



Development Control Committee

**Monday, 18 December 2006 6.30 p.m.
Council Chamber, Runcorn Town Hall**

A handwritten signature in black ink, appearing to read 'David W R', written over a light grey rectangular background.

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 Wednesday, 17 January 2007*

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

Part I

Item No.	Page No.
1. MINUTES	1 - 6
2. DECLARATION OF INTERESTS	
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	7 - 47
4. MISCELLANEOUS ITEMS	48

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, 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**

	<i>Action</i>
DEV28 MINUTES	
<p>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.</p>	
DEV29 PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE	
<p>The Committee considered the following applications for planning permission and, in accordance with its powers and duties, made the decisions described.</p>	
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.	
<p>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</p>	

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.

REPORT TO: Development Control Committee

DATE: 18th December 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: 06/00736/FUL

APPLICANT: Introbuild Ltd, 25-27 Harkness Street,
Manchester

PROPOSAL: Full Application for Construction of New B2/B8 Single Storey Unit with Associated Two Storey Office Accommodation and External Areas.

ADDRESS OF SITE: Aston Lane South, Whitehouse Industrial Estate, Runcorn

WARD: Daresbury

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 commercial properties were notified by letter. United Utilities, the Health & Safety Executive, Shell UK, Preston Brook Parish Council, the Council's Highway Engineers and Landscape Officers have all been consulted.

The Council has received comments from Preston Brook Parish Council raising objections regarding; - the shed design of the building; unjustified removal of a large amount of trees and greenery; design does not reflect a rural location; application proves only that there is a large amount of litter in area of trees.

Shell UK has raised no objection to the proposal.

United Utilities have objected to the proposal on the basis of the existence of three public sewers, which cross the site to the north of the site. The applicant has informed the Council that they are investigating the possibility of a sewer diversion to overcome this. Should this not be achievable, United Utilities will no permit building over them.

Any further comments received will be reported orally.

SITE/LOCATION:

The site is located at the junction of Aston Lane South and Northwich Road and is boundary on three sides by highway and to the north by the Busway. The site is lined on three sides with mature trees and shrubbery.

RELEVANT HISTORY:

There has been a previous planning permission in 1998 (REF: - 98/00284/FUL) for a replacement building of a similar scale and layout, which was renewed in 2003 (REF: - 03/00636/FUL). A previous application was submitted earlier this year and subsequently withdrawn (REF: - 06/00164/FUL). This application is a re-submission.

DEVELOPMENT PLAN DESIGNATION, KEY POLICIES AND SUSTAINABILITY OBJECTIVES:

The Council's Design of New Commercial & Industrial Development Supplementary Planning Guidance is relevant to this application, as are the following key policies within the adopted Unitary Development Plan; S2 The Built Environment; S3 The Green Environment; S19 Provision of Land for Employment; BE1 General Requirements for Development; BE2 Quality of Design; E3 Primarily Employment Area; E5 New Industrial and Commercial Development; GE21 Species Protection; TP16 Safe Travel for All; and the

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

OBSERVATIONS AND ISSUES:

The application is full and is for replacement buildings of B2 and B8 use with external parking and landscaped areas. The main issues and material planning considerations arising as a result of the proposal are: - Highway safety; impact on existing landscaping; design of buildings.

Highway Safety

The Council's Highway Engineer has commented that there are no objections to the proposal providing that conditions are added to ensure that the appropriate level of car parking is provided for ultimate use of the end user.

Design Quality

The proposed building is a 3952 square metre commercial unit comprising 3684 square metres for general industrial use (B2) or a warehousing/distribution use (B8), or a combination of both and 268 square metres office/ancillary space. The site is currently now vacant following demolition of the building previously on site. This building was of no distinct quality and was a typical flat roof commercial unit.

The proposed building is 15m in height at the ridge and 11.2m in height. The roof design incorporates a ridged roof and a glazed corner feature nearest to Northwich Road. The remaining materials are mainly metallic sheeting and wall cladding.

Preston Brook Parish have expressed their objection to the design, describing it as a shed and the location of the site in a rural environment. The building has a level of detail e.g. pitched roof and glazed frontage elements, comprising the office areas, which ensure that the main visible frontage is active and attractive. Although the surrounding areas do include green belt, which can be described as rural, the site is within the Whitehouse Industrial Estate and has no rural policy protection.

Overall it is considered that the building design is of a good standard, an improvement on the previous building on site and appropriate for its prominent location within the primarily employment area.

Impact on existing landscaping

The current site has been previously developed taking account of the public sewer easement to the north adjacent to Northwich Road, with this area currently covered by trees and shrubs. There are also three mature trees along the Aston Lane South and trees and shrubs along the western boundary adjacent to the Busway.

The proposal will result in the loss of a large area of the existing landscaping to the north of the site, measuring approximately 1131 square metres. The landscaping does contribute positively to the existing street scene. Preston Brook Parish Council has commented that the removal of these trees is not justified.

The applicant, with supporting commentary from a leading North West property agency, has explained that the proposal is based on a market desire for new, attractive, landmark buildings of the scale of this proposal within the Borough that can specifically service a warehousing use. This proposal is allowing for flexibility in the market in the option to let the site to a manufacturer should the market interest exist.

It is considered that although there is a significant loss of trees and shrubs to the north of the site, that the proposal, being within an area designated for employment uses, is appropriate for the site and that the development would enhance the economic vitality of the Borough.

The three trees along the boundary of Aston Lane South are shown to be retained as are the remaining trees and shrubs to the north of the site. Conditions can be added to ensure that the life of the retained trees shown to be retained are protected.

In addition further tree planting will be provided as part of a robust landscaping scheme, indicatively shown on the amended plan, which will be required by planning condition.

Conclusion

The proposed uses are considered to be in accordance with UDP Policies E3 and E5. The proposed building is substantial but of a scale, character and quality considered to be in keeping with surrounding earlier developments in the wider Whitehouse employment area.

Whilst a number of trees will be lost as a result it is considered that this is justified to enable modern redevelopment of the site and those that remain, in addition to new planting, will form part of a quality landscaping scheme for the site. On this basis the application is recommended for approval.

RECOMMENDATION

Approve subject to the following 24 conditions: -

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. 3 conditions relating to the submission of a landscaping scheme, requiring the submission of both hard and soft landscaping, specie identification and implementation (BE2)
 6. 8 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)
 15. Condition relating to provision of full car parking areas if building is in B2 use as identified on amended plan (BE1 and E5)
-

PLAN NUMBER: 06/00742/OUT

APPLICANT: Broadthorn Developments Ltd

PROPOSAL: Outline application for golf driving range with all matters reserved for future consideration

ADDRESS OF SITE: Former Muspratt Works, Earle Road, Widnes

WARD: Riverside

SUMMARY RECOMMENDATION:

Refuse

CONSULTATION AND REPRESENTATION:

The proposal has been advertised by a site notice and a press notice. Thermphos UK Ltd has also been notified as the neighbouring business to the site.

The Health & Safety Executive, Environment Agency and United Utilities have been consulted and do not raise any objections. However, any detailed issues raised will be addressed in the Observations and Issues Section of this report.

The Council's Highways Engineer, Environmental Health Officer, Trees & Woodland Officer, Landscape & Conservation Officer and Major Projects Team have also been consulted and any issues raised will also be discussed in the Observations and Issues Section of this report.

SITE/LOCATION:

The site is known as the former Muspratt Works site and is located off Earle Road. It is Site J in the Widnes Waterfront EDZ area. With the boundary formed by a railway line to the north, St Helens Canal and Widnes Warth to the south and Thermphos Ltd to the west.

RELEVANT HISTORY:

Planning permission for variation of condition to continue use for soil screening and stone crushing for a further five years (Application no. 98/00363/S73) was refused, but subsequently approved by a Planning Inspector when the applicants appealed against this decision in January 1999.

There was a condition added with regards to restoration and aftercare once the use ceased to exist. There do exist mounds of imported stone and soil on the site, which are required to be removed; this is the subject of an Enforcement Notice.

UNITARY DEVELOPMENT PLAN DESIGNATION, KEY POLICIES AND SUSTAINABILITY OBJECTIVES:

The site is allocated in the Widnes Waterfront Action Area where Policy RG3 Action Area 3, of the Halton Unitary Development Plan is of relevance. It is also allocated as a Priority Employment Redevelopment Area where Policy E2 of the Unitary Development Plan is of relevance and a Coastal Zone Developed Area Policy GE30 of the Halton Unitary Development Plan.

The Widnes Waterfront Supplementary Planning Document and the Planning Policy Statement 23 Planning and Pollution Control are also of relevance.

OBSERVATIONS AND ISSUES:

The proposal is an outline planning application for a golf driving range with all matters reserved for future consideration.

Policy

The Halton Unitary Development Plan Policy RG3 Widnes Waterfront covers a mix of uses that are appropriate in the area. Policy E2 Priority Employment Redevelopment Areas also states that the site is considered suitable for employment redevelopment as and when they become vacant, are fully reclaimed and when land assembly takes place. However, the Supplementary Planning Document does suggest some recreation, leisure and longer term housing uses as being suitable.

Policy GE30 paragraph 2 is of relevance and states that all proposals should acknowledge their location within the Mersey Coastal Zone by paying particular attention to environmental quality and accessibility to coast.

Planning Policy Statement 23 Planning and Pollution Control Annex on Contaminated Land is also of relevance due to the severe contamination on the site. This will be discussed under the Contaminated Land heading in the Observations and Issues Section of the report.

Contaminated Land

This issue of contamination is a major concern as this site and chemical works formerly occupied the surrounding area, and there is a known legacy derived from this type of industry.

A supporting document was submitted with the application, which looks at the ground contamination issues. The Council's Environmental Health Officers have been in discussion both pre-application and following the submission of the application on the various land contamination issues relevant to the site. However, the report does not provide a comprehensive assessment and does not meet the appropriate standard to satisfy that any risks to public health or the surrounding environment can be mitigated.

Planning Policy Statement (PPS) 23: Planning and Pollution Control was written to complement the new pollution control framework under the Pollution Prevention & Control (PPC) Act 1999 & PPC Regulations 2000. The annex on Contaminated Land is of relevance to this application.

Paragraph 2.55 of PPS 23 is dedicated to outline planning applications, and stresses that,

'Extreme caution should be taken in the granting of outline planning permission unless the Local Planning Authority are satisfied that it has sufficient information from the applicant about the condition of the land and its remediation and the full range of environmental impacts arising from the proposals to be able to grant permission in full at a later stage.'

The information provided with this application does not show that the risks have been properly assessed and that any options for remediation have been appraised and provided.

