority (Policy BE1).
- 4 Prior to commencement the submission of material samples for approval (Policy BE2).
- 5 Prior to commencement the submission of details of all boundary treatments for approval (Policy BE22).
- 6 Prior to commencement the submission of details of a hard and soft landscaping scheme (Policy BE1).
- 7 Prior to commencement the submission of detailed species of soft landscaping for approval (Policy BE1).
- 8 Prior to commencement the submission of details of bin and cycle stores, to be secured, for approval (Policy BE2).
- 9 Prior to commencement the submission of a ground investigation and undertaking of any remedial works where required (Policy PR14).
- 10 Prior to commencement the submission of existing ground levels and proposed finished floor/ground levels for approval (Policy BE1).

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- 11 Prior to commencement the submission of drainage details for approval (Policy BE1).
- 12 Prior to commencement the submission of details of wheel wash to be used throughout the course of the construction period (Policy BE1).
- 13 Landscaping scheme to be implemented during the course of development or next available planting season (Policy BE1).
- 14 Access, roads, car parking and service areas to be laid out prior to occupation of premises (Policy BE1, TP6, TP7, TP12 and TP17).
- 15 Windows to north and east elevations to be installed with triple glazing and trickle vents (Policy PR7).
- 16 No lighting to be installed within the site or on the building without further approval from the Local Planning Authority (Policy BE1 and PR4).
- 17 Restricted hours of construction (Policy BE1).
- 18 Provision of domestic refuse bins.

DEV20 - PLAN NO. 06/00591/OUT. OUTLINE APPLICATION FOR UP TO 50 NO. DWELLINGS WITH ALL MATTERS RESERVED ON THE LAND OF THE FORMER GLEBE GARAGE LTD, LUNTS HEATH ROAD, WIDNES.

The application was refused as per the printed agenda.

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DEV21 - PLAN NO. 06/00592/FUL. PROPOSED RESIDENTIAL DEVELOPMENT TO PROVIDE 16 NO. ONE BEDROOM APARTMENT, 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 TO THE LAND AT THE FORMER EXPRESS DAIRIES SITE, PERRY STREET, RUNCORN.

It was noted that this application had been withdrawn.

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DEV22 - PLAN NO. 06/00594/OUT. PROPOSED CREATION OF UP TO 17,350 SQUARE METRES OF NEW B1 BUSINESS ACCOMMODATION ACROSS 8 NO. INDIVIDUAL SITES (A MAXIMUM OF THREE STOREYS) AND CAR PARKING WITHIN, TO THE LAND AT THE HEATH BUSINESS AND TECHNICAL PARK, THE HEATH, RUNCORN.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was noted that 26 letters of objection had been received, (including a Ward Councillor) the grounds of which

were detailed in the report. In addition it was reported that 11 further letters of objection had been received following consultation regarding the removal of the B2 use from the description, which was the same as the ones detailed in the report.

Mr Thomas addressed the Committee on behalf of local residents objecting to the application on the grounds that the site was too close to the proximity of local residents, also it was felt that residents were recovering from the pollution scare five years ago. In addition their concerns were noted regarding increase of traffic flow and the height of the buildings. Mr Thomas requested that the application be deferred.

Ward Councillor, Councillor M. Hodgkinson also addressed the Committee to oppose the application, the grounds of which were detailed in a document that was tabled at the meeting. (see appendix a).

Members raised concerns regarding the privacy and noise level issues for local residents. In reply it was noted that there were no planning reasons to defer the application.

It was reported that the Health and Safety Executive had confirmed they did not wish to call in the application.

RESOLVED: That authority be deferred to the Operational Director of Environmental & Regulatory Services in consultation with the Chairman subject to the application not being called in by the Health and Safety Executive to approve subject to the following 24 conditions and additional 6 conditions listed below:

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.
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

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- approved in writing (BE1).
10. Parking 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 Weston Point Expressway (BE1).
 15. To maintain the minimum distances to the residential properties (BE1).
 16. The parking shall be provided to a ratio of 1 Space per 30sqm.
 17. Subject to a travel plan being submitted and approved in writing (TP16).
 18. A phasing agreement on the submission and implementation of the reserved matters to be submitted (BE1).
 19. A traffic management scheme to be agreed and implemented (TP15).
 20. No lighting to be installed within the site or on the building without further approval from the Local Planning Authority (Policy BE1 and PR4).
 21. Prior to the commencement of development an amphibian survey is undertaken including remediation package and replacement pond.
 22. Details of a soak away system and oil interceptor.
 23. No existing trees to be pruned or felled without consent.
 24. A full tree survey, arboricultural method statement and tree protection plan to be submitted.

