



Development Control Committee

Wednesday, 17 January 2007 6.30 p.m.
Civic Suite, Town Hall, Runcorn

A handwritten signature in black ink, appearing to read 'David W R'.

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, 12 February 2007*

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

Part I

Item No.	Page No.
1. MINUTES	1 - 8
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	9 - 26
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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, 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:-

- | | |
|-----------------|--|
| 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.

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:	06/00809/FUL
APPLICANT:	Redrow Homes (NW) Ltd
PROPOSAL:	Proposed residential development comprising 50 No. one and two bed apartments in 3 No. three and four storey blocks.
ADDRESS OF SITE:	Chapel Gate (Nazareth House), St Michaels Road, Widnes
WARD:	Riverside

SUMMARY RECOMMENDATION:

Approve subject to legal agreement and conditions.

CONSULTATION AND REPRESENTATION:

Adjoining premises have been notified and the application advertised by means of site and press notices.

The Council's Highways Engineers, Tress and Woodlands and Environmental Health Officers have been consulted, as have The Environment Agency, United Utilities and Health and Safety Executive.

One letter of representation has been received from an adjoining resident raising concern about the scale of the proposed development and the

resultant loss of view from their property. The Councils Trees and Woodlands Officer has raised no objections subject to conditions to protect existing trees and an appropriate landscape scheme.

Any other significant issues and comments are covered later within this report.

SITE/LOCATION:

Part of the former site of Nazareth House convent and residential care home adjoining St Michaels Church, St Michaels Road, Widnes.

RELEVANT HISTORY:

Outline planning permission was previously granted for the whole site (ref 04/00407/OUT) for residential development including 55 No. houses and 64 No. apartments in 3 and 4 storey blocks (blocks B & C to be sheltered housing for over 55's). Reserved matters applications (refs 04/00193/REM and 06/00352/REM) have previously been granted for houses and a 3 storey apartment block for market sale relating to a significant portion of the site.

UNITARY DEVELOPMENT PLAN DESIGNATION, KEY POLICIES AND SUSTAINABILITY OBJECTIVES:

The site remains designated as green space in the Halton Unitary Development Plan. Policy GE6 Protection of Designated Green space, H2 Design and Density of New Residential Development, H3 Provision of Recreational Green space and S25 Planning Obligations are considered to be of particular relevance as is the Council's New Residential Development Guidance and Supplementary Planning Document on the Provision of Open Space.

OBSERVATIONS AND ISSUES:

This application seeks permission for the erection of 50 No. one and two bed apartments in 3 No. three and four storey blocks as a final phase within an ongoing residential development. Outline planning permission was previously approved for the overall site in 2004 and reserved matters have been approved for various earlier phases.

Policy Issues

Despite earlier phases of residential development the site remains designated as green space in the Halton Unitary Development Plan. The justification for the original scheme and grant of outline planning permission related to proposals within the scheme for a significant proportion (40 per cent) of the dwellings to be for specialist housing for over 55's, which was considered to be in significant shortage at the time. As such it was considered that any resultant harm due to the loss of green space was outweighed by these wider benefits.

Despite 2 years of marketing these specialist units the applicant has confirmed that they have been unable to generate sufficient interest to justify commencement of the scheme and therefore propose an amended scheme for open market sale. Given the outstanding requirement to compensate for the original and ongoing loss of green space the applicant has agreed to make financial contributions to the provision and/ or improvement of open space in the area by means of legal agreement. In this context and given the previous phases of development which have already been constructed on surrounding the site it is considered that the proposed contributions are sufficient to mitigate the original loss of green space and that the provisions of the Councils Supplementary Planning Document on the Provision of Open Space and UDP Policy S25 – Planning Obligations can be satisfied.

Highways Considerations

Access to the proposed scheme will be via St Michaels Road and through the highway network approved and constructed as part of the existing and ongoing residential development. A number of relatively minor amendments to the scheme as submitted have been required to satisfy the Councils Highways Engineer but it is considered that adequate provision can be made for parking and servicing within the scheme. Members will be updated as required.

