

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 18 December 2006 at Council Chamber, Runcorn Town Hall

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

Apologies for Absence: Councillors (none)

Absence declared on Council business: (none)

Officers present: P. Watts, M. Simpson, L. Beard, J. Farmer, G. Henry, J. Tully and W. Watson

Also in attendance: 4 members of public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

35. MINUTES

The Minutes of the meeting held on 20th November 2006 having been printed and circulated, were taken as read and signed as a correct record.

36. 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.

37.- PLAN NO. 06/00736/FUL - FULL APPLICATION FOR CONSTRUCTION OF NEW B2/B8 SINGLE STOREY UNIT WITH ASSOCIATED TWO STOREY OFFICE ACCOMMODATION AND EXTERNAL AREAS TO THE LAND AT ASTON LANE SOUTH, WHITEHOUSE INDUSTRIAL ESTATE, RUNCORN.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site.

Action

RESOLVED: That the application be approved subject to the following 15 conditions: -

Strategic Director
- Environment

1. Standard 3 year permission;
2. Specifying amended plans (BE1);
3. Prior to commencement, materials condition, requiring the submission and approval of the materials to be used (BE2);
4. Prior to commencement, submission, agreement and implementation of scheme for drainage (BE1);
5. Three conditions relating to the submission of a landscaping scheme, requiring the submission of both hard and soft landscaping, species identification and implementation (BE2);
6. Eight conditions relating to protection of trees to be retained during construction, including provision of areas of 'geotextile' base around retained trees as shown on amended plan (BE1);
7. Prior to commencement, boundary treatments to be submitted and approved in writing (BE2 and BE22);
8. Prior to commencement, wheel cleansing facilities to be submitted and approved in writing and used during construction (BE1);
9. Prior to commencement ground investigation (PR14);
10. Prior to commencement requirement of Green Travel Plan and implementation of agreed details (TP16);
11. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
12. Vehicle access, parking, servicing etc to be constructed prior to occupation/ commencement of use (BE1);
13. Full details and implementation of cycle parking provision (TP6);
14. Condition restricting external storage and external waste area to defined area (E5); and
15. Condition relating to provision of full car parking areas if building is in B2 use as identified on amended plan (BE1 and E5).

38.- PLAN NO. 06/00742/OUT - OUTLINE APPLICATION FOR GOLF DRIVING RANGE WITH ALL MATTERS RESERVED FOR FUTURE CONSIDERATION TO THE LAND AT THE FORMER MUSPRATT WORKS, EARLE ROAD, WIDNES.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. Various issues were detailed in the report including:-

- relevant history;
- unitary development plan designation, key policies and sustainability objectives;
- contaminated land;
- design and access statement principles;
- highway issues; and
- nature conservation issues.

The Committee heard representation from Mr Wood on behalf of Broadthorn Developments who spoke in favour of the application.

It was reported that the use would fit in with the overall master plan, and Supplementary Planning Document for Widnes Waterfront. However, due to the unknown nature of the ground conditions in this area and the insufficient information provided to determine the extent and possible risks from contamination this application could not be supported.

The Committee held a wide ranging discussion regarding the use and the possible risks to the site.

RESOLVED: That the application be refused as it has not been clearly demonstrated that the contamination can be successfully remediated or the site can be accessed safely. The proposal is contrary to Planning Policy Statement 23, and Policy PR14 Contaminated Land, TP1 Public Transport Provision as Part of New Development and BE1 General Requirements for New Development of the Halton Unitary Development Plan. It is also contrary to the aims and objectives of the Supplementary Planning Document for Widnes Waterfront, as it has not been demonstrated that the site can be regenerated.

Strategic Director
- Environment

39.- PLAN NO. 06/00759/OUT - PROPOSED DEMOLITION OF MEADOW ROW, PART DEMOLITION OF HEDGE HEY AND CONSTRUCTION OF 64 NO. TWO STOREY HOUSES AND FLATS (FOR SALE [SHARED OWNERSHIP] AND RENT), TO THE LAND AT HEDGE HEY, SPINNEY WALK AND MEADOW ROW, CASTLEFIELDS, RUNCORN.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was noted that two letters of objection had been received, details of which were outlined in the report.

The Committee was advised that a further letter of objection had been received. In addition to the issues previously reported – this objection was also raised on the

grounds of impact on character and quality of local area due to loss of greenspace and trees, and the visual impact of the new dwellings. Issues relating to noise and dust resulting from the demolition and construction, impact on health relating to asthma were also raised.

The Committee heard representation from Mrs Edwards who spoke on behalf of residents from the area against the application. Mrs Edwards raised various issues noted above, in addition to the problem of safe egress from Meadow Walk in the event of a fire or evacuation.

The Planning Officer responded to say that during the development phase advice was sought from the Fire Service and issues had been dealt with by the Council's Building Control Section in conjunction with the Fire Service. Any areas of concern would be dealt with as reserved matters and approval from the Fire Service would be sought before any works were to be carried out.

It was reported that the Environment Agency had added an extra condition of a bat survey and there were an additional two conditions regarding retaining walls and replacement footpaths.

Members discussed various matters such as dust suppression methods, fire safety and how the demolition could be achieved without causing inconvenience to residents.

It was noted that any issues that have arisen would be outweighed by the long term result.