The Council should not support an application where there is unacceptable risk and it has not been demonstrated that these can be dealt with adequately to deliver a development that is suitable for its intended use. It is not suitable to add a planning condition as it is known that a wide range of contaminants are present on the site and that these have not been assessed to determine their significance, and therefore demonstrate the site's suitability for the proposed use.

The Environment Agency have also provided comments that the information is not considered sufficient to demonstrate that remedial measures will not be required in order to protect controlled waters. However, they have suggested a condition could be imposed if planning permission is granted. It is considered that this is inappropriate to add a condition, in this case, as discussed above.

Design & Access Statement Principles

It is mentioned in the Design and Access Statement that accompanies the application that the proposed development is for a temporary use as a Golf Driving range. It does not discuss why it is a temporary use.

i) Design Issues

There would be a main structure on the site, which would be a 14-stall steel portal frame building, open on one side. The nature of the design would be presented at the reserved matters stage.

The structure would be single storey with a walkway behind with bench seating. The location would be close to the site entrance.

The actual driving range would be a grassed area with markers and flags. There would also be floodlights, which would be looked at during the detailed design stage. The Environment Agency raised the issue of lighting in connection with the Mersey Estuary Site of Special Scientific Interest (SSSI) and the RAMSAR site, as they are areas of wetland with form a habitat for a large number of species of wildlife. Any lighting during the construction stage and use of the site could have an adverse impact on these and careful design would need to look at to prevent any disturbance of these species.

A shop/ancillary building is also included on the application. However, there are no details as this will be a reserved matter.

ii) Access Issues

The access to the site would be from Earle Road by a mini roundabout with a 6.0 metre wide two-way access road into the site. The roundabout access shown does not comply with the current good practice for mini roundabouts that is ensuring that there is a full stopping sight distance visibility splay available from each stop line. The visibility splay suggested is 2.4m x 90m.

There has been some discussion over a signal junction with single way working to allow pedestrian access. To implement this would require the cooperation of other land owners and is out with the control through planning conditions and any legal agreement. The means of access is also a reserved matter for future consideration. However, due to the suggested solution requiring other land ownership it has not been demonstrated that this can successfully be delivered.

It states in the Design & Access Statement that the pedestrian activity associated with this proposal would be negligible. The Council's Highways Engineer does not agree with this statement, as any development must ensure that it is accessible by all modes of transport and pedestrian and cycle access to this site is below the standard required, with narrow access under the railway bridge. There are no linkages shown into the site over the proposed roundabout.

There is also an impact on the access by public transport, as this site is a substantial distance from any bus stop, as the area is not currently served by any bus services.

Other Highways Issues

There is no cycle parking or disabled parking shown within the scheme. However, it is mentioned that there will be 38 parking spaces provided and two disabled parking spaces provided.

Nature Conservation Issues

The issue of potential light pollution has been raised in connection with the design of the proposed scheme.

There are also pond on the site, and The Environment Agency have stated that an amphibian survey would be required, as they may contain Great Crested Newts which are protected under the Wildlife and Countryside Act 1981.

Part of the development site contains Japanese Knotweed, the spread of which is prohibited under the Wildlife and Countryside Act 1981. The Environment Agency suggests that the developer should carry out full details of a scheme for the management, destruction and/or disposal of Japanese Knotweed. Because of the invasive nature of Japanese Knotweed this would need treating regardless of any planning application being submitted for this site.

Conclusion

The use would fit in with the overall master plan, and Supplementary Planning Document for Widnes Waterfront. However, due to the known nature of the ground conditions in this area and the insufficient information provided to determine the extent and possible risks from contamination this application cannot be supported. It has not been demonstrated that any contamination would not spread onto adjoining site.

The proposal does have all matters reserved. However, the access to the site under the railway bridge is below standard both for vehicles and pedestrians. A possible solution would require other landowners to be involved which is out with the control of The Council and this could not be supported.

It has not been clearly demonstrated that the site can be successfully developed. Although it is only an outline planning application due to the heavily contaminated land and poor access to the site, without suitable demonstration of remediation the application is recommended for refusal.

RECOMMENDATION:

Refuse, 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.

PLAN NUMBER: 06/00759/FUL

APPLICANT: LHT Housing

PROPOSAL: 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)

ADDRESS OF SITE: Hedge Hey, Spinney Walk and Meadow Row, Castlefields, Runcorn

WARD: Castlefields

SUMMARY RECOMMENDATION:

Approve subject to Conditions

CONSULTATION AND REPRESENTATION:

Adjoining properties have been consulted and the application advertised by way of site and press notice. The Council's Highways Engineer, Major Projects Officers, Trees and Woodlands Officer have been consulted, as have United Utilities, MANWEB and the Environment Agency.

The Environment Agency and United Utilities have confirmed that they raise no objections in principle subject to conditions relating to drainage. 2 letters of representation have been received raising concerns about the effect of demolition works on an adjoining resident with asthma and the proximity of a proposed small car park to an existing bungalow. Any further comments not covered within the body of this report will be reported orally to the committee.

SITE/LOCATION:

An area of approximately 2.82 hectares currently occupied by existing Castlefields residential properties, car parks and open space, within the Castlefields residential area, Runcorn.

RELEVANT HISTORY:

None directly relevant although a number of previous planning permissions have been granted predominantly for residential developments within the surrounding area as part of the ongoing redevelopment and regeneration of the Castlefields area.

UDP PLAN DESIGNATION, KEY POLICIES AND SUSTAINABILITY OBJECTIVES:

The site is identified as falling entirely within the allocated Action Area 6 Castlefields and Norton Priory in the Halton Unitary Development Plan. Parts of the site are identified as a relatively small area of Green Space. Policy RG6 Action Area 6 Castlefields and Norton Priory and GE6 Protection of Designated Greenspace are considered to be of particular relevance. The majority of the site is identified as a Potential Reinvestment Site for redevelopment within the adopted Supplementary Planning Document (SPD) for Castlefields and Norton Priory Action Area (2005). The SPD for New Residential Development is also considered of relevance.

OBSERVATIONS AND ISSUES:

This scheme forms part of the wider regeneration proposals for Castlefields, which seek to replace existing deck access, and outdated dwellings with new build and refurbished dwellings. The phase under consideration relates to sites currently occupied by deck access flats, adjoining car parks and adjoining openspace.

The scheme as submitted comprises a mix of 20 No. two bedroom dwellings and 44 No. 2 bedroom apartments all at two storeys. The proposals also include for the erection of 3 No. new stairwell blocks to the ends of existing apartment blocks which are to be part demolished.

The site is heavily constrained by a number of factors. These include the proximity of existing residential properties to be retained and the confined nature of some areas available for development, substantial variations in levels across the site, location of existing utilities/ services, the need to secure gap funding to ensure the viability of the scheme and the resultant need to provide a minimum number of dwellings within a relatively short timescale. As a result a number of issues have been raised by the scheme as submitted. It is however considered that satisfactory resolution can be achieved and discussions are currently ongoing with the applicant and the Council's Highways Engineer. The main issues of note are summarised below and members will be updated fully as appropriate.

Design, Character and Amenity

The scheme is not wholly compliant in terms of minimum privacy distances and garden provision when tested against standards that relate to new green field development. Negotiations are ongoing with the applicant to ensure that satisfactory design and space standards are achieved within the scheme however it is considered to provide an opportunity to provide a high quality development particularly given the constrained nature of the site and the context of earlier residential developments in the area and the wider regenerative initiative. Members will be updated accordingly. It is considered necessary to restrict permitted development rights for the dwellings to avoid over development of the plots and to safeguard residential amenity.

Highways and Parking

Whilst the Councils Highways Engineer has confirmed that parking levels as proposed are generally acceptable and no significant highway objections are raised, the application as submitted raises a number of issues relating to the gradients of proposed roads and footways and satisfactory drainage. The scheme also proposes the closure of a number of recognised pedestrian routes whilst retaining a number of stepped links within the scheme. A number of concerns have also been raised relating to details matters within the layout and design. As stated the development site is heavily constrained by a number of factors however discussions are ongoing with the applicant and the Councils Highways Engineers to provide satisfactory resolution of these outstanding issues and ensure that suitable pedestrian linkages are provided throughout the scheme and that adequate provision can be made for highway circulation, servicing and parking within the scheme. Members will be updated accordingly. It is considered necessary to restrict permitted development rights for the conversion of garages to habitable rooms and frontage boundary fences to allow control to be retained over parking levels and highway safety.

Loss of Trees and Greenspace

The scheme will result in the redevelopment of a small area of designated greenspace. The proposals will also result in the loss of a number of mature trees from the area. As a result of the constrained nature of the site limited opportunity is provided for trees to be retained and only limited replacement planting will be possible. Whilst such loss is regrettable it is however considered that the wider benefits of the scheme outweigh any harm resulting from the loss of greenspace and trees especially in the context of the wider regeneration proposals for the Castlefields area. Some replacement planting can, as far as practicable, be required by condition.

Summary and Conclusion

The scheme will play an important role in the ongoing redevelopment and regeneration of the area. Whilst the submitted proposals raise a number of issues and discussions are ongoing it is considered that the outstanding matters can be resolved. The scheme is considered to offer a good quality of

development suited to the character of the wider area and that the requirements and aspirations of UDP policy, the Castlefields Masterplan and SPD can be met.

RECOMMENDATION:

Approve subject to conditions relating to the following:

- 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)
- 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) 3 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)
- 14) 4 conditions relating to tree protection during construction (BE1)

PLAN NUMBER:	06/00783/FUL
APPLICANT:	Lilycross Homes Limited
PROPOSAL:	Proposed demolition of existing care home and erection of replacement 2.5 storey care home with parking and associated landscaping.
ADDRESS OF SITE:	Wilmere House, Wilmere Lane, Widnes
WARD:	Farnworth
SUMMARY RECOMMENDATION:	

Approve with conditions, subject to the application not being called in by Secretary of State.

CONSULTATION AND REPRESENTATION:

The proposal was advertised as a departure by way of a site notice and in the press. The neighbouring properties along Jubitts Lane and Warrington Road were also consulted. St Helens Metropolitan Borough Council have also been consulted

No comments have been received following the Council's formal consultation process.

United Utilities have been consulted. The Council's Environmental Health Officer, Trees and Woodland Officer and Highways Engineer have also been consulted.

United Utilities have no objection to the proposal. The Council's Environmental Health Officer has no objection but require a ground investigation and remediation plan.

SITE/LOCATION:

The site is 0.4 hectares of land, which is currently known as Wilmere House, which was previously used as 28 bed Nursing Home until its closure in 2004. The site is located in the Green Belt on the northern outskirts of Widnes, to the north of the (A577) Widnes Eastern Bypass and is on the junction of the (A57) Warrington Road and Wilmere Lane.