Scale, Design and Visual Impact

At predominantly four storeys the latest scheme is of greater massing than the indicative scheme originally submitted as part of the outline planning application. It is however considered that the principle of four storey development has been previously accepted through the grant of outline planning permission. It is not considered that the proposed scheme would adversely affect the setting of the nearby St Michaels RC Church which is Grade II Listed and that the scale, design and materials of the proposed blocks are considered in keeping with earlier phases. The separation distances both within the scheme and to surrounding existing properties are considered more than sufficient to provide adequate protection to the amenity and privacy of surrounding occupiers. It is not therefore considered that an objection could be sustained on these grounds.

Conclusions

The scheme proposes the final phase in a wider programme of ongoing residential development. In this context it is considered that the wider provisions of the Halton Unitary Development Plan and in particular Policies S25 Planning Obligations and H2 Design and Density of New Residential Development and the Councils New Residential development Guidance are satisfied within the scheme. It is also considered that all other substantive matters have been resolved through earlier phases in the development and that any outstanding issues can be adequately resolved by condition.

RECOMMENDATION:

Approve subject to:

- A) The applicant entering into a legal agreement in relation to the payment of a commuted sum for the provision and / or improvement of off-site open space.
- B) 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. Landscaping condition, requiring the submission of both hard and soft landscaping to include tree planting. (BE2)
 - 4. Boundary treatments including retaining walls to be submitted and approved in writing (BE2)
 - 5. Wheel cleansing facilities to be submitted and approved in writing and used. (BE1)
 - 6. Construction and delivery hours to be adhered to throughout the course of the development. (BE1)
 - 7. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/ commencement of use. (BE1)
 - 8. Agreement and implementation of cycle parking provision (TP6)
 - 9. Submission and agreement of finished floor and site levels. (BE1)
 - 10. Site investigation, including mitigation to be submitted and approved in writing. (PR14)
 - 11. 5 conditions relating to tree protection during construction (BE1)
- C) That if the legal agreement is not executed within a reasonable period of time authority be delegated to the Operational Director- Environmental and Regulatory Services in consultation with the Chairman or Vice Chairman to refuse the application on the grounds that it fails to comply with UDP Policy S25 Planning Obligations.

PLAN NUMBER:	06/00848/HBCFUL
APPLICANT:	Halton Borough Council
PROPOSAL:	Proposed reduction in level of landscaped mound to surrounding ground floor level.
ADDRESS OF SITE:	The Brindley Arts Centre, High Street, Runcorn
WARD:	Mersey
SUMMARY RECOMMENDATION:	

Approve with conditions.

CONSULTATION AND REPRESENTATION:

Adjoining premises have been notified and the application advertised by means of site and press notices.

The Council's Highways Engineers and Tress and Woodlands and Environmental Health Officers have been consulted, as have The Environment Agency and Natural England.

Any significant issues and comments are covered later within this report.

SITE/LOCATION:

Existing mound to the north of the Brindley Arts Centre and bounded by properties at St Paul's Mews and Leira Way, Runcorn.

RELEVANT HISTORY:

None of direct relevance relating to this development. Permission was granted in 1997 (ref 97/00252/FUL) for the construction of the Brindley Arts Centre.

UNITARY DEVELOPMENT PLAN DESIGNATION, KEY POLICIES AND SUSTAINABILITY OBJECTIVES:

The site is designated as a Retail and Leisure Allocation for leisure and theatre uses. The site is known to be contaminated and as such Policy PR13 Vacant and Derelict Land is considered to be of particular relevance. The wider policies on Pollution and Risk are also considered of relevance.

OBSERVATIONS AND ISSUES:

This proposal seeks to remove a substantial landscaped mound to the front of the Brindley Arts Centre in Runcorn Town Centre. The mound is the result of spoil, known to be contaminated and resulting from the construction of the Brindley Arts Centre itself. This was stockpiled and landscaped as an interim measure. It is now proposed to remove all material to licensed tip to form a flat, low level grassed area. This will, in the short term, remove a relatively imposing feature, which obscures views of and from the adjoining arts centre. In the longer term its removal may serve to provide access to future redevelopment of the Canal Quarter and other regeneration projects in the area although they would be subject to future applications.