Additional conditions were as follows:

1. Details of cycle parking shall be provided prior to commencement (BE1).
2. Details of changing and shower facilities shall be provided (BE1).
3. Details of existing site levels and finished floor levels shall be submitted and approved (BE1).
4. Details of extract and refrigeration systems shall be submitted and approved (PR2).
5. Extract and refrigeration units shall be located on the North West elevation of site 1 and 3 away from residential properties.
6. Grampian condition for off site highways work to cover junction and access improvements with an agreed phasing plan and time table.

DEV23 - PLAN NO. 06/00612/FUL. PROPOSED SINGLE STOREY MANUFACTURE FACILITY WITH ANCILLARY MEZZANINE STORAGE AND INTERNAL TWO STOREY OFFICES TO THE LAND AT MANOR FARM ROAD, RUNCORN.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was noted that no objections had been received and the Council's Environmental Officer had raised no concerns.

RESOLVED: That authority be deferred to the Operational Director of Environmental & Regulatory Services in consultation with the Chairman for the resolution of outstanding issues and application be approved subject to the following conditions:

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1. Specifying amended plans (BE1).
2. Materials condition, requiring the submission and approval of the materials to be used (BE2).
3. Submission, agreement and implementation of site (BE1).
4. Submission, agreement and implementation of scheme for drainage (BE1).
5. Landscaping condition, requiring the submission of both hard and soft landscaping (BE2).
6. Submission, agreement and implementation of woodland habitat management plan (GE19).
7. 6 conditions relating to protection of trees to be retained during construction (GE19).
8. Boundary treatments to be submitted and approved in writing (BE2).
9. Wheel cleansing facilities to be submitted and approved in writing and used during construction (BE1).
10. Construction and delivery hours to be adhered to throughout the course of the development (BE1).
11. Vehicle access, parking, servicing etc to be constructed prior to occupation/ commencement of use (BE1).
12. Agreement and implementation of cycle parking provision (TP6).
13. Requiring implementation of agreed Travel Plan (TP16).
14. Restricting external lighting (BE1).
15. 2 conditions restricting external storage and external waste area to defined area (E5).
16. Agreement and implementation of cycle parking

- (TP6).
17. Grampian condition relating to off-site footpath / cycleway provision (BE1). It is considered that this can be satisfactorily achieved through condition.

DEV24 - PLAN NO. 06/00640/HBCFUL. RETROSPECTIVE APPLICATION FOR THE ERECTION OF ALLEY GATES TO THE LAND ADJACENT TO 4 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.

One letter of support had been received from a local resident in addition to one letter of objection, the grounds of which were detailed in the report. The Council's response to the objections was that the fence and gates scheme had emerged because of the requests from several local residents, through local Councillors and Area Forums in order to address anti-social behaviour occurring to the rear of their homes.

It was reported that United Utilities had no objection but would require 24hr 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.

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

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DEV25 - PLAN NO. 06/00646/HBCFUL. FULL APPLICATION FOR THE ERECTION OF A RE-POSITIONING OF ALLEY GATES TO THE LAND ADJACENT TO 4 SQUIRES AVENUE AND 11 SINCLAIR AVENUE, 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 that they had no objection but would require 24 hr

access to a public sewer and manhole 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.

The Committee was informed of an amendment to the fencing detail as the proposed 2m paladin fence was now replaced with details for timber fencing to match adjacent existing fencing (which was similar to the Kingsway refurbishment schemes), as a result of consultation with residents.

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

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DEV26 MATTER RELATING ADJOINING AUTHORITY
CONSULTATIONS

Plan No. 06/00570/ADJ

Adjoining authority outline application for the laying out of golf course, associated clubhouse and car parking with access to be determined at this stage to the land bounded by Mill Lane / M62 Motorway / Norlands Lane and Pex Hill, Cronton.

The Committee was informed that this proposal was an adjoining authority consultation by Knowsley Council, in respect of an 18-hole golf course. It was noted that this proposal was also a joint application between Halton and Knowsley, which had been discussed during this meeting (Minute No. DEV18 refers).

RESOLVED: That Halton Borough Council has no objections to the proposal.

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DEV27 MISCELLANEOUS ITEMS

It was reported that the following applications had been withdrawn:-

06/00461/FUL	Proposed erection of 101 No. 2.5/ 3/ 3.5 storey houses and apartments with associated parking at Cameron Industrial Services Ltd. Hale Road Widnes Cheshire.
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06/00490/FUL	Proposed two storey side extension and associated works at 247 Ditchfield Road Widnes Cheshire.
06/00553/OUT	Outline application for 3 No. two storey office blocks with details of siting / layout and means of access for approval at Clifton Road Sutton Weaver Runcorn Cheshire.
06/00558/FUL	Proposed two storey side extension and vehicular access crossing at 2 Heralds Close Widnes Cheshire.