RESOLVED: That the application be approved subject to the following 14 conditions:

1. Condition specifying amended plans (BE1);
2. Materials condition, requiring the submission and approval of the materials to be used (BE2);
3. Drainage condition, requiring the submission and approval of drainage details (BE1);
4. Drainage condition, requiring the submission and approval of oil interceptor details (BE1);
5. Landscaping condition, requiring the submission of both hard and soft landscaping to include replacement tree planting (BE2);
6. Boundary treatments including retaining walls to be submitted and approved in writing (BE2);
7. Wheel cleansing facilities to be submitted and approved in writing (BE1);

Strategic Director
- Environment

8. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
9. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/commencement of use (BE1);
10. Agreement and implementation of cycle parking provision (TP6);
11. Submission and agreement of finished floor and site levels (BE1);
12. Three conditions relating to restriction of permitted development rights relating to extensions and outbuildings, garage conversions and boundary fences etc (BE1);
13. Site investigation, including mitigation to be submitted and approved in writing (PR14); and
14. Four conditions relating to tree protection during construction (BE1).

Additional conditions were as follows:

- 1) Bat survey as per request from Environment Agency;
- 2) Retaining walls;
- 3) Replacement footpath; and
- 4) The agreement of additional details relating to bin stores and cycle stores.

40.- PLAN NO. 06/00783/FUL - PROPOSED DEMOLITION OF EXISTING CARE HOME AND ERECTION OF REPLACEMENT 2.5. STOREY CARE HOME WITH PARKING AND ASSOCIATED LANDSCAPING TO THE LAND AT WILMERE HOUSE, WILMERE LANE, WIDNES.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was reported that no objections had been received from United Utilities and the Council's Environmental Health Officer but there was a ground investigation and remediation plan required. In addition it was noted that St Helens Council had responded and no comments were made.

RESOLVED: That the application be approved subject to not being called in by the Secretary of State and the following 13 conditions:

1. Standard condition relating to timescale and duration of the permission;
2. Wheel wash condition required for construction phase (BE1);

Strategic Director
- Environment

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. Boundary treatment condition is required to ensure details are provided prior to the commencement of development (BE2);
5. Drainage condition, requiring the submission and approval of drainage details (BE1);
6. Materials condition, requiring the submission and approval of the materials to be used (BE2);
7. Site investigation, including mitigation to be submitted and approved in writing (PR14);
8. The remediation to be carried out in accordance with the site investigation (PR14);
9. A condition restricting the use of the property to residential care home (BE1);
10. Landscaping details to be implemented in accordance with the plans submitted;
11. Details of bin storage required (BE2);
12. The entering into a Legal Agreement for the upgrading of bus stops (Policy TP1); and
13. Five conditions relating to protection of trees to be retained during construction (BE1);

41.- PLAN NO. 06/00813/FUL - PROPOSED CONSTRUCTION OF 23 NO. APARTMENTS (RELATED TO PRESENT DEVELOPMENT OF 20 UNITS APPROVED UNDER 05/00578/FUL) TO THE LAND AT THE FORMER EGERTON ARMS, IRWELL LANE / BRIDGE STREET, 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 raised.

RESOLVED: That the application be approved subject to the following 5 conditions:

14. Standard commencement condition;
15. Construction hours (BE1 General Requirements for Development) ;
16. Wheel was condition (BE1); and
17. Pedestrian visibility splay (BE1).

42.- PLAN NO. 06/00857/FUL - PROPOSED ERECTION OF THREE STOREY OFFICE DEVELOPMENT TO THE LAND OFF EARLE ROAD, WIDNES.

Strategic Director
- Environment

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.

RESOLVED: That the application be approved subject to the following 11 conditions: -

Strategic Director
- Environment

1. Standard commencement condition;
2. Submission of materials (BE2 Quality of Design);
3. Comprehensive landscaping scheme (BE1 General Requirements for Development);
4. Boundary treatment details (BE1 General Requirements for Development);
5. Site investigation remediation plan (PR14 Contaminated Land);
6. Cycle parking details (TP6 Cycling Provision as Part of New Development);
7. Provision of Green Travel Plan (TP16 Green Travel Plans);
8. Provision of Bin Storage/Waste (BE1 General Requirements for Development);
9. Use Restriction to B1 use only (BE1 General Requirements for Development);
10. Wheel wash during construction (BE1 General Requirements for Development); and
11. Details of temporary access road, required prior to commencement of development (BE1 General Requirements for Development).

43. MISCELLANEOUS ITEMS

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

06/00410/FUL	Proposed single storey rear extension and first floor bedroom extension above garage at 14 Lessingham Road Widnes.
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An appeal was lodged following the Council's refusal of the following application:-

A decision had been received as follows :-

06/00180/FUL	Proposed two storey side/rear extension to form bedroom, bathroom garage and kitchen at 18 Kingsley Road Runcorn.
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This appeal was dismissed.

The following applications had been withdrawn:-

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| 06/00667/FUL | Proposed two storey detached dwelling with basement area plus a detached garage at Former Hale Village Nurseries Cocklade Lane Hale. |
| 06/00773/FUL | Proposed extension to rear of Little Manor Day Nursery Manor Farm Road Runcorn. |
| 06/00682/HBCFUL | Proposed all weather sports training area with 3.0m high perimeter fencing and 8.0m high floodlights at Woodend Park Upper Mersey Road Widnes. |

Meeting ended at 6.53 p.m.