Contamination and Amenity Impacts

The material to be removed is known to be contaminated. Any such operation of this scale will undoubtedly also have potential wider impacts in terms of such as noise, dust and smell. The application is supported by a detailed ground investigation and method statement relating to the proposed works, which demonstrate the level of contamination to be removed to landfill and how the work will be carried out whilst keeping impacts on surrounding

properties and occupiers within acceptable limits. The proposed works are also anticipated to take only 10 weeks. The Environment Agency and the Councils Environmental Health Officers have confirmed that no objections are raised to the proposals subject to conditions requiring that all works are carried out in accordance with the submitted reports.

Highways Considerations

The submitted supporting method statement confirms that all access to the site will be via Leira Way. It is therefore considered that all traffic can be directed to the major road network without cause to travel through the town centre thereby further seeking to minimise potential impacts and that this can be achieved through suitable condition. The Councils Highways Engineers have confirmed that they raise no objections subject to suitable conditions requiring submission and agreement of details relating to vehicle routeing and appropriate signage.

Design and Visual Impact

The proposals will result in the removal of a dominating, large mound, which currently largely obscures views of the adjoining arts centre. Because of the relatively raised level of the arts centre however, a retaining wall up to approximately 3.5m high will be required to the front, but below the level of the Brindley. This will be constructed of a modular block system but faced to match the facing brickwork of the adjoining arts centre thereby substantially reducing its visual impact. Whilst such a change in land levels will undoubtedly have some visual impact it is considered that the removal of such a dominant feature will represent a visual improvement more suited to its town centre location and surrounding buildings. The site will be grassed on completion and maintained as an area of open space.

Loss of Trees

The proposal requires the removal of a number of trees from the site. Whilst such losses are regrettable this is considered inevitable given the nature of the works involved. Given the potential future aspirations for the land it is not considered viable to require replacement planting within the scheme but rather secure their replacement elsewhere within the town. The Councils Trees and Woodlands Officer has confirmed that he raises no objection in principle subject to adequate protection of trees to be retained and a suitable scheme of replacement planting in the area.

Summary and Conclusions

This scheme proposes the removal of a dominating mound of predominantly contaminated material from a prominent town centre location. It will also potentially make way for future possible regeneration schemes in the area. Whilst such works will undoubtedly have some impacts during the removal and landscaping phases it is considered that these will be short term only and can be adequately controlled by condition.

RECOMMENDATION:

Approve subject to the conditions listed below:

1. Materials condition, requiring the submission and approval of the materials to be used. (BE2)
2. Submission and agreement of detailed routeing plan for construction traffic including directional signage (BE1)
3. Condition requiring submission and agreement of additional details relating to railings and safety barriers to be installed. (BE22)
4. Requiring that all works be carried out in accordance with the approved Method Statement and Ground Investigation and Waste Characterisation Assessment (PR13)
5. Requiring that the area be top-soiled and seeded/grassed in the first available planting season (BE2)
6. 5 Conditions relating to protection of trees to be retained (BE1)
7. Submission and agreement of a scheme of replacement tree planting (BE1)
8. Restricting hours of working and delivery to and from site (BE1)
9. Wheel cleansing facilities to be submitted and approved in writing and used. (BE1)

PLAN NUMBER:	06/00872/HBCFUL
APPLICANT:	Halton Borough Council
PROPOSAL:	Proposed new 3.2m wide combined footpath/cycleway linking Greens Bridge with the existing cycleway to South of Daresbury Expressway.
ADDRESS OF SITE:	Land to West of Norton Priory, Tudor Road, Runcorn
WARD:	Windmill Hill

SUMMARY RECOMMENDATION:

Approve with conditions.

CONSULTATION AND REPRESENTATION:

Adjoining premises have been notified and the application advertised by means of site and press notices.

The Council's Highways Engineers and Tress and Woodlands Officer have been consulted, as have English Heritage, The Bridgewater Trust, Natural England and Cheshire County Council Archaeology officer.

Any significant issues and comments are covered later within this report.

SITE/LOCATION:

Land to the west of Norton Priory and east of former Norton priory High School Playing Fields running from car park at Norton Priory Museum linking to Greens Bridge, Bridgewater Canal.

RELEVANT HISTORY:

None of direct relevance relating to this development.