Appendix a

Planning Application 06/00594/OUT SOG Ltd. Objection by Cllr. Mike Hodgkinson.

In 2000 HCBd was found in quarries at Weston Village. As a result of incentives to leave and unjustified scare mongering, about half the population left the Village. However, most of the residents of Weston Crescent and SOG, who took over the Heath site from the ICI, had faith in the area and stayed.

We are pleased that SOG have been successful in attracting businesses to the site to replace the jobs lost when it was vacated by ICI and they have rightly received credit from the highest levels for their achievements.

Most local residents support the expansion of the Heath site to create more jobs, but have two major concerns. The first was that the site's status as an office and research establishment would be compromised by permitting the introduction of light industry. This has been accepted by SOG.

The second major issue relates to Site 1, which is sandwiched between a line of pylons and the housing both in Weston Crescent and that recently constructed by Persimmon Homes. The proposal is of a three-storey building. The SOG design statement says that as it is close to houses, a generous landscape buffer with design measures to avoid overlooking should be provided. The Site 1 analysis recommends a 20m buffer for a three-storey building. The minimum distance to houses may be 25m, but the distance to the fence lines to some properties is much less than 20m. This will result in a major loss of amenity due to noise, overspill lighting and loss of privacy for the nearby housing.

In the Site 4 analysis, it states that the building on this site should be limited to two storeys to allow a roofline relationship with the buildings to the east. This is a valid point even though the buildings on the east are offices. Why does this not also apply to the housing near Site 1, which has only two storeys and would be overlooked? On this basis Site 1 should be no higher than 2 storeys.

The Site 1 analysis also says that the building position on the grid should be aligned to create a relationship with Sites 4 and 5. These sites are much further from Site 1 than the housing in Weston Crescent or the new housing, neither of which are considered in this context. In fact the new housing is not even marked on the plan and does not seem to have been considered at all!

A pond would be removed which is described as being in poor condition and affecting the developable area. It is home to protected newts, ducks and other wild life and provides a much-valued green oasis in an area sandwiched between heavy industry and offices.

Several of the people who have written to me stayed in the Village throughout the HCBd crisis, which emptied half the Village. They have been through enough and they deserve reasonable consideration by SOG as a good neighbour.

In conclusion I ask for the Site 1 proposal to be withdrawn and replaced by a landscaped area centred on an enhanced pond to 'provide a generous landscaped buffer' with some car parking. I have no objection to the remaining sites, which will provide a significant increase to the employment opportunities.

Tabled 09.10.06

Meeting ended at 7.15 p.m.

REPORT TO: Development Control Committee

DATE: 20th November 2006

REPORTING OFFICER: Strategic Director - Environment

SUBJECT: Planning applications to be determined by the Committee

The following applications for planning permission are submitted to the Committee for consideration with a recommendation in each case. Those applications marked * are considered to have significant employment implications.

An Amendments List, containing the categorisation of planning applications, additional information and amendments to recommendations, will be circulated to Committee Members before the meeting together with plans showing the location of each application site. Those applications now before the Committee, where the planning issues are considered clear by the Chairman, will be included in List A. Unless a Member considers that additional information is required on a particular application in List A it is **RECOMMENDED** that each of the applications be determined (whether for approval or for refusal) in accordance with the conditions or the reasons printed in the Agenda and in the Amendments List previously circulated.

The remaining applications are included in List B. Together with those applications about which Members require further information, List B applications will be considered following determination of applications remaining in List A.

PLAN NUMBER: 06/00683/FUL

APPLICANT: Lawson House, Moughland Lane, Runcorn

PROPOSAL: Full application for erection of 12 No. two and 2.5 storey, four bedroom detached dwellings

ADDRESS OF SITE: Lawson House, Moughland Lane, Runcorn

WARD: Heath

SUMMARY RECOMMENDATION:

Approve

CONSULTATION AND REPRESENTATION:

The application was advertised in the local press and by a site notice displayed near to the site. The nearest affected occupiers of the adjacent and nearby residential properties were notified by letter. United Utilities, the Health & Safety Executive, the Council's Highway Engineers, Environmental Health Officers and Landscape Officers have all been consulted.

United Utilities have raised no objection to the proposal providing that the site is drained on a separate system with only foul drainage connected into the foul sewer. An easement is required at the northern and eastern corners of the site. The Health & Safety Executive does not advise against the proposal. Any further comments will be reported orally to Committee.