RELEVANT HISTORY:

05/00706/COU	Application for the proposed change of use to a children's day nursery – application refused.
05/00190/COU	Application for the proposed change of use to 9 flats – permission granted.
04/01103/FUL	Application for the proposed sub division of existing residential home into 5 No. flats – permission granted.
04/00571/FUL	Application for proposed ground floor and first floor extension – application refused.

DEVELOPMENT PLAN DESIGNATION, KEY POLICIES AND SUSTAINABILITY OBJECTIVES:

The site is allocated as Green Belt in the Halton Unitary Development Plan (UDP) and the key policies, which relate to the development, are: -

BE1 General Requirements for Development, BE2 Quality of Design, S21 Green Belt, GE1 Control of Development in the Green Belt, PR14 Contaminated Land, TP12 Car Parking.

OBSERVATIONS AND ISSUES:

The site is currently the site of Wilmere House a vacant property previously used as a 28-bed nursing home until its closure in 2004. The application is for the proposed demolition of the existing care home and erection of replacement 2.5-storey care home with car parking and associated landscaping. The current building is two storeys with a large high-ridged single storey extension with a footprint of 587 square metres. The main building and the existing extension are built out of different materials and is therefore of little architectural merit. The proposed building is a mostly two and half storey, it does not exceed the height of the existing building and the proposed footprint is 882 square metres. The proposed development faces the existing gated entrance on to Wilmere Lane and is sited on the general footprint of the existing building.

Planning Policy

The main issue in relation to this case is whether there are very special circumstances in support of the proposed development that are sufficient to outweigh the policy presumption against inappropriate development in the Green Belt.

Green Belt policy is to check the unrestricted sprawl of large built up areas and to prevent neighbouring towns from merging into one another. This proposal does not involve an extension of the existing built up area and is on a previously developed site. The proposal would replace an existing building and would not encroach into the surrounding countryside.

National and local green belt policy does however allow for replacement of existing dwellings in the green belt where the scale, character and appearance of the property are not significantly changed. Although the building is not strictly a dwelling it is proposed for residential use.

The application site is already largely previously developed land. It is not attached to the urban area and the proposal does not involve any change to the existing access to and from the site and does not exceed the area that is already developed. The new building proposed is of a high quality of design and materials, which will be a substantial visual improvement on the current building. This is therefore a contributory factor towards the very special circumstances.

The proposal includes the landscaping enhancement of the site and includes extra tree planting and the parking area is to be of grass crete minimising any impact of the hard standing area. This landscaping would again lead to a contributory factor to the very special circumstance to overcome the policy presumption against inappropriate development in the Green Belt.

The proposed dwellings do not reduce the footprint when compared to the existing buildings (587 square metre currently, 882 square metres proposed). The proposed building is roughly set out in the same location and does not come any closer to Wilmere Lane than the existing building. Therefore the impact on openness the green belt is minimal as the site is surrounded, particularly to the side and rear, with mature landscaping which is not to be disturbed or altered by the proposal and helps to screen the site from the surrounding countryside. The visual harm caused by the existing buildings is mitigated through the higher quality of design and materials that are proposed for the new building.

The existing building, formerly Wilmere House Nursing Home, is currently vacant as, according to the supporting statement, the building is obsolete for the purposes of operating as care home. It closed in 2004 as it didn't meet the current statutory accreditation standards and the operating capacity of the home was below the minimum number viable. The new care home would provide 60 bedrooms of a minimum size of 12 square metres with ensuite facilities. Each floor provides separate dining and lounge area for residents, separate bathrooms WC's, dedicated nurse staff area and lift and stair access.

Landscaping, Private Garden Space and Open Space

The Trees and Woodlands Officer has assessed the proposal and is satisfied with amended plans that have been submitted. The areas of hard standing currently around the building that will not be used for parking or pathway are to be landscaped. Additional trees will be planted reinforcing the existing mature landscaping. The landscaping will improve the visual amenity of the area. The Trees and Woodlands officer has requested conditions relating to the protection of the trees that are to remain and that the landscape scheme shall be implemented in accordance to the plan submitted. He also recommends a Tree Preservation Order be served on the trees specified to be retained and of significant value.

Highway Safety

The Highways Engineer has assessed the transport assessment submitted with the application and has no objections to the application. Although the traffic generation is more than the previous use it is less than the recent permissions for conversion of the existing building to residential. The peak movements for the residential home are unlikely to match the general peak traffic flows. The Highways Engineer has requested a S106 in relation to the up grading of the two nearby bus stops, the agent has confirmed that the applicants willingness to enter into the agreement.

Conclusion

The proposal is in principle 'inappropriate development' in the Green Belt, and is therefore contrary to local and national policy.

However it is considered that there are exceptional circumstances that outweigh any harm that this proposal may do to the Green Belt in this location. These are as follows:

1. The existing building is in a dilapidated state and is of little architectural merit and is obsolete for the purposes of operating as a care home.
2. The proposed replacement building, although larger in volume than the existing, is of a much higher quality of design and materials and will be a substantial visual improvement.
3. The proposal would replace an existing building and would not reduce the openness of the Green Belt.
4. The application site is already largely previously developed land and does not involve any change to the existing access to and from the site.
5. The proposal does not involve a change of use of the site that would adversely impact on the surrounding area.
6. The proposed scheme provides improvements to the landscaping of the site, which offer a visual improvement and provide extra screening.

The proposal would therefore result in the remediation of the site through replacement of an unattractive dilapidated building, improve the surrounding landscaping and reduce the impact on the surrounding Green Belt.

RECOMMENDATION:

Approve subject to the application not being called in by the Secretary of State and 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. 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)

13.5 conditions relating to protection of trees to be retained during construction. (BE1)

PLAN NUMBER: 06/00813/FUL

APPLICANT: Hudson & McDonald

PROPOSAL: Proposed construction of 23 no. apartments (related to present development of 20 units approved under 05/00578/FUL)

ADDRESS OF SITE: Former Egerton Arms, Irwell Lane/Bridge Street, Runcorn

WARD: Mersey

SUMMARY RECOMMENDATION:

Approve with conditions

CONSULTATION AND REPRESENTATION:

The application was advertised by means of a site notice and press notice, and the neighbouring properties were consulted. There were no objections received.

One neighbour commented that the buildings may have blocked some historic tunnels under the Runcorn Old Town which are of historic interest.

The Health & Safety Executive, Environment Agency and United Utilities have all been consulted where no objections have been raised.

The Council's Highways Engineer, Trees and Woodland Officer and Environmental Health Officer have also been consulted. No objections have been raised.

SITE/LOCATION:

The site used to be the site of the Egerton Arms Public House and is located on the corner of Bridge Street and Irwell Lane, with the bus way running to the north of the site, in Runcorn.

RELEVANT HISTORY:

The site has planning permission for 20 no. apartments, on this site, which was approved by this Committee in September 2005 (Application no.05/00578/FUL).

UNITARY DEVELOPMENT PLAN DESIGNATION, KEY POLICIES AND SUSTAINABILITY OBJECTIVES:

The site is allocated as residential in the Halton Unitary Development Plan where Policy H2 Design and Density of New Residential Development is of relevance. The Council's New Residential Guidance Note is also of relevance.

OBSERVATIONS AND ISSUES:

The application is for 23 no. 2 bedroom apartments, with parking underneath and to the rear.

There is already permission for 20 no. units on the site. This proposal is currently under construction, and this application has been resubmitted because they want to fit three additional apartments within the scheme.

Design & Access Statement Principles

The building comprises of 23 no. apartments with the building of a similar footprint to the former Egerton Arms Public House, and the same footprint as the scheme that already has planning permission.

The site is accessed from Irwell Lane, both for pedestrians and cars. The car parking is located to the rear and below the ground level of the building, and cannot be viewed from the front of the building. This area will be overlooked from the rear of the apartments which will provide some natural surveillance.

The site is a 'gateway' into Runcorn Old Town and is a prominent site. The dominant material is brick, and there are quoins, artstone heads and sills in a contrasting colour. The design is considered appropriate in this location.

Residential and Visual Amenity

There are no issues with regards to residential amenity, as the only adjoining property is Irwell Court, which the proposal will tie into, like the Public House used to. This proposal will not have a detrimental impact to their amenity. There are no issues with regards to privacy distances.

Due to the prominence of the building being on a higher level and it being on a gateway into the Old Town the visual amenity is an issue. However, it is considered that the use of these materials and the design is of suitable quality.

Highway Issues

The access for the development is off Irwell Lane, which was an existing access. This has been widened, to accommodate two-way traffic, and a speed hump has been provided. There is also adequate pedestrian visibility accommodated.

The cycle store is shown to the rear of the premises and the design fits in with the main building.

Open Space and Landscaping

A commuted sum was provided for off-site provision as part of the previous application. This was required to ensure that the proposal accords with Policy H3: Provision of Recreational Greenspace. No additional payment is required for this application.

The Council's Trees and Woodland Officer stated on the previous application that although the trees were in not very good condition, the site is prominent in the local landscape and suitable replacements would be required. The details have been provided, and plans were submitted to show how these could be accommodated.

Policy

In policy terms the proposal is allocated within a primarily residential area and is therefore appropriate in general policy terms.

The demolition of the vacant public house and the replacement with this apartment block will enhance the surroundings and improve the appearance and gateway into the Old Town.

Conclusion

The proposal has already been given approval for 20 no. apartments and the three additional apartments can be accommodated successfully within this footprint. The quality of the materials are considered appropriate and ensure that this corner plot is regenerated. The proposal complies with Unitary Development Plan Policy and is therefore recommended for approval.

RECOMMENDATION:

Approve subject to the following conditions:

- 1) Standard commencement condition
- 2) Construction hours (BE1 General Requirements for Development)
- 3) Wheel wash condition (BE1)
- 4) Pedestrian visibility splay (BE1)

PLAN NUMBER:	06/00857/FUL
APPLICANT:	Langtree Group Plc
PROPOSAL:	Proposed erection of three storey office development

ADDRESS OF SITE: Land off Earle Road, Widnes

WARD: Riverside

SUMMARY RECOMMENDATION:

Approve with conditions

CONSULTATION AND REPRESENTATION:

The application has been advertised by way of a site notice and in the press.

The Health and Safety Executive, Environment Agency and United Utilities have all been consulted, and any objections will be reported to Committee.

The Council's Environmental Health Officer, Highways Engineer, Major Projects Division and Landscape Division have also been consulted. Any issues will be discussed in the Observations and Issues Section of this report.

SITE/LOCATION:

Site is located to the east of Earle Road, and is known as site D2 within the Economic Development Zone (EDZ) area in the Widnes Waterfront.