UNITARY DEVELOPMENT PLAN DESIGNATION, KEY POLICIES AND SUSTAINABILITY OBJECTIVES:

The site is designated primarily as green space, as a proposed Greenway and within the Action Area for Castlefields and Norton Priory in the Halton Unitary Development Plan. Part of the site is also within the boundary of the Scheduled Ancient Monument, which is Norton Priory. Policies GE6 – Protection of Designated Greenspace, TP9 – The Greenway Network and BE4 – Scheduled Ancient Monuments are of particular relevance. The site is also designated for Pedestrian/ Cycle Improvements in the Supplementary Planning Document for Castlefields and Norton Priory, which is also of relevance.

OBSERVATIONS AND ISSUES:

As part of the ongoing Castlefields regeneration programme it is proposed to construct a new footpath/ cycleway linking Phoenix Park and the main residential areas of Castlefields to the south with Norton Priory and the wider greenway network to the north. The path is mainly located to the edge of the former Norton priory High School Playing Fields and closely follows and existing embankment and the boundary of the Norton Priory Museum grounds to the east.

This link is identified as a proposed greenway in the Halton Unitary Development Plan and is included for pedestrian/ cycleway improvements in the adopted supplementary planning document for Castlefields and Norton Priory and as such are considered acceptable in principle.

Highways Issues

In order to meet current standards and maximise accessibility the footpath/ cycleway is proposed to be 3.2m wide and will be of bitmac construction with a red surface dressing to tie in with footpaths in the nearby Phoenix Park and wider Castlefields area. It is hoped that the improved footpath/ cycleway will help to promote an increased number of visitors to Norton Priory and will in the longer term be part of a series of links between Norton Priory and Halton Castle.

Access to the path from the south will be via the existing Greens Bridge over the Bridgewater Canal. Although this does not form part of the current application discussions are currently ongoing between the Councils Landscape Services and Peel Holdings who manage the canal, towpath and bridge over potential future improvements to the bridge to improve access and safety.

The Councils Highways Engineers have confirmed that they raise no objections subject to the provision of adequate visibility onto the existing cycleway to the north adjoining Norton Priory.

Norton Priory, Scheduled Ancient Monument

The northern-most section of the proposed path (approximately 70m) is within the boundary of the Scheduled Ancient Monument of Norton Priory. Given the minimal need for excavation it is however considered that the proposed works are unlikely to have any significant negative impacts on any underlying archaeology. The Cheshire County Council Archaeology Officer has confirmed that the works should be acceptable subject to an archaeological watching brief as a requirement by condition. English Heritage have confirmed that they raise no objection subject to the application being determined in accordance with national and local policy guidance and on the basis of this specialist conservation advice.

RECOMMENDATION:

Approve subject to the conditions listed below:

1. Materials condition, requiring the submission and approval of the materials to be used. (TP9)
2. Condition requiring submission and agreement of additional details relating to safety barriers to be installed. (TP9)
3. Requiring provision and maintenance of adequate visibility splay to junction with existing cycleway to north. (TP9)
4. Requiring provision of notice of commencement of works and access to allow archaeological recording (BE6)

PLAN NUMBER:	06/00874/FUL
APPLICANT:	Partners Four LIFT
PROPOSAL:	Proposed two storey new primary care centre including retail pharmacy.
ADDRESS OF SITE:	Land off Peelhouse Lane, Widnes
WARD:	Appleton
SUMMARY RECOMMENDATION:	

Approve with Conditions

CONSULTATION AND REPRESENTATION:

The application has been advertised by means of a site notice and the neighbouring properties have been consulted, United Utilities and the Council's Trees and Woodlands and Highways officers have been consulted. United Utilities raise no objections subject to drainage on a separate system with foul drainage connected into the foul sewer.

One letter of objection has been received raising concerns over parking in the area and congestion with the location of Fairfield High School adjacent to the site.

SITE/LOCATION:

The application site is vacant land located to the north of Fairfield High School. The area of the site to which the application refers to the front part of the site closest to Peelhouse Lane. The site is bounded to the north by a railway line, housing to the west, the school to the south and unused land to the east.

RELEVANT HISTORY:

An application (ref:04/00285/FUL) for a two-storey health centre with GP accommodation and related works and was approved in June 2004. A previous application for the residential development (92/00379/CPO) of the site was withdrawn in 1992.

DEVELOPMENT PLAN DESIGNATION, KEY POLICIES AND SUSTAINABILITY OBJECTIVES:

The site is allocated as a housing site where policy H1 Provision for new housing in the Halton Unitary Development Plan (UDP) is of relevance.