The Council has received comments from 6 local at the time of the writing of this report, which are material to this application relating to;-

- Car parking for this and future development of main building with the potential for visitors parking on Moughland Land and Campbell Avenue;
- Loss of trees;
- Loss of wildlife;
- Overlooking from plot 5 and properties at the rear of Royden Avenue;
- Existing drainage unable to cope with surface water and foul sewage, possible surface water run off leading to flooding;
- Density too great and out of character with the area;
- Loss of historical site (Moughland Land cited as 1st road in Runcorn);
- Loss of pleasant area; additional traffic on the already busy and fast Moughland Lane;
- Difficult access for emergency and refuse vehicles; increase in traffic congestion at junction of Moughland Lane and Clifton Road.

The following comments were made which are not material to this application relating to;-

- Increase in traffic on Bridge approach on Greenway Road;
- Too much consideration given to non Runcorn born people;
- Better to use main building as offices;
- Creation of dust and pollution;
- Boundary treatment on previous approval for 5 dwellings not addressed, high hedge and broken fence problems adjacent to 2 Campbell Avenue;
- No consultation on 'outline' for entire site; development on green land.

Any further comments received will be reported orally.

SITE/LOCATION:

The site is located on the site of Lawson House, within the rear grounds, with access shown from Moughland Lane. The area is within a primarily residential area in the Halton Unitary Development Plan and the site has no historical

protected status. The proposed layout includes a previously approved scheme for five dwellings and the main Lawson House Building in the southern part of the site. However this application relates only to the area to the northern point of the grounds, clearly marked in red on plan, drawing number MD056/LP02 Rev B.

RELEVANT HISTORY:

The current site has a planning history relating to the pre-existing use of Lawson House, which is not of particular relevance. However, a recent application for 5 four-bedroom dwellings REF: - 05/00957/FUL was granted planning permission for the southern part of the site, with access from Campbell Avenue.

DEVELOPMENT PLAN DESIGNATION, KEY POLICIES AND SUSTAINABILITY OBJECTIVES:

The Council's New Residential Supplementary Planning Guidance is relevant to this application, as are the following key policies within the adopted Unitary Development Plan; S2 The Built Environment; S13 Transport; S25 Planning Obligations; BE2 Quality of Design; GE21 Species Protection; GE27 Protection of Trees and Woodland; PR12 Development on Land Surrounding COMAH Sites; TP12 Car Parking; TP16 Safe Travel for All; H3 Provision of Recreational Greenspace; H4 Design and Density of New Residential Development; and the Council's Supplementary Planning Document – Designing for Community Safety.

OBSERVATIONS AND ISSUES:

The application is in full and is for the erection of 12 four bedroom detached dwellings. The main issues and material planning considerations arising as a result of the proposal are: - protection of trees on site; design quality and density; highway safety; interface with surrounding residential area; provision of on and off-site open space.

Protection of Trees on site

The site has a number of trees on site, many of which are protected. The existing trees have importance in their own right and in their positive contribution to the overall character of the area. The applicant has been involved in negotiation with the Council's Landscape Officer regarding the impact of the proposed layout in particular relation to the protected trees on the site. The Council's Landscape Officer is now satisfied that the scheme will allow the retention of those existing trees which are in good condition and of the highest amenity value. The retention of the trees as indicated will provide habitat for wildlife within the site and the Council's Nature Conservation Officer has raised no objection in this regard. A number of conditions are recommended to ensure the protection of those trees identified for retention. As such, the proposal complies with Policy GE27 of the Halton UDP.

Design Quality and Density

The resulting density is 16.22 dwellings per hectare, which is much less than is normally accepted under Policy H2 of the Halton UDP (30-50 dwelling per hectare). However, in this instance the low density is necessary and justified to retain the essential character of the area as large dwellings, within generous plots and allowing for the retention of the Protected trees within the site.

The design of the dwellings is appropriate to the traditional building design in the wider area and offer a high standard of appearance in the attention to detailing on each house type e.g. chimney details; sills and lintels; and corbels. The inclusion of some 2 and half storey dwellings is appropriate in view of the larger traditional house types already in existence on Moughland Lane. The layout shows many of the driveways to the side of the dwellings, with garages placed to the rear, which encourages at least one car to be parked to the rear of the building line, resulting in a less car dominated frontage.

A comment has been made with regard to the limitation of the existing drainage system to copy with the proposed development. United Utilities have not objected to the scheme and have advised that the foul drainage should be connected into the foul sewer. A condition will be added to ensure that a surface water drainage proposal is submitted for further comment from United Utilities and the Environment Agency.