RELEVANT HISTORY:

A planning application was submitted for a two-storey office development on this site, and was approved by this Committee in March 2006 (Application no. 06/00016/FUL).

DEVELOPMENT PLAN DESIGNATION, KEY POLICIES AND SUSTAINABILITY OBJECTIVES:

The site is allocated as Action Area 3 Widnes Waterfront in the Halton Unitary Development Plan (UDP) where Policy RG3 Action Area 3-Widnes Waterfront is of relevance.

The other key policies of relevance are S6 Reuse and Remediation of Previously Used or Contaminated Land, BE1 General Requirements for Development, BE2 Quality of Design, TP6 Cycle Provision as Part of New Development, TP7 Pedestrian Provision as Part of New Development, TP12 Car Parking and TP16 Green Travel Plans.

OBSERVATIONS AND ISSUES:

The proposal is for a three-storey office development, with access proposed from a new access road off the existing roundabout on Earle Road. Planning permission for 115m of new road with associated cycleway was approved in March 2006 (Application no.06/00089/HBCFUL).

Policy

The site is allocated as Widnes Waterfront Action Area and a Supplementary Planning Document has been produced for the area.

The application site forms part of the area known as Site D2 in the Supplementary Planning Document where office use is considered appropriate for this site.

Design and Character of the Area

The Widnes Waterfront Supplementary Planning Document also contains a brief section on principles of design/design guide. It states that office development should face onto the road and parking should be to the rear, offering potential for a strong high quality built edge to the proposed boulevard. The location of the building, on the site, relates to the location of the easement. However, the building still faces onto the road.

The design and access statement provided as support to the application has taken into account the Supplementary Planning Document and looked at the building in more detail and context. The building is three storeys and is 'L' shaped in footprint. The corner, as viewed from Earle Road, is a mix of glazing and timber. The main element of the building is a mix of brickwork and contrasting glazed brick infill panels, with projecting eaves. The colours are to be agreed, and a condition can be added accordingly.

The proposed change to the approved scheme relates to the proposed building. In the proposed scheme the building has been raised to three storeys, and the span of the building has been reduced through shortening both wings in order that the overall floor space remains the same.

The building will provide 88 individual offices, and has been designed to be flexible providing start up space for small and medium enterprises (SME's). The market demand is for smaller offices, hence the revised proposal.

Landscaping

The proposed landscaping treatment for this proposal has been considered and the design statement in support of the application states that it will fit in with the overall context of the Master Plan for the Widnes Waterfront area. There have been landscape precedent images provided to show examples of landscaping details that are being considered.

There are no detailed plans for landscaping provided, as part of the application therefore a condition is required to ensure details are provided prior to commencement of development. This shall be of a high quality to fit in with the context of the master plan.

Highway Safety

The access, into the site, is proposed off the new road (application no. 06/00089/HBCFUL), which was approved in March 2006. A temporary access has been shown on the plans, to ensure that access can be provided, as the new road may not be complete within the timescale required for this proposal.

There are 164 car parking spaces provided on the site, which is above the maximum parking standards set out in the Unitary Development Plan. The over provision of parking will ensure that there will be no overspill parking onto the highway.

There will be a cycle way provided along Earle Road and there will be access from this into the site. Showers and changing facilities will be provided within the building to encourage the staff/visitors to cycle to work. However, no details have been provided. A condition can be added to ensure that this is provided prior to the occupation of the premises.

A travel plan is required for this development. A phased condition can be added to ensure that this is provided prior to occupation and then if any changes occur then the plan is updated over time.

Ground Conditions

The ground is heavily contaminated, part of ground investigation has been carried out, and the Council's Environmental Health Officer has considered this investigation. It is suggested that a condition is added to ensure that a remediation plan, including suitable monitoring and verification methodologies are carried out. This will be required prior to the commencement of development.

Summary and Conclusions

The proposal, although changed from the previously approved scheme, is a good quality development and fulfils the objectives set out within the Widnes Waterfront Supplementary Planning Document. It also complements the scheme, to the north of this site, which was approved in March 2006 (Application 06/00031/FUL).

RECOMMENDATION:

Approve subject to the following conditions: -

- 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)

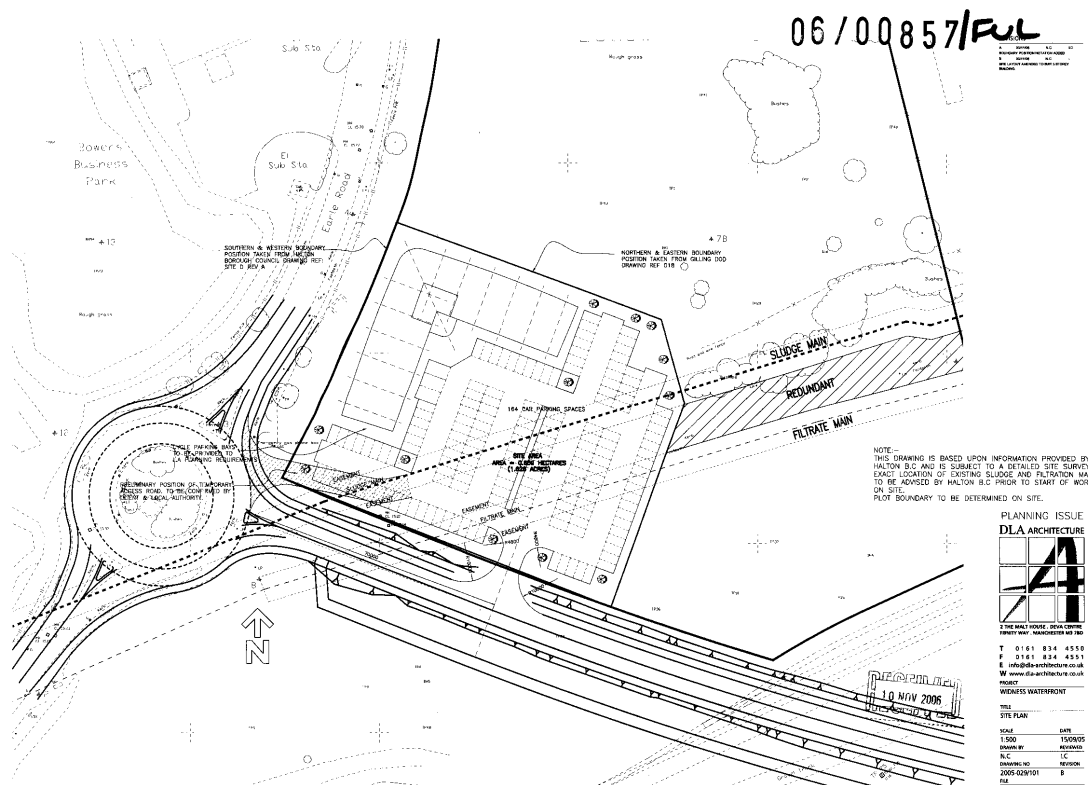
- 7) Provision of Green Travel Plan (TP16 Green Travel Plans)
 - 8) Provision of Bin Storage/Waste (BE1 General Requirements for Development)
 - 9) Use Restriction to B1 use only (BE1 General Requirements for Development)
 - 10) Wheel wash during construction (BE1 General Requirements for Development).
 - 11) Details of temporary access road, required prior to commencement of development (BE1 General Requirements for Development).
-