The other key policies of relevance are H8 Non Dwelling House Uses, TP12 Car Parking, BE2 Quality of Design, LTC4 Development of Local Leisure and Community Facilities.

OBSERVATIONS AND ISSUES:

The application is an application for a two-storey health centre, which will incorporate a doctor's surgery, pharmacy, administration facilities and various consulting and treatment rooms. The access will be taken off Peelhouse Lane and will run along the southern boundary of the site and into the main car parking area to the side and rear of the proposed health centre. The proposed facility would replace outdated and inappropriate facilities on Beaconsfield road and enable enhanced services to be offered.

Policy

The proposed building can be considered as acceptable within in this primarily residential location due to its close proximity to the neighbourhood centre and surrounding residential area. The design and style of the proposed building is modern. It is similar in design and position to the previous application and is not out of keeping given its location next to the modern buildings of the school on the adjacent site. The proposal also raises no significant amenity issues to the surrounding properties.

Highway Safety

The Council's Highway Engineer has assessed the application, which increases the amount of parking from the previous application, providing 18 spaces for staff and 32 public parking spaces. Due to the location close to a neighbourhood centre and on a bus route the site is in a sustainable location. The Council's Highway Engineer has requested conditions relating to parking and cycling areas to be laid out in accordance with the approved plans, travel plan and that the south footway and that the road is extended east to provide a turning head, prior to the occupation of the centre.

RECOMMENDATION:

Approve subject to the conditions listed below:

1. Materials condition, requiring the submission and approval of the materials to be used. (BE2)
 2. Amended plans condition. (BE1)
 3. Drainage condition, requiring the submission and approval of drainage details. (BE1)
 4. Landscaping condition, requiring the submission of both hard and soft landscaping. (BE2)
 5. Boundary treatments to be submitted and approved in writing. (BE1)
 6. Wheel cleansing facilities to be submitted and approved in writing (BE1)
 7. Parking conditions (2 separate conditions) to ensure parking and servicing areas is provided and maintained at all times. The use of the premises shall not commence until the vehicle access and parking has been laid out (TP12).
 8. Details of the design of the bin storage (BE2).
 9. Construction hours to be adhered to throughout the course of the development. (BE1)
 10. Prior to the commencement requirement of Green Travel Plan and implementation of agreed details. (TP16)
 11. 8 conditions relating to protection of trees to be retained during construction (BE1)
 12. Security shutters to be incorporated and perforated and these details shall be submitted and approved. (BE1)
-

PLAN NUMBER: 06/00887/OUT

APPLICANT: Redacre Developments Ltd, Dalton House,
Higher Lane, Dalton, Wigan

PROPOSAL: Outline application for the erection of 34 No.
residential units (comprising three and four
storey apartment buildings) with
landscaping matters reserved for future
consideration

ADDRESS OF SITE: Former Oak Lodge, Richards Close,
Runcorn

WARD: Castlefields

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 Council's Highway Engineers, Environmental Health Officers and Landscape Officers have all been consulted.

United Utilities have raised no objection to the proposal. The Council's Landscape Officer has requested a tree survey, which can be a condition of the planning approval. Any further comments will be reported orally to Committee.

The Council has received no comments from local residents at the time of the writing of this report; any objection received will be reported orally.

SITE/LOCATION:

The site is located on the site of a former home for elderly persons, which lies between Richards Close and the Busway. The site is allocated within the general residential designation in the Castlefields & Norton Priory Action Area Supplementary Planning Document.

RELEVANT HISTORY:

The current site has a planning history relating to the pre-existing use and is not of particular relevance to this current residential application.

**DEVELOPMENT PLAN DESIGNATION, KEY POLICIES AND
SUSTAINABILITY OBJECTIVES:**

The Council's Castlefields & Norton Priory Action Area Supplementary Planning Document and New Residential Supplementary Planning Guidance are relevant to this application, as are the following key policies within the adopted Unitary Development Plan; S1 Regeneration; S25 Planning Obligations; RG6 Action Area 6 – Castlefields & Norton Priory; BE1 General Requirements for Development; BE2 Quality of Design; PR14 Contaminated Land; 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 outline but with only landscaping reserved for future consideration. Siting/layout, design/external appearance and means of access are for consideration on this application. The main issues and material planning considerations arising as a result of the proposal are: - Highway Safety; Interface with Surrounding Residential Area; Design Quality and Density; impact on existing landscaping.