In relation to the above, the proposal complies with Policies BE1, BE2 and H2 the New Residential Guidance and the principles of the Councils Supplementary Planning Document – Designing for Community Safety.

Highway Safety

The Councils Highway Engineers comments will be reported orally to Committee.

Interface with Surrounding Residential Area

One of the main considerations in assessing the scheme has been the impact of the proposals on the surrounding existing residential properties. In particular, those which are closest to the proposed properties situated at; 81 Moughland Lane; 10, 12 and 14 Royden Avenue. Several of the occupiers of these properties have raised this through their comments to the Council. The latest amended plan, Drawing No. MD056/PL02 Rev J, shows the treatment given to the proposed plots adjacent to these existing properties, plots 4 and 5 (near to the side 81 Moughland Lane) and plots 7, 8 and 9 (adjacent to the rear boundaries of 10, 12 and 14 Royden Avenue).

Plot 4 has a 2 and a half storey dwelling on the plot, which is 25m from the side elevation and 12m from the boundary of 81 Moughland Lane (It should

be noted that there is an existing access to an electricity sub station, 3.5m – 4m wide running from Moughland Lane to the north of Plot 5, which separates the application site from 81 Moughland Lane). The applicant has amended the house type for plot 4, replacing the roof dormer window to the rear with a velux roof light. This substantially reduces any potential for overlooking and ensures compliance with the Council's privacy standards of 21m between habitable room windows for two storey dwellings.

Plot 5 has a 2 storey dwelling on the plot, which is 26m from any part of the dwelling but 30m from the main two storey element and at its closest 8m from the side boundary of 81 Moughland Lane. (Here again the sub station access of 3.5m – 4m wide between the application site and 81 Moughland Lane should be noted). There is one rear 1st floor bedroom window on the proposed dwelling, which is 30m from the main two-storey element of 81 Moughland Lane. This complies with the Council's privacy standard as it does not directly face any habitable rooms adjacent and in any event is far in excess of the 21m standard interface distance.

Although the original plan showed the plot 5 dwelling with the bedroom window to the north side, this was directly facing the side elevation of the dwelling on plot 4, 8m away and was unacceptable as it failed the Council's interface with a blank elevation which is 13m. The 1st floor bedroom window is now shown on the rear elevation and is 11m from the side boundary of 81 Moughland Lane. Whilst there is no Council standard for the separation distance of a building from an existing residential garden, the applicant has responded to the Council's request to improve the privacy aspect to the adjacent existing property. The dwelling could not be moved any further forward in the plot due to the proximity of the Protected Trees (T24) and open space to the front. However new tree planting has been incorporated into the rear garden and a higher trellis topped boundary fencing to the rear. It is considered that this is sufficient to protect the privacy of the occupiers of the adjacent existing dwelling, 81 Moughland Lane, given that there is only 1 bedroom window on the rear elevation, the distance from the boundary is 11m, there will be two trees (one retained tree on the adjacent land and one new tree planted) on the rear boundary, a 2m high timber fence with 0.6m trellis top and that the main private garden area to plot 5 is to the side of the dwelling. The retention of the new tree and boundary treatment can be the subject of a planning condition.

Plots 8 and 9 have two storey house types, which are 10m from the rear boundary of 10 and 12 Royden Avenue at the closest point and 17m at the furthest. Both proposed dwellings have 1st floor bedroom windows on the rear elevation which are in the case of plot 8, 31m from the rear windows of 10 Royden Avenue and in the case of plot 9, 34m.

Plot 7 has a 2 storey house type, which has 1st floor bedroom windows to the rear 29m from the rear windows of 12 Royden Avenue. As such the Council's privacy interface standard of 21m is easily achieved. The house was originally 7m from the rear boundary of 12 Royden Avenue, however the applicant has responded to the Council's request to improve the privacy aspect moving the

house further forward in the plot which has resulted in an increase in the distance from the rear boundary which is now 8 at its closest, 11m to the two-storey element of the proposed dwelling. It is considered that this is sufficient to ensure that an adequate protection of privacy is provided for the occupiers of 10 and 12 Royden Avenue.

As a result the proposal complies with policies BE1, BE2 and the New Residential Supplementary Planning Guidance.

Provision for On and Off Site Open Space

The scheme provides 350 square metres of on-site open space, located in the area of the Protected Tree T24. The applicant has agreed to enter into a Legal Agreement for the provision of a financial contribution towards off site open space and is currently in negotiation with the Council to establish a final contribution in accordance with Policy H3 of the Halton UDP.