PLAN 6b PLAN NUMBER 06/00857/FUL LAYOUT PLAN

DEVELOPMENT CONTROL
COMMITTEE

18th December 2006



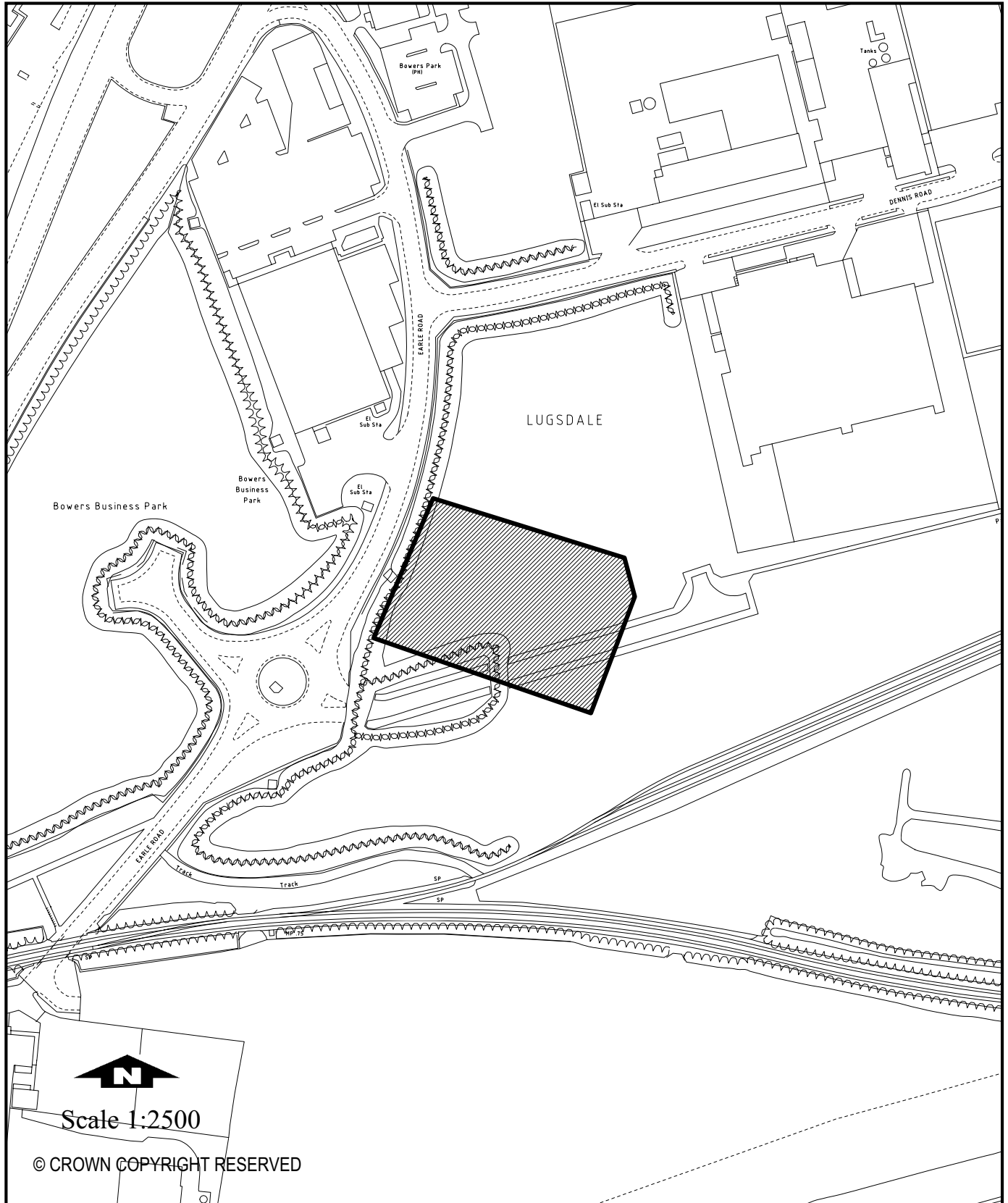


PLAN 6a

PLAN NUMBER 06/00857/FUL

DEVELOPMENT CONTROL COMMITTEE

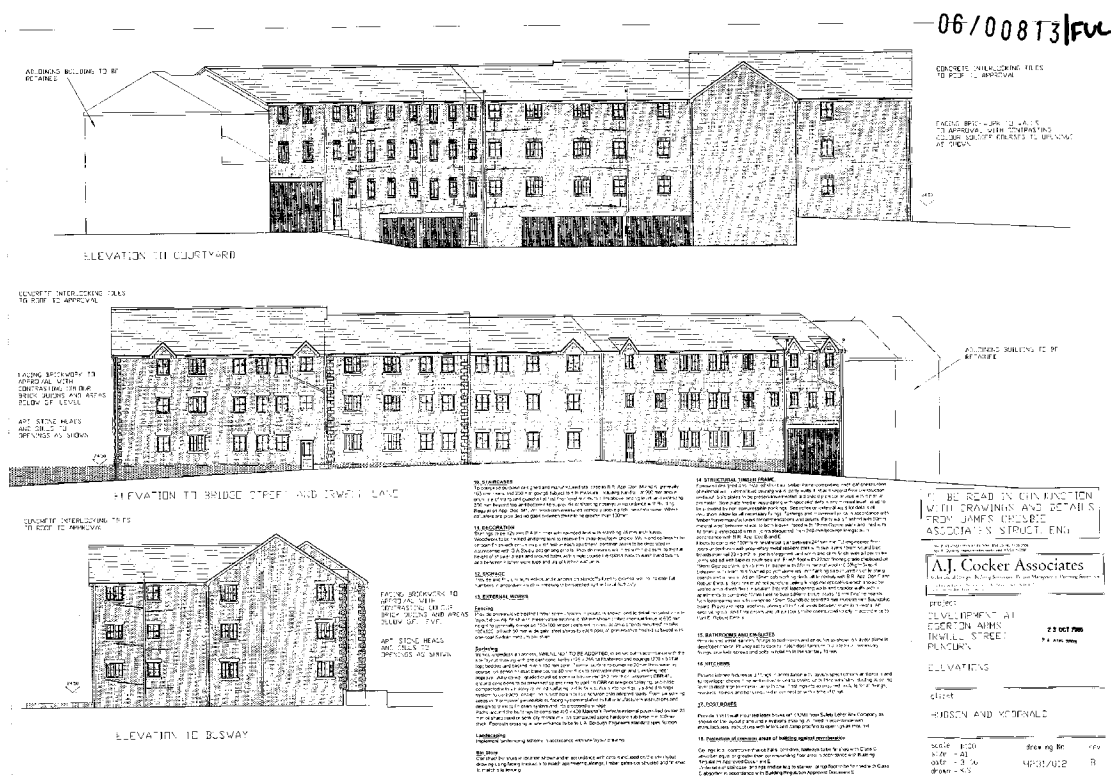
18 December 2006



PLAN 5c
PLAN NUMBER 06/00813/FUL
PROPOSED ELEVATIONS

DEVELOPMENT CONTROL COMMITTEE

18th December 2006



DEVELOPMENT CONTROL COMMITTEE

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A.J. Cocker Associates
Architectural Design • Building Services • Project Management • Planning/Construction
The Gateway Centre, 100 Longtree Road, Lutterworth, Cambs. CB15 9

project
DEVELOPMENT AT
ESGERTON ARMS
18 WILL STREET
RUNCORN

LAYOUT PLANS

Client

BLISSON AND McDONALD

scale - 1:100	drawing No	rev
size - A1		
date - 3-06	H231/009	1
drawn - K.S.		

UPPER GROUND FLUWS

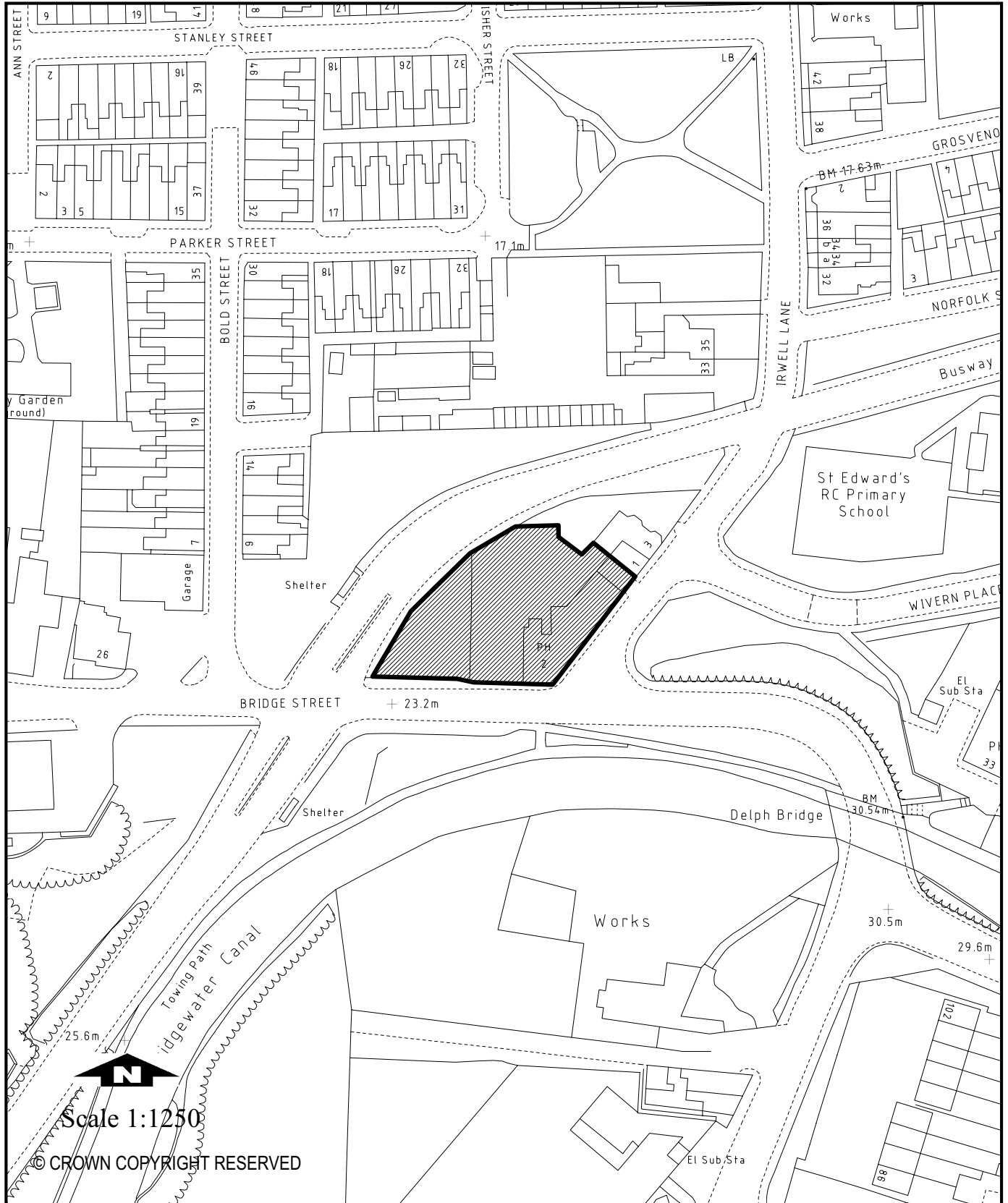


PLAN 5a

PLAN NUMBER 06/00813/FUL

DEVELOPMENT CONTROL COMMITTEE

18 December 2006





PLAN 4c PLAN NUMBER 06/00783/FUL PROPOSED ELEVATIONS

DEVELOPMENT CONTROL
COMMITTEE

18th December 2006

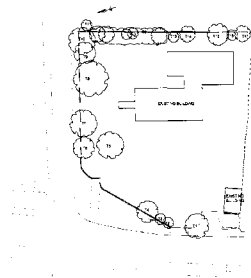
AMENDED PLANS



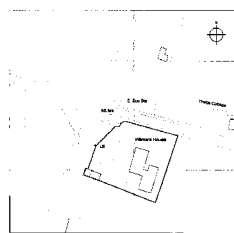
DEVELOPMENT CONTROL COMMITTEE

06/00783
AMENDED PLANS

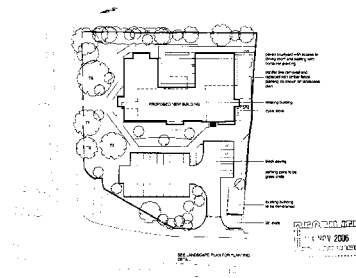
elevation a elevation b elevation c elevation d



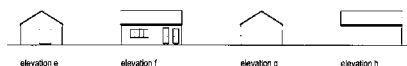
existing site plan



os map @ 1:1250



proposed site plan



We also plan to attend to well-known concerns, such as
 the - also plan to attend to well-known concerns, such as

marlin fleischer architect

1000 10th St. N. Suite 1000, Minneapolis, MN 55401
 Tel: 612.338.1000 Fax: 612.338.1001