Highway Safety

The Council's Highway Engineer has requested various technical amendments to achieve appropriate highway safety standards. In particular it should be noted that there is a requirement for the developer to apply for a closure order affecting the existing footpath link across the southwest corner of the site. It is necessary that a condition be attached to the planning permission requiring the car park to be laid out in full within a defined time period following commencement to ensure that the procedure for the closure of the footpath is completed at an early stage of the development without detriment to car parking provision. In addition, the developer will be required to widen the existing footpath to the south of, but outside of the application site. As this land is in the ownership of the Housing Association, Liverpool Housing Trust, this will need to be achieved through a legal agreement. The applicant has agreed to these measures in principle and the permission subject to the receipt of amended plans addressing the Highway Engineers comments.

Interface with Surrounding Residential Area

The site is bordered by residential properties to the south (bungalows), to the east (3 storey apartments) and west at Achilles Court. There is a new development under construction to the north of the site across the other side of the busway.

The applicant has addressed previously identified interface issues with their proposals. This current scheme achieves the Council's interface distances stated in the New Residential Supplementary Planning Guidance and in this regard the proposal is acceptable.

As a result the proposal complies with policies BE1, BE2 and RG6.

Design Quality and Density

The resulting density, stated as 86 dwellings per hectare, and is appropriate in terms of the expectations of the Castlefields & Norton Priory Action Area Supplementary Planning Document (SPD).

At ground floor level the shows an active elevation to the front with living and kitchen windows facing towards the footway and road and to the sides of the building, bedroom windows to the rear overlooking the remainder of the site. The site to the rear consists mostly of parking and bin/cycle storage and landscaping. As such the development at ground floor is sufficiently active and providing good surveillance.

The overall design and appearance of the building is of a high standard and will contribute to the wider improvements to the built environment within the Castlefields area. The scheme will result in a visually acceptable development in an area which is experiencing progressive improvements in its built form. In this regard the proposal complies the aims and objectives of the Castlefields and Norton Priory Supplementary Planning Document, as it will add to these improvements to residential accommodation already and currently being undertaken in the area.

The scheme shows an appropriate level of on site amenity space for the use of the future occupiers of the units, which is located in a central area of the site and is easily observed from the rear windows of the building. The site also benefits from other incidental open areas around the building, which can be utilised by residents as amenity space.

As such the proposal complies with Policies BE1, BE2, RG6 and the principles of the Councils Supplementary Planning Document – Designing for Community Safety and the New Residential Supplementary Planning Guidance.

Impact on existing landscaping

Although landscaping is requested for consideration at the reserved matters stage, in the assessment of the principal of the development, the quality and potential loss of the existing landscaping on site, is a material consideration in determining this planning application.

The proposed scheme will result in a loss of numerous healthy semi-mature trees, to the south of the application site. The application is not currently accompanied by a tree survey, this has been requested and the applicant is in the process of making this submission. Such a survey will provide a full assessment of the negative impact of the proposal in terms of tree loss as a result of the proposal. The Council will make a balanced judgement based on the regenerative impact of the proposal against any negative impact on the landscaping as a result and tested against Policies BE1, BE2, the

requirements of the New Residential Supplementary Planning Guidance and the Castlefields and Norton Priory Supplementary Planning Document.

There is a requirement for a financial contribution through a Section 106 Legal Agreement towards off-site open space, which for this proposal has been calculated as £26,634.75. At the time of writing the report, the applicant had not confirmed agreement to this.

Conclusion

In conclusion, the site of the former Oak Lodge, lends itself to re-development, situated in a very sustainable location, near bus links and the Local Centre. The scheme as re-submitted through this planning application has regard to the constraints of the site particularly in relation to the existing residential occupiers surrounding it. The position, design and density of the building are appropriate to the site and will result in a valuable addition to the regeneration of the wider Castlefields area. The proposal will result in tree loss, however this is outweighed by the proposal's value in regeneration terms and the aims of the Castlefields and Norton Priory Supplementary Planning Document. As a result the proposal satisfies the tests of the policies of the Unitary Development Plan.