Conclusion

In conclusion, the proposal is an acceptable re-development of the site which is of an appropriate density, design and layout which will correspond with the existing character of the surrounding area and which complies with the Council's standards in relation to the protection of the trees on site, the protection of the privacy of the adjacent affected occupiers. The proposal therefore complies with the Policies of the Unitary Development Plan and the New Residential Guidance.

RECOMMENDATION

Approve 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 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)
-

PLAN NUMBER: 06/00734/HBCFUL

APPLICANT: Halton Borough Council

PROPOSAL: Proposed erection of gates at entrance to alleyways at

ADDRESS OF SITE: Rear of James Close and adjacent to 1, 11 and 17 Davies Close, Widnes.

WARD: Riverside

SUMMARY RECOMMENDATION:

Approve with conditions.

CONSULTATION AND REPRESENTATION:

All adjoining properties have been consulted and the application advertised by means of site notice. The Council's Highways and Neighbourhood Services, the Emergency Services and United Utilities have all been consulted.

United Utilities have confirmed that they raise no objections in principle. The Council's Highways Engineer has commented that it is illegal to stop up a highway without an appropriate Stopping Up Order and that new legislation exists for use in such cases. The Highways Authority therefore objects to the granting of permission for this scheme.

Any further representations will be reported orally at Committee.

SITE/LOCATION:

Alleyway to rear of residential properties in James Close and Davies Close, Widnes.

RELEVANT HISTORY:

Approval was given for the implementation of a pilot alleygating scheme by the Executive Board on 7th December 2000. Permission was granted in February 2001 (00/00771/HBC) for a small pilot scheme, which has been implemented. A number of further permissions have since been granted across the borough.

UNITARY DEVELOPMENT PLAN DESIGNATION, KEY POLICIES AND SUSTAINABILITY OBJECTIVES:

All entrances/ alleyways to be gated are within a Primarily Residential Area in the Halton Unitary Development Plan. Policies BE1 General Requirements for Development, and BE22 Boundary Walls and Fences are particularly relevant. The "Design for Community Safety" SPD is also of relevance.

OBSERVATIONS:

Permission is sought for the erection of gates at the entrance of alleyways to the rear of residential properties following successful completion of earlier schemes.

Justification for the Scheme

Gating of alleyways or "alleygating" has proved to be a very successfully crime prevention measure in other areas contributing to reducing burglaries, criminal damage, graffiti and vandalism. The gates can furthermore act as a deterrent to fly tippers, limit dumping and associated litter nuisance.

To be an effective crime prevention measure, gates need to be of sufficient size and structure. Planning permission is required where an enclosure in excess of one metre in height fronts onto a highway. The proposed gates are approximately 2 metres high.

The advantages offered by a Council supported scheme include:

- Preventing crime;
- Reducing litter/fly tipping;
- Improving the local environment; and
- Supporting residents through the Council continuing to maintain responsibility for the highways

The scheme as submitted proposes to gate only four of the existing five entrances to this connected network of alleyways. The entrance to remain un-gated is within an open public landscaped area and as such would require a relatively substantial length of additional fencing and closing of the landscaped area from wider public access. Whilst concerns were originally raised about the creation of a cul-de-sac type arrangement and potential security and safety issues the current scheme has been agreed by the Cheshire Police Crime Reduction Adviser as an attempt to reduce the role of the alleyways as a rat run and escape route from police.

Legal Issues

The alleyways under consideration are all presently maintained by the Council. Formerly if the alleyways were formally stopped up or closed the highway rights would be removed. This would mean that liability for the maintenance and upkeep of the alleyways would fall upon the individual adjoining landowner.

To avoid this outcome, it was resolved at Executive Board on 7th December 2000, that where the key criteria for an alleygating scheme are met, the Council would support the schemes by resolving not to exercise its discretion to institute proceedings in relation to the encroachment constituted by the gates.

Members will be aware that under new legislation (The Clean Neighbourhoods and Environment Act 2005) powers are available to close alleyways without removing highway rights. This however requires demonstration of a crime case and the Council have not progressed this to date.

Members also need to be aware that the legal position is complicated by the fact the Council has conflicting duties, on the one hand to do all that it

reasonably can to prevent crime and disorder in its area and on the other hand it has a duty to prevent, as far as possible, the stopping up or obstruction of any highway for which it is responsible. Indeed the Council's Highways Engineers continue to object to such schemes. Whilst gating without an order is strictly unlawful, there are nevertheless strong policy grounds to justify the Council proceeding with this additional scheme.

Conclusions

Building safer communities is a priority objective for the Council. The alleygating scheme has the potential to reduce crime, improve the environment, strengthen local communities and enhance social well being. The gates are not felt to be intrusive and it is felt can be justified as a crime prevention measure. The proposal is therefore recommended for approval.