Dr. Martin Fleischer
 Principal

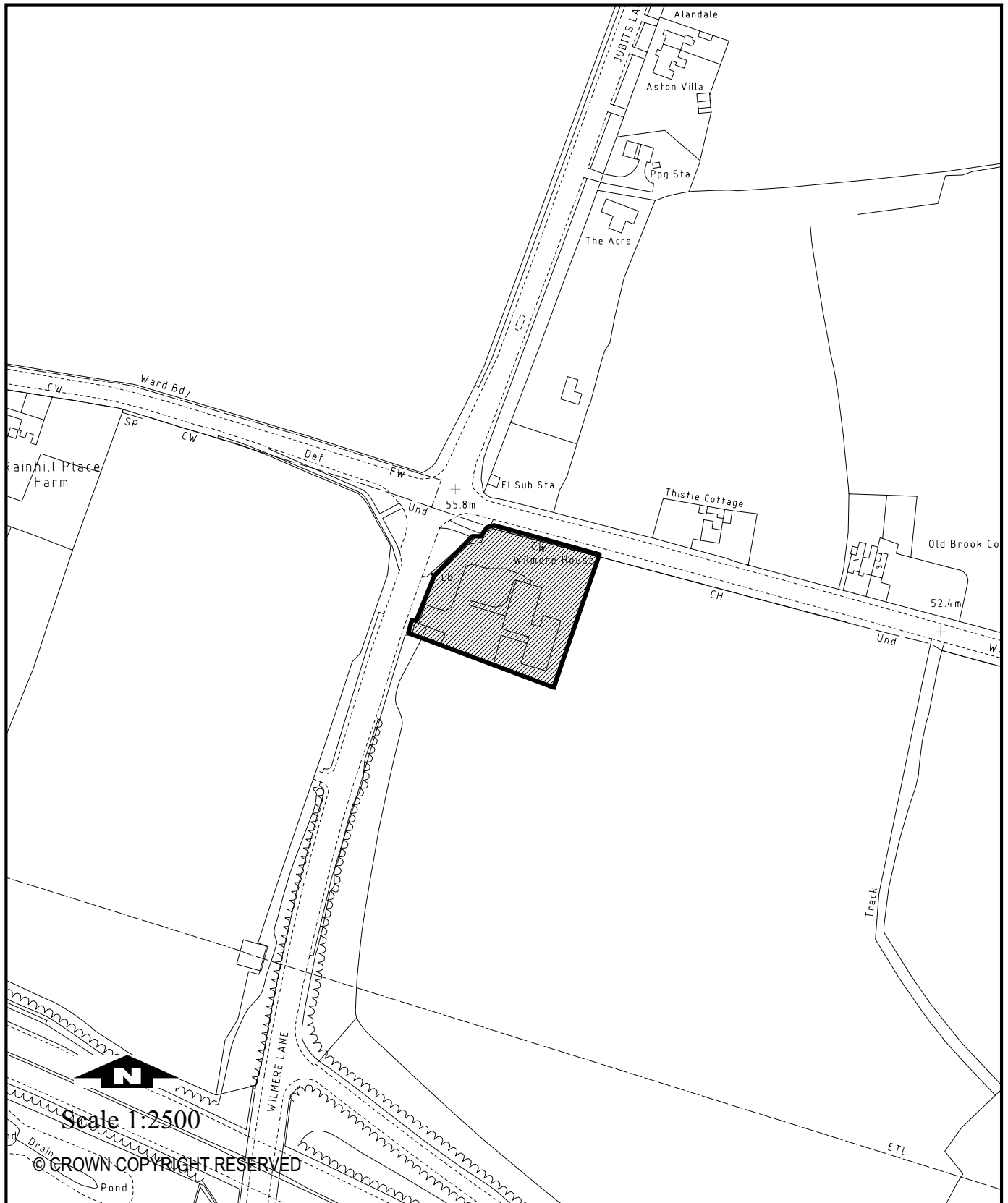


PLAN 4a

PLAN NUMBER 06/00783/FUL

DEVELOPMENT CONTROL COMMITTEE

18 December 2006



DEVELOPMENT CONTROL COMMITTEE

The image displays a comprehensive set of architectural drawings for a residential development named 'Hedge Row'. The drawings are organized into several sections:

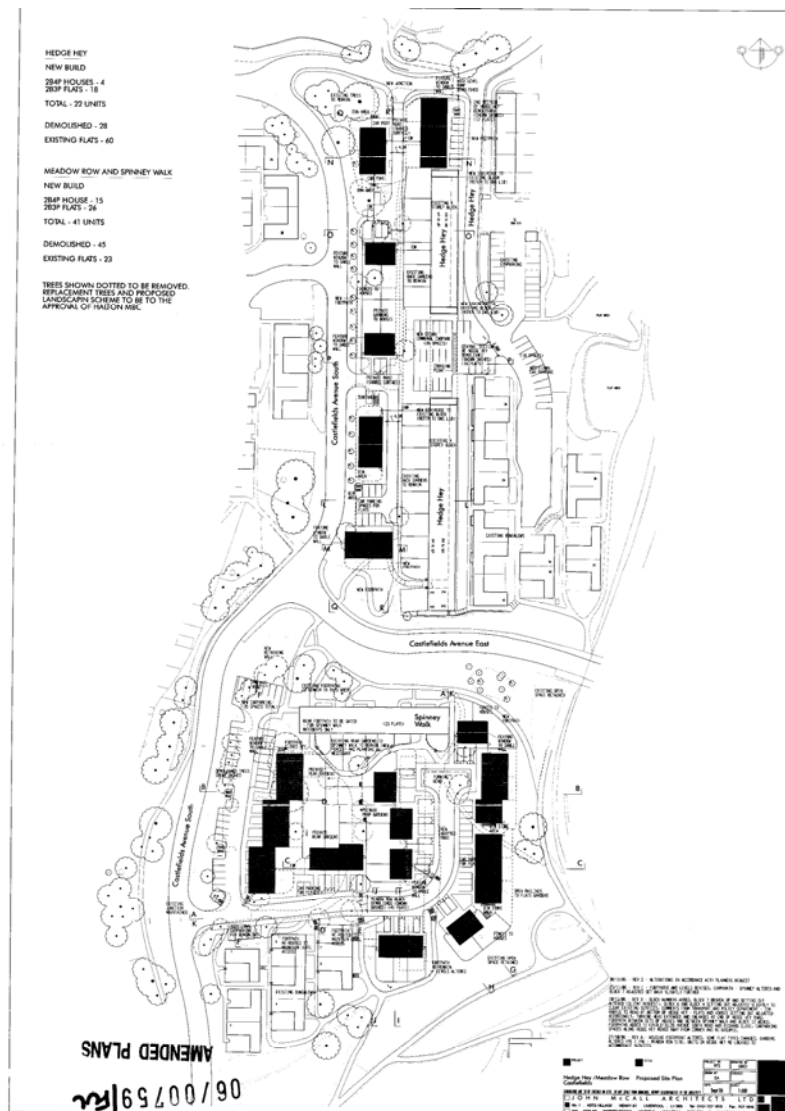
- HOUSE TYPE A PLANS 1:100:** This section includes three first-floor plans (labeled 'FIRST FLOOR') and three ground-floor plans (labeled 'GROUND FLOOR'). It also shows two options for the house type, labeled 'OPTION 1' and 'OPTION 2'.
- HOUSE TYPE B PLANS 1:100:** This section includes three first-floor plans and three ground-floor plans for a different house type, labeled 'HOUSE TYPE B'.
- AMENDED PLANS:** This section shows a series of amended plans for various blocks of the development, including 'BLOCK 1', 'BLOCK 2', 'BLOCK 3', 'BLOCK 4', 'BLOCK 5', 'BLOCK 6', 'BLOCK 7', 'BLOCK 8', 'BLOCK 9', 'BLOCK 10', 'BLOCK 11', 'BLOCK 12', 'BLOCK 13', 'BLOCK 14', 'BLOCK 15', 'BLOCK 16', 'BLOCK 17', 'BLOCK 18', 'BLOCK 19', 'BLOCK 20', 'BLOCK 21', 'BLOCK 22', 'BLOCK 23', 'BLOCK 24', 'BLOCK 25', 'BLOCK 26', 'BLOCK 27', 'BLOCK 28', 'BLOCK 29', 'BLOCK 30', 'BLOCK 31', 'BLOCK 32', 'BLOCK 33', 'BLOCK 34', 'BLOCK 35', 'BLOCK 36', 'BLOCK 37', 'BLOCK 38', 'BLOCK 39', 'BLOCK 40', 'BLOCK 41', 'BLOCK 42', 'BLOCK 43', 'BLOCK 44', 'BLOCK 45', 'BLOCK 46', 'BLOCK 47', 'BLOCK 48', 'BLOCK 49', 'BLOCK 50', 'BLOCK 51', 'BLOCK 52', 'BLOCK 53', 'BLOCK 54', 'BLOCK 55', 'BLOCK 56', 'BLOCK 57', 'BLOCK 58', 'BLOCK 59', 'BLOCK 60', 'BLOCK 61', 'BLOCK 62', 'BLOCK 63', 'BLOCK 64', 'BLOCK 65', 'BLOCK 66', 'BLOCK 67', 'BLOCK 68', 'BLOCK 69', 'BLOCK 70', 'BLOCK 71', 'BLOCK 72', 'BLOCK 73', 'BLOCK 74', 'BLOCK 75', 'BLOCK 76', 'BLOCK 77', 'BLOCK 78', 'BLOCK 79', 'BLOCK 80', 'BLOCK 81', 'BLOCK 82', 'BLOCK 83', 'BLOCK 84', 'BLOCK 85', 'BLOCK 86', 'BLOCK 87', 'BLOCK 88', 'BLOCK 89', 'BLOCK 90', 'BLOCK 91', 'BLOCK 92', 'BLOCK 93', 'BLOCK 94', 'BLOCK 95', 'BLOCK 96', 'BLOCK 97', 'BLOCK 98', 'BLOCK 99', 'BLOCK 100'.
- ELEVATIONS 1:200:** This section includes front elevations for various blocks, including 'BLOCK 1', 'BLOCK 2', 'BLOCK 3', 'BLOCK 4', 'BLOCK 5', 'BLOCK 6', 'BLOCK 7', 'BLOCK 8', 'BLOCK 9', 'BLOCK 10', 'BLOCK 11', 'BLOCK 12', 'BLOCK 13', 'BLOCK 14', 'BLOCK 15', 'BLOCK 16', 'BLOCK 17', 'BLOCK 18', 'BLOCK 19', 'BLOCK 20', 'BLOCK 21', 'BLOCK 22', 'BLOCK 23', 'BLOCK 24', 'BLOCK 25', 'BLOCK 26', 'BLOCK 27', 'BLOCK 28', 'BLOCK 29', 'BLOCK 30', 'BLOCK 31', 'BLOCK 32', 'BLOCK 33', 'BLOCK 34', 'BLOCK 35', 'BLOCK 36', 'BLOCK 37', 'BLOCK 38', 'BLOCK 39', 'BLOCK 40', 'BLOCK 41', 'BLOCK 42', 'BLOCK 43', 'BLOCK 44', 'BLOCK 45', 'BLOCK 46', 'BLOCK 47', 'BLOCK 48', 'BLOCK 49', 'BLOCK 50', 'BLOCK 51', 'BLOCK 52', 'BLOCK 53', 'BLOCK 54', 'BLOCK 55', 'BLOCK 56', 'BLOCK 57', 'BLOCK 58', 'BLOCK 59', 'BLOCK 60', 'BLOCK 61', 'BLOCK 62', 'BLOCK 63', 'BLOCK 64', 'BLOCK 65', 'BLOCK 66', 'BLOCK 67', 'BLOCK 68', 'BLOCK 69', 'BLOCK 70', 'BLOCK 71', 'BLOCK 72', 'BLOCK 73', 'BLOCK 74', 'BLOCK 75', 'BLOCK 76', 'BLOCK 77', 'BLOCK 78', 'BLOCK 79', 'BLOCK 80', 'BLOCK 81', 'BLOCK 82', 'BLOCK 83', 'BLOCK 84', 'BLOCK 85', 'BLOCK 86', 'BLOCK 87', 'BLOCK 88', 'BLOCK 89', 'BLOCK 90', 'BLOCK 91', 'BLOCK 92', 'BLOCK 93', 'BLOCK 94', 'BLOCK 95', 'BLOCK 96', 'BLOCK 97', 'BLOCK 98', 'BLOCK 99', 'BLOCK 100'.
- AMENDED PLANS (continued):** This section shows amended plans for various blocks, including 'BLOCK 1', 'BLOCK 2', 'BLOCK 3', 'BLOCK 4', 'BLOCK 5', 'BLOCK 6', 'BLOCK 7', 'BLOCK 8', 'BLOCK 9', 'BLOCK 10', 'BLOCK 11', 'BLOCK 12', 'BLOCK 13', 'BLOCK 14', 'BLOCK 15', 'BLOCK 16', 'BLOCK 17', 'BLOCK 18', 'BLOCK 19', 'BLOCK 20', 'BLOCK 21', 'BLOCK 22', 'BLOCK 23', 'BLOCK 24', 'BLOCK 25', 'BLOCK 26', 'BLOCK 27', 'BLOCK 28', 'BLOCK 29', 'BLOCK 30', 'BLOCK 31', 'BLOCK 32', 'BLOCK 33', 'BLOCK 34', 'BLOCK 35', 'BLOCK 36', 'BLOCK 37', 'BLOCK 38', 'BLOCK 39', 'BLOCK 40', 'BLOCK 41', 'BLOCK 42', 'BLOCK 43', 'BLOCK 44', 'BLOCK 45', 'BLOCK 46', 'BLOCK 47', 'BLOCK 48', 'BLOCK 49', 'BLOCK 50', 'BLOCK 51', 'BLOCK 52', 'BLOCK 53', 'BLOCK 54', 'BLOCK 55', 'BLOCK 56', 'BLOCK 57', 'BLOCK 58', 'BLOCK 59', 'BLOCK 60', 'BLOCK 61', 'BLOCK 62', 'BLOCK 63', 'BLOCK 64', 'BLOCK 65', 'BLOCK 66', 'BLOCK 67', 'BLOCK 68', 'BLOCK 69', 'BLOCK 70', 'BLOCK 71', 'BLOCK 72', 'BLOCK 73', 'BLOCK 74', 'BLOCK 75', 'BLOCK 76', 'BLOCK 77', 'BLOCK 78', 'BLOCK 79', 'BLOCK 80', 'BLOCK 81', 'BLOCK 82', 'BLOCK 83', 'BLOCK 84', 'BLOCK 85', 'BLOCK 86', 'BLOCK 87', 'BLOCK 88', 'BLOCK 89', 'BLOCK 90', 'BLOCK 91', 'BLOCK 92', 'BLOCK 93', 'BLOCK 94', 'BLOCK 95', 'BLOCK 96', 'BLOCK 97', 'BLOCK 98', 'BLOCK 99', 'BLOCK 100'.