RECOMMENDATION

Approve subject to:

- A) The applicant entering into a legal agreement for the provision of off-site open space,
- B) Conditions relating to the following: -
 - 1 Standard Outline planning conditions (x 4)
 - 2 Subject to amended plans (Policy BE1, BE2)
 - 3 Provision in full of car parking prior to commencement of construction of building.
 - 4 Prior to commencement of development details of widening of adjacent footway provided and agreed in writing. (Policy BE1)
 - 5 Prior to commencement the submission of material samples for approval (Policy BE2).
 - 6 Prior to the commencement details of tree protection measures (x7)(Policy BE1).
 - 7 Prior to commencement the submission of details of all boundary treatments for approval (Policy BE22).
 - 8 Prior to commencement the submission of details of a hard and soft landscaping scheme (Policy BE1).
 - 9 Prior to commencement the submission of detailed species of soft landscaping for approval (Policy BE1).
 - 10 Prior to commencement the submission of details of bin and cycle stores, to be secured, for approval (Policy BE2).

- 11 Prior to commencement the submission of a ground investigation and undertaking of any remedial works where required (Policy PR14).
 - 12 Prior to commencement the submission of existing ground levels and proposed finished floor/ground levels for approval (Policy BE1).
 - 13 Prior to commencement the submission of drainage details for approval (Policy BE1).
 - 14 Prior to commencement the submission of details of wheel wash to be used throughout the course of the construction period (Policy BE1).
 - 15 Landscaping scheme to be implemented during the course of development or next available planting season (Policy BE1).
 - 16 Access, roads, car parking and service areas to be laid out prior to occupation of premises (Policy BE1, TP6, TP7, TP12 and TP17).
 - 17 No lighting to be installed within the site or on the building without further approval from the Local Planning Authority (Policy BE1 and PR4).
 - 18 Restricted hours of construction (Policy BE1).
- C) That if the legal agreement is not executed within a reasonable period of time authority be delegated to the Operational Director – Environmental and Regulatory Services in consultation with the Chairman or Vice Chairman to refuse the application on grounds that it fails to comply with UDP Policy S25 Planning Obligations.
-