RECOMMENDATION:

Approve, subject to 1 No. condition requiring colour coating Dark Green BE22.

PLAN NUMBER:	06/00735/HBCFUL
APPLICANT:	Halton Borough Council
PROPOSAL:	Proposed erection of gates at entrance to alleyways at
ADDRESS OF SITE:	Rear of 3 and 5 Lacey Street, Widnes.
WARD:	Riverside

SUMMARY RECOMMENDATION:

Approve with conditions.

CONSULTATION AND REPRESENTATION:

All adjoining properties have been consulted and the application advertised by means of site notice. The Council's Highways and Neighbourhood Services, the Emergency Services and United Utilities have all been consulted.

United Utilities and Cheshire Fire Authority have confirmed that they raise no objections in principle. The Council's Highways Engineer has commented that it is illegal to stop up a highway without an appropriate Stopping Up Order and that new legislation exists for use in such cases. The Highways Authority therefore objects to the granting of permission for this scheme.

Any further representations will be reported orally at Committee.

SITE/LOCATION:

Alleyway to rear of residential properties in Lacey Street, Widnes. Gates fronting Luton Street and Darlington Court.

RELEVANT HISTORY:

Approval was given for the implementation of a pilot alleygating scheme by the Executive Board on 7th December 2000. Permission was granted in February 2001 (00/00771/HBC) for a small pilot scheme, which has been implemented. A number of further permissions have since been granted across the borough.

UNITARY DEVELOPMENT PLAN DESIGNATION, KEY POLICIES AND SUSTAINABILITY OBJECTIVES:

All entrances/ alleyways to be gated are within a Primarily Residential Area in the Halton Unitary Development Plan. Policies BE1 General Requirements for Development, and BE22 Boundary Walls and Fences are particularly relevant. The "Design for Community Safety" SPD is also of relevance.

OBSERVATIONS:

Permission is sought for the erection of gates at the entrance of alleyways to the rear of terraced properties following successful completion of earlier schemes.

Justification for the Scheme

Gating of alleyways or "alleygating" has proved to be a very successfully crime prevention measure in other areas contributing to reducing burglaries, criminal damage, graffiti and vandalism. The gates can furthermore act as a deterrent to fly tippers, limit dumping and associated litter nuisance.

To be an effective crime prevention measure, gates need to be of sufficient size and structure. Planning permission is required where an enclosure in excess of one metre in height fronts onto a highway. The proposed gates are approximately 2 metres high.

The advantages offered by a Council supported scheme include:

- Preventing crime;
- Reducing litter/fly tipping;
- Improving the local environment; and
- Supporting residents through the Council continuing to maintain responsibility for the highways

Legal Issues

The alleyways under consideration are all presently maintained by the Council. Formerly if the alleyways were formally stopped up or closed the highway rights would be removed. This would mean that liability for the maintenance and upkeep of the alleyways would fall upon the individual adjoining landowner.

To avoid this outcome, it was resolved at Executive Board on 7th December 2000, that where the key criteria for an alleygating scheme are met, the Council would support the schemes by resolving not to exercise its discretion to institute proceedings in relation to the encroachment constituted by the gates.

Members will be aware that under new legislation (The Clean Neighbourhoods and Environment Act 2005) powers are available to close alleyways without removing highway rights. This however requires demonstration of a crime case and the Council have not progressed this to date.

Members also need to be aware that the legal position is complicated by the fact the Council has conflicting duties, on the one hand to do all that it reasonably can to prevent crime and disorder in its area and on the other hand it has a duty to prevent, as far as possible, the stopping up or obstruction of any highway for which it is responsible. Indeed the Councils Highways Engineers continue to object to such schemes. Whilst gating without an order is strictly unlawful, there are nevertheless strong policy grounds to justify the Council proceeding with this additional scheme.

Conclusions

Building safer communities is a priority objective for the Council. The alleygating scheme has the potential to reduce crime, improve the environment, strengthen local communities and enhance social well being. The gates are not felt to be intrusive and it is felt can be justified as a crime prevention measure. The proposal is therefore recommended for approval.

RECOMMENDATION:

Approve, subject to 1 No. condition requiring colour coating Dark Green BE22.

PLAN NUMBER: 06/00755/S73

APPLICANT: Halton Development Partnership

PROPOSAL: Proposed variation of Condition 24 on 06/00502/FUL to vary hours of opening for A1 use and A5 use

ADDRESS OF SITE: Land Opposite Motherwell Close, Lanark Gardens,
Widnes

WARD: Birchfield

SUMMARY RECOMMENDATION:

Refusal

CONSULTATION AND REPRESENTATION:

The application has been advertised by means of a site notice and the neighbouring properties have been consulted. United Utilities, Environment Agency and the Council's Environmental Health have been consulted. United Utilities and the Environment Agency.