PLAN 3b **PLAN NUMBER 06/00759/FUL** **LAYOUT PLAN**

**DEVELOPMENT CONTROL
 COMMITTEE**

18th December 2006

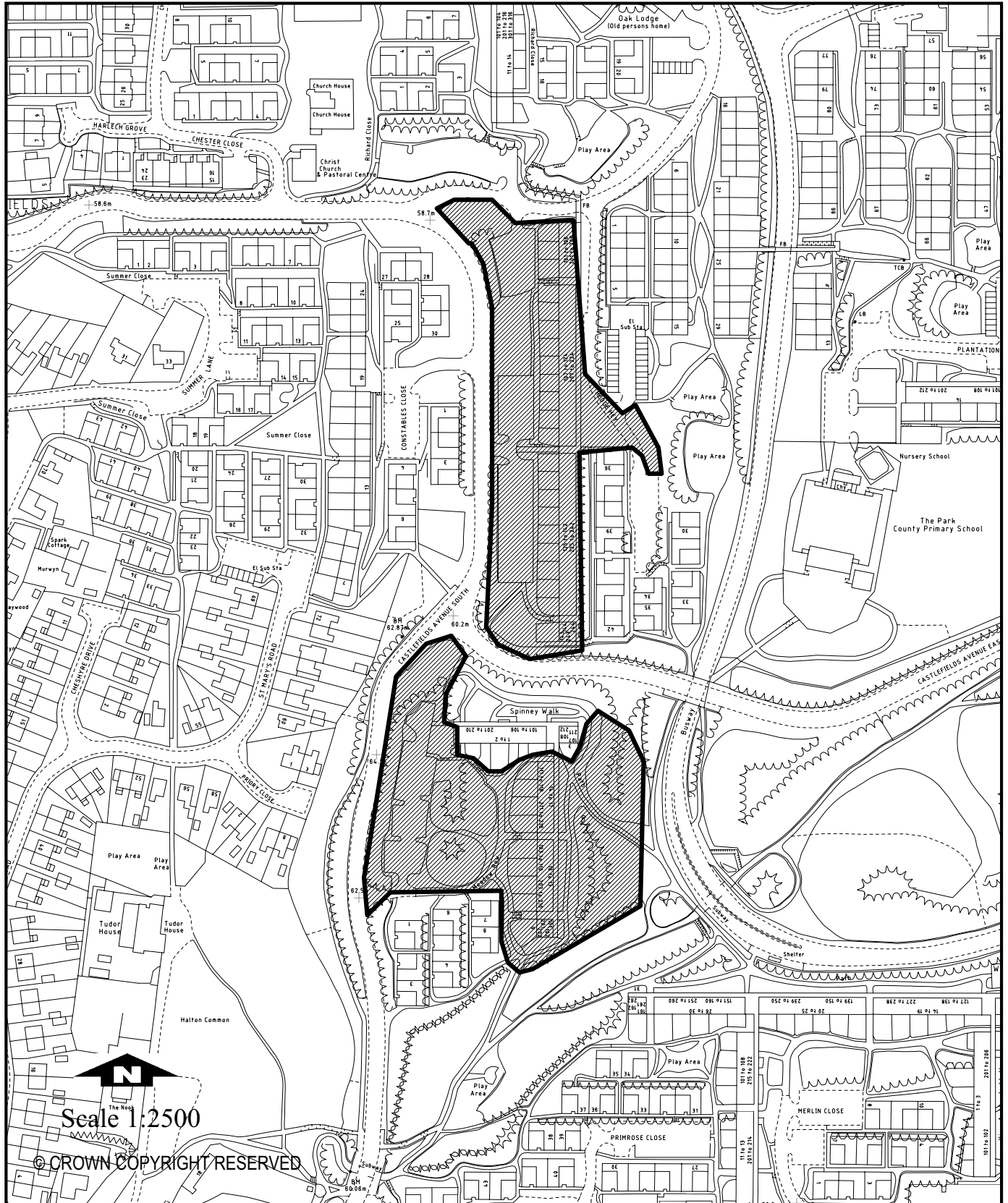




PLAN 3a **PLAN NUMBER 06/00759/FUL**

DEVELOPMENT CONTROL COMMITTEE

18 December 2006



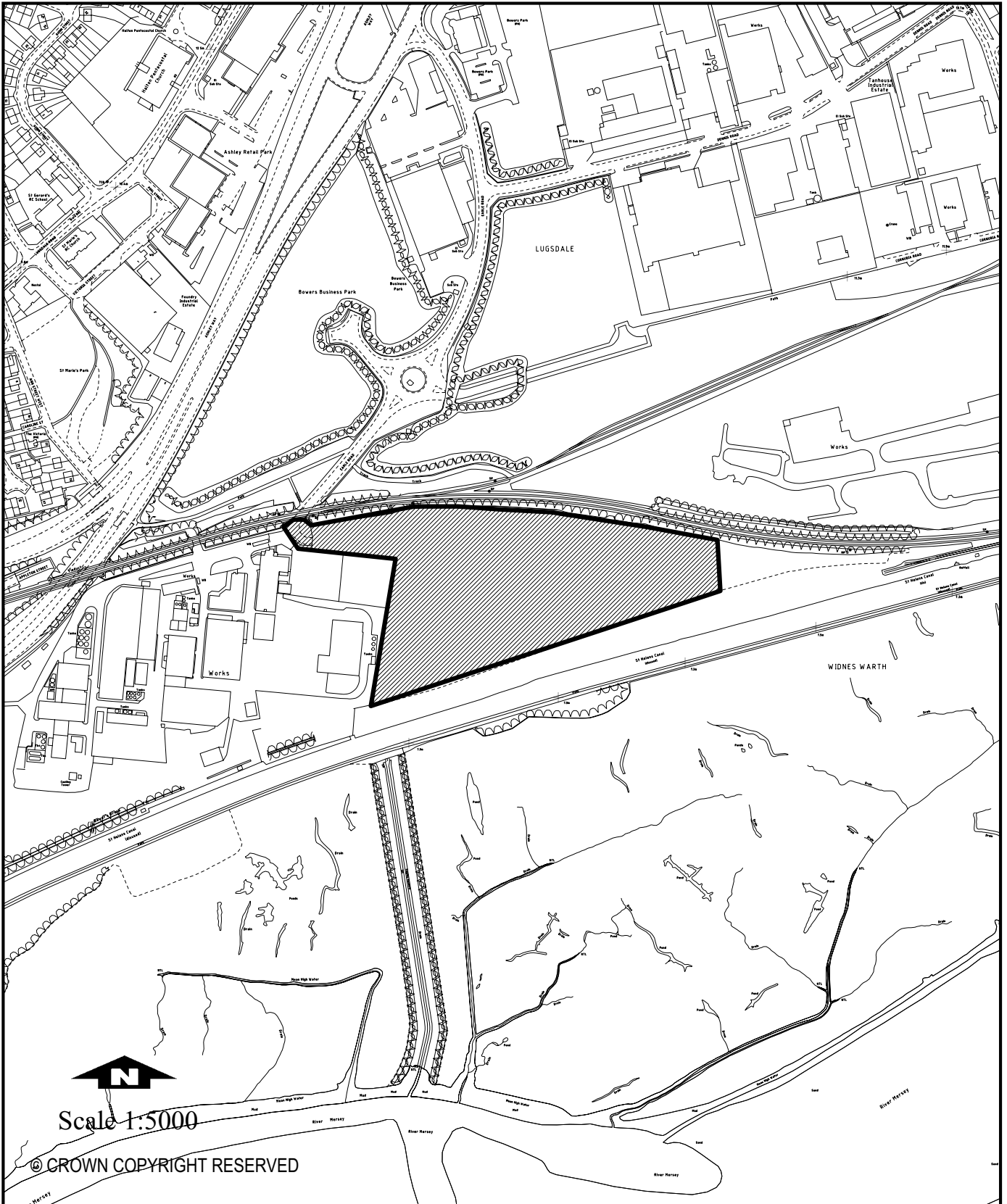


PLAN 2a

PLAN NUMBER 06/00742/OUT

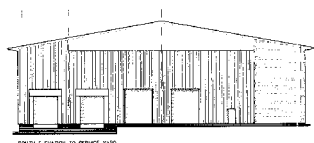
DEVELOPMENT CONTROL COMMITTEE

18 December 2006

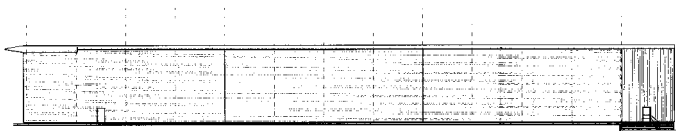


DEVELOPMENT CONTROL COMMITTEE

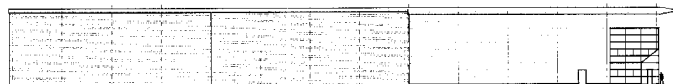
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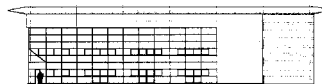
© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 105–112



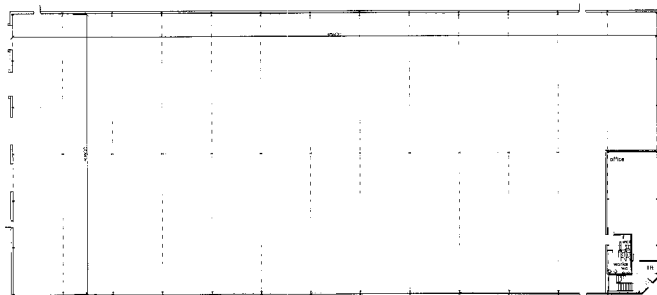
WEST EDUCATION TO BUREAU



EAST FLIGHTWAY TO ASTER LANE SOUTH



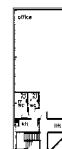
NORTH ELEVATION TO A531



GROUND FLOOR



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1955, 1960

1. 1997-1998

[illegible]

- Peter Jane Sloan
- Rachel
- Proposed Plan & Evaluation
- Jan 2006
- 2006-04
- 1246 / 40

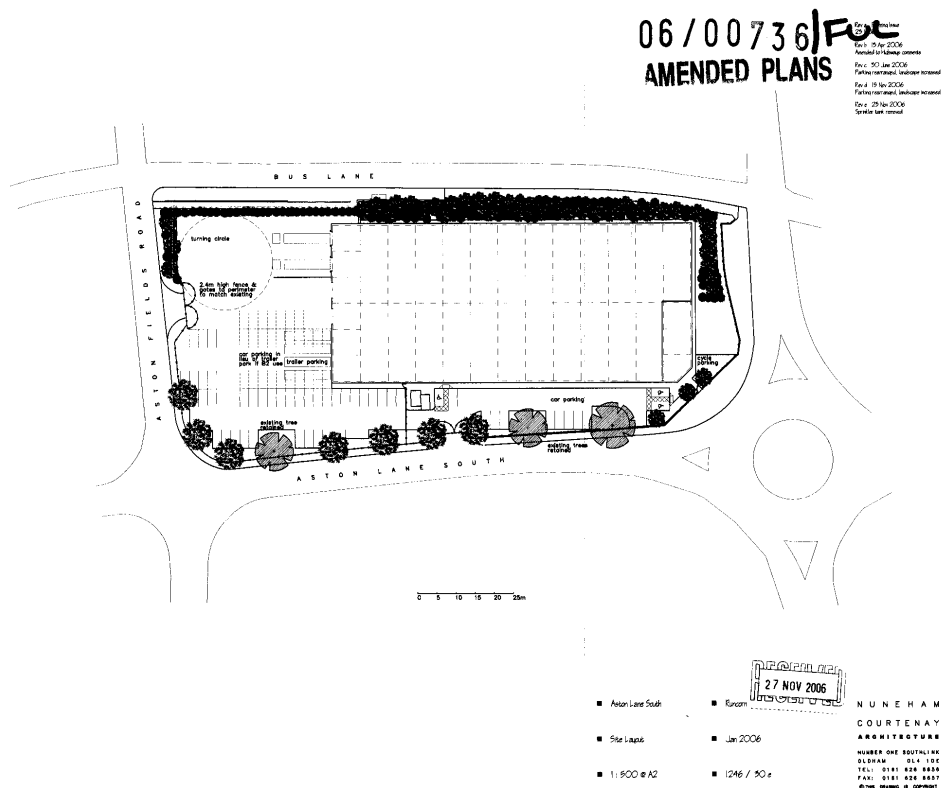
N J N E H A W
C C U R T E N A Y
A R C H I T E C T S
NUMBER ONE DOWNTOWN
CLUBHOUSE SUITE 100
TEL: 609 278 8888