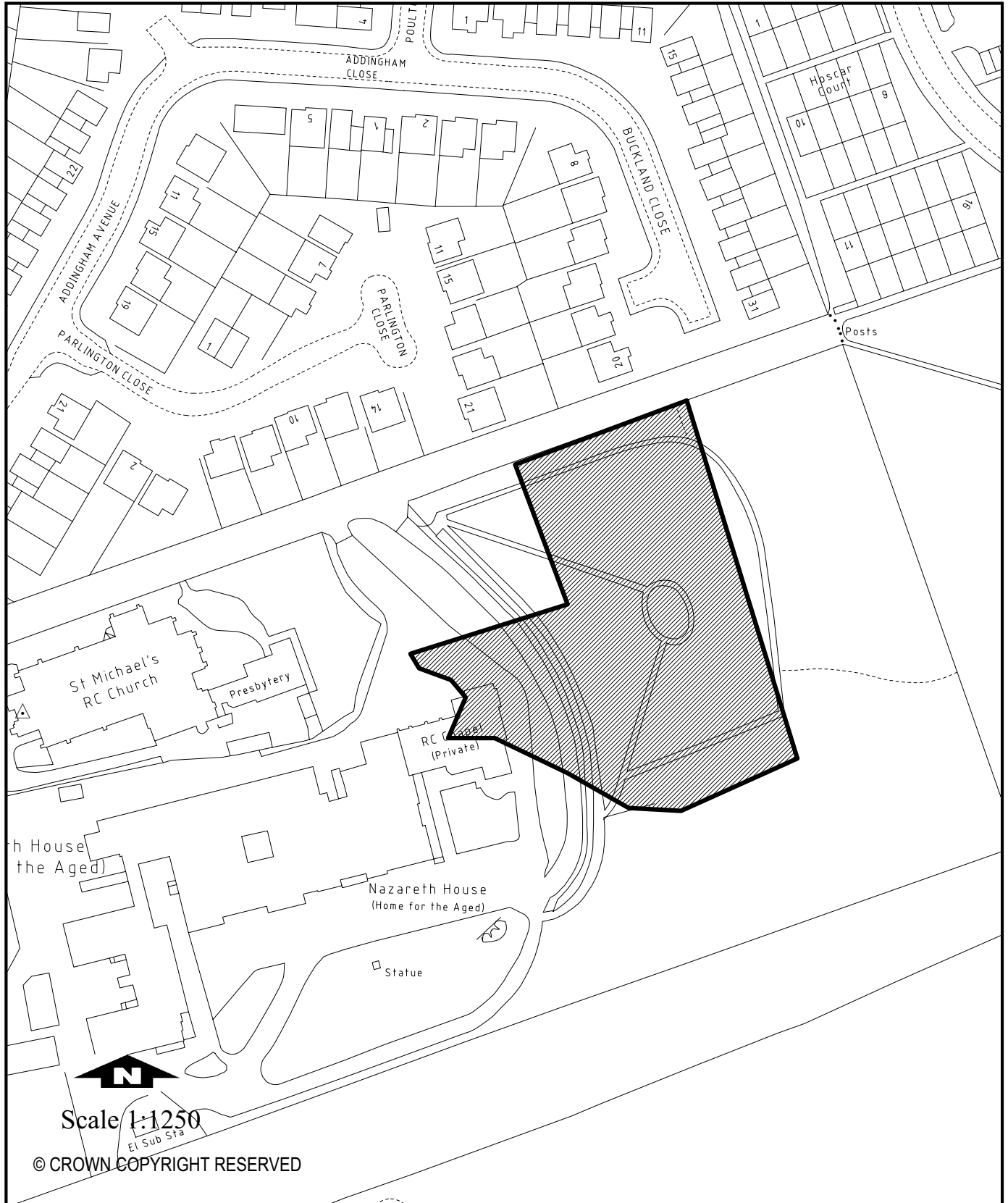


PLAN 1a

PLAN NUMBER 06/00809/FUL

DEVELOPMENT CONTROL COMMITTEE

17 January 2007



DEVELOPMENT CONTROL COMMITTEE
AMENDMENTS/REVISION LIST

17 January 2007

PAGE NO.	LIST A	LIST B	AMENDMENTS
9	06/00809/FUL		
12		06/00848/HBCFUL	
15	06/00872/HBCFUL		
17	06/00874/FUL		Network Rail have responded and raise no objection, but have raised comments regarding any operations carried out close to the railway line. These comments will be forward to the applicant.
20		06/00887/OUT	

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

- | | |
|--------------|---|
| 06/00281/FUL | Application for the retention of boundary wall and gates at 13 Penrhyn Crescent Runcorn |
| 06/00561/FUL | Proposed two storey extension to front at 5 Wilsden Road Widnes |

2) Appeals were lodged following the Council's refusal of the following applications:-

Decisions have been received as follows :-

- | | |
|--------------|--|
| 05/00932/FUL | Retrospective application for retention of boundary fencing (to replace damaged section) at Selwyns Travel Ltd Cavendish Farm Road Runcorn |
|--------------|--|

This appeal was dismissed

- | | |
|--------------|---|
| 05/01054/FUL | Proposed erection of amateur radio mast at 4 Allen Road Runcorn |
|--------------|---|

This appeal was dismissed

- | | |
|--------------|---|
| 06/00159/TEL | Application for prior approval for 1 No. 12.5m telegraph pole column and 1 No. outdoor cabinet on Land to The West of Railway Station Liverpool Road Widnes |
|--------------|---|

This appeal was allowed

The Council considered that prior approval would be required as it would be in a prominent location near residential areas and in the vicinity of two existing telecommunication masts, which would result in an unacceptable proliferation of telecommunication equipment. It would also be in an unacceptable position within the highway.

The Planning Inspectorate considered the above, but stated that no alternative locations were suggested by The Council and considered an adequate assessment of possible alternative sites had been undertaken, and that there are no available alternatives which would represent a preferable environmental solution. It was concluded that the siting and appearance of the proposed development would not be damaging to the character and appearance of this part of Widnes, and would not conflict with Policy BE21 of the Halton Unitary Development Plan.

3) The following applications have been withdrawn :-

- | | |
|--------------|--|
| 06/00806/FUL | Proposed single storey side extensions to provide bedroom and en suite at 23 Addison Square Widnes |
| 06/00820/FUL | Proposed erection of 5 No detached dwellings at 5 Holt Lane Runcorn |