Two letters of objection have been received on the following grounds:

- Anti-social behaviour that would be caused by proposal.
- Noise and litter impacts that would be caused by proposed uses.
- Loss of amenity
- The uses of the retail units for takeaways
- Impact on property values.

SITE/LOCATION:

Vacant land with Lanark Gardens to the north, vacant land to the east, local park to the south.

RELEVANT HISTORY:

An outline application (ref:04/01078/OUT) for 15 no. residential units was withdrawn. An application (ref:04/01085/FUL) for a district centre development, including a public house, nursery, two retail units and 2 no. class A3 hot food units was approved in March 2005. This permission superseded application 04/00002/FUL which was for a district centre proposal 4 no. retail units, nursery, public house and a health centre. A further application (05/00473/FUL) was received for a proposed health centre (ground floor) with residential accommodation above (comprising 12 No. units in two bedroom apartments on the first and second floors) but was subsequently withdrawn.

An application (06/00540/OUT) outline permission for a proposed health centre approved by the Development Control Committee on 11th September 2006.

Application 06/00502/FUL for a proposed district centre, consisting of 1No. single storey convenience store, 5 No. two storey retail units, 1No. two storey public house and 1 No. three storey apartment block (comprising 12 No. two bed and 6 No. 1 bed) which was approved by the Development Control Committee on 11th September 2006, subject to a number of conditions.

DEVELOPMENT PLAN DESIGNATION, KEY POLICIES AND SUSTAINABILITY OBJECTIVES:

The site is allocated as a Proposed Local Centre where policy TC1 Retail and Leisure Allocations in the Halton Unitary Development Plan (UDP) is of relevance.

The other key policies of relevance are BE1 General Requirements for Development and PR2 Noise Nuisance.

The Council's Supplementary Planning Document for Designing for Community Safety.

OBSERVATIONS AND ISSUES:

The previous application for 5 No. retail units (including A5 (hot food) and A1 (shops) uses) 1No. convenience store, a public house and a three-storey apartment block containing 18 No. apartments, was approved subject to conditions, one of which related to the opening hours of the proposed units. This application seeks to vary the hours for the A1 and A5 uses from 07.00 – 22.30 to A1 – 07.00 – 23.00 and A5 07.00 – 00.00. In practice this will mean the units, particularly the hot food units being opened later than was originally agreed.

The approved application included a mix of dwellings and retail units sited in close proximity to each other. Therefore by extending the opening hours of these uses is likely to seriously impact upon the amenity of the occupiers of the residential properties.

It is also considered that by unifying the opening hours of the hot food shops with the pub may cause an increase in noise and increases the potential for anti social behaviour.

RECOMMENDATION:

Refusal

The proposal will result in material harm to the occupiers of the nearby residential properties by introducing the potential for unwelcome noise and an increase in the potential for anti social behaviour and is therefore contrary to Policies BE1, PR2 of the Halton Unitary Development Plan and the principles and objectives of Designing for Community Safety Supplementary Planning Document.

REPORT TO: Development Control Committee
DATE: 20th November 2006
REPORTING OFFICER: Operational Director – Environment
SUBJECT: Miscellaneous Items

1) An appeal was lodged following the Council's refusal of the following application:-

A decision has been received as follows:-

05/00893/FUL Proposed first floor rear extension at 1 Danby Close
Runcorn, Cheshire, WA7 2YE

This appeal was allowed.

The main issues considered as part of the appeal were the effects of the proposal on the character and appearance of the property and the living conditions of the occupiers of the neighbouring properties. The property already has a variety of different rooflines, which would be changed and made more complex by the proposal, but this was not considered to be out of scale. The style was considered to relate closely to the original and there are already a number of different house designs in the area and the inspector concluded that it would not unacceptably alter the appearance or character of the original dwelling.

A blank elevation is introduced to the rear boundary elevation to No.39 Betchworth Crescent at first floor level facing across the back garden beyond the double garage and at right angles to the habitable rooms of that property and its semi-detached neighbour. This elevation will assume a bulkier but more complex appearance whilst retaining the greater part of the earlier extension as it is at ground floor level only. In view of the distance from the rear elevation of the semi-detached bungalow, the size and openness of its gardens and the backdrop of maturing trees, the Planning Inspector did not consider that the elevation would be overbearing to the adjacent property.

2) The following applications have 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

3) 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