FAX: 609 278 8888



PLAN 1b PLAN NUMBER 06/00736/FUL LAYOUT PLAN

DEVELOPMENT CONTROL
COMMITTEE

18th December 2006



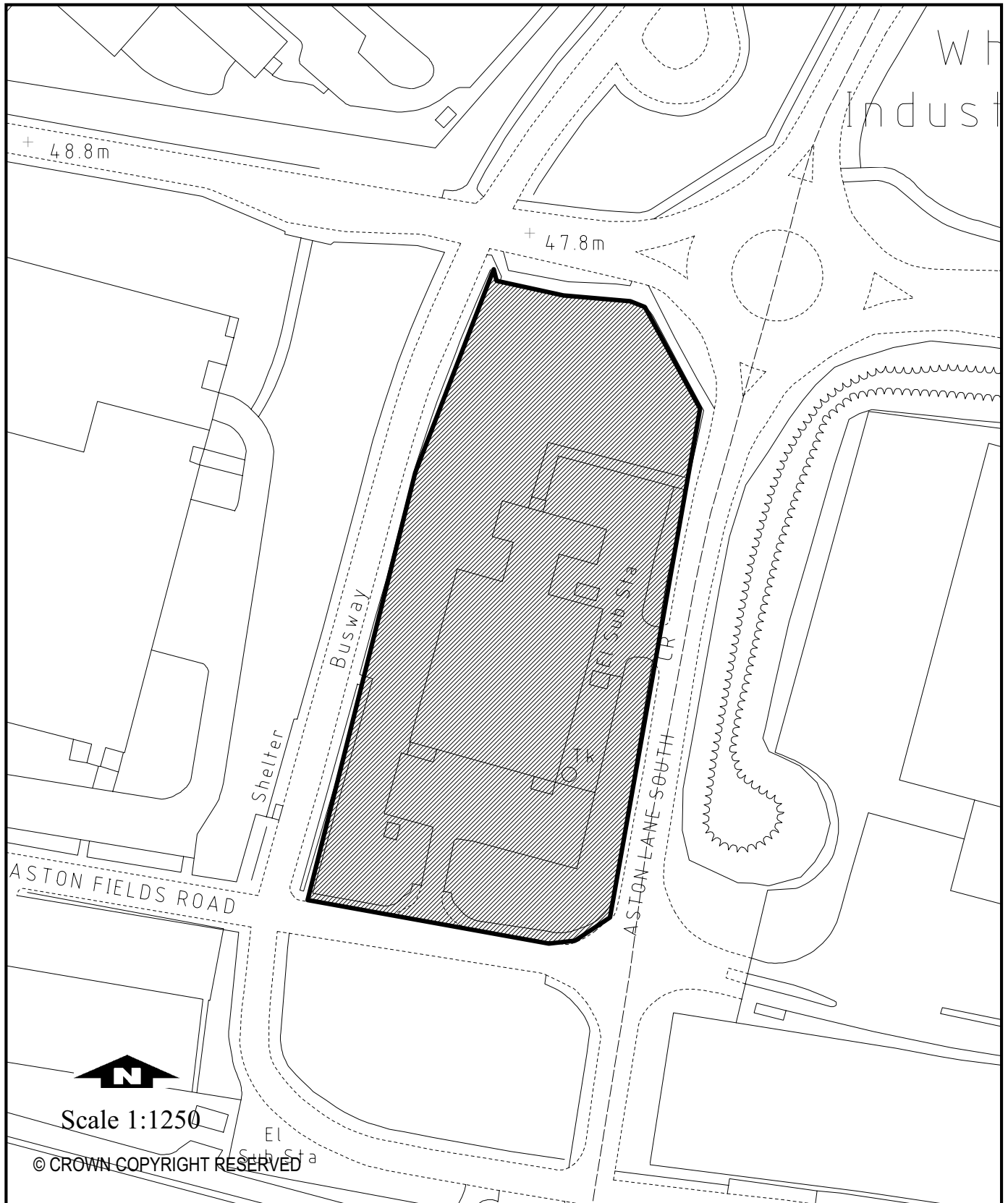


PLAN 1a

PLAN NUMBER 06/00736/FUL

DEVELOPMENT CONTROL COMMITTEE

18 December 2006



DEVELOPMENT CONTROL COMMITTEE
AMENDMENTS/REVISION LIST

18 December 2006

PAGE NO.	LIST A	LIST B	AMENDMENTS
7	06/00736/FUL		
11		06/00742/OUT	
16		06/00759/FUL	An additional letter of objection has been received. In addition to the issues previously reported objection is 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 and impact on health relating to asthma are also raised.
19	06/00783/FUL		St Helens Council have responded and have no comments.
24	06/00813/FUL		
26	06/00857/FUL		

REPORT TO: Development Control Committee

DATE: 18th December 2006

REPORTING OFFICER: Operational Director – Environment

SUBJECT: Miscellaneous Items

1) An appeal has 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

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

A decision has 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

This appeal was dismissed

3) The following applications have been withdrawn :-

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