

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Wednesday, 14 March 2007 at Civic Suite, Town Hall, Runcorn

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

Apologies for Absence: Councillor Whittaker

Absence declared on Council business: (none)

Officers present: L. Beard, J. Farmer, A. Pannell, M. Simpson, J. Tully, R. Wakefield and P. Watts

Also in attendance: 15 Members of public and Mr MacBeth of Widnes Regeneration Ltd

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

	<i>Action</i>
DEV60 MINUTES	
The Minutes of the meeting held on 12 th February 2007, having been printed and circulated, were taken as read and signed as a correct record.	
DEV61 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.	
DEV62 - PLAN NO. 06/00879/OUT - OUTLINE APPLICATION FOR DEMOLITION OF DWELLING/STABLES/OUTBUILDINGS, PROPOSED REDEVELOPMENT (COMPRISING OF 17 NO. HOUSES) AND ASSOCIATED ACCESS TO THE LAND AT MANOR FARM, MANOR FARM ROAD, RUNCORN	
The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was noted that two letters of objection had	

been received, details of which were outlined in the report.

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

Strategic Director
- Environment

- A) The applicant entering into a legal agreement in relation to the payment of a commuted sum for the provision and improvement of off-site open space.
- B) Conditions relating to the following:
 - 1. Reserved matters condition, for the submission of and approval prior to the commencement of development.
 - 2. Time limit for the submission of reserved matters.
 - 3. Time limit for the commencement of development.
 - 4. Reserved matters to be submitted and carried out as approved.
 - 5. Condition specifying amended plans (BE1).
 - 6. Materials condition, requiring the submission and approval of the materials to be used (BE2).
 - 7. Landscaping condition, requiring the submission of both hard and soft landscaping (BE2).
 - 8. Boundary treatments to be submitted and approved in writing (BE2).
 - 9. Wheel cleansing facilities to be submitted and approved in writing and used (BE1).
 - 10. Construction and delivery hours to be adhered to throughout the course of the development (BE1).
 - 11. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/commencement of use (BE1).
 - 12. Submission and agreement of finished floor and site levels (BE1).
 - 13. Ground investigation, including mitigation to be submitted and approved in writing (PR14).
 - 14. Conditions relating to tree protection during construction including arboricultural method statement (BE1).
 - 15. Conditions relating to restriction of permitted development rights relating to garage conversions and frontage boundary treatments, extensions and outbuildings and rear boundary treatments including insertion of gates (BE1).
 - 16. Two conditions relating to drainage details (BE1).
 - 17. Conditions relating to submission, agreement and implementation of dedicated bat roost and carrying out development strictly in accordance with submitted bat mitigation report (GE21).
 - 18. Provision of appropriate refuse collection bins for

use by the occupiers (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.

DEV63 - PLAN NO. 06/00958/OUT - OUTLINE APPLICATION (WITH LANDSCAPING MATTERS RESERVED) FOR THE ERECTION OF 14 NO. APARTMENTS TO THE LAND AT ESSEX GARAGE 24 - 30 FARNWORTH STREET WIDNES

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was noted that four objections had been received, details of which were detailed in the report. The Committee was advised of a further two objections that had been received relating to lack of open space in the area, impact from the parking to the rear of the site, the number of properties in the area that were vacant, and overlooking to the properties to the rear.

Mr Bridge addressed the Committee on behalf of the developer and spoke in favour of the application.

The Divisional Manager for Planning and Policy informed the Committee that, due to the lack of on-site amenity space and the proposed rear block, the proposal was considered to be an over development of the site that was out of character with the surrounding area.

RESOLVED: That the application be refused on the grounds that the proposal is contrary to Policy BE1, BE2, H2, the Council's Supplementary Planning Guidance on New Residential Development and PPS 3, in particular the lack of amenity space, poor layout and over development of the site that is out of character with the surrounding area that would adversely affect the amenity of the future residents of the site and neighbouring properties.

Strategic Director
- Environment

DEV64 - PLAN NO. 06/00971/FUL - PROPOSED DEMOLITION AT CEASARS CLOSE AND CONSTRUCTION OF 50 NO. NEW TWO STOREY HOUSES AND THREE STOREY FLATS (SOME WITH MEZZANINES) FOR SALE AND RENT TO THE LAND AT CEASARS CLOSE 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.

It was reported that there was a requirement for the developer to apply for a closure order affecting the existing footpaths/highways within the site.

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

Strategic Director
- Environment

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 replacement 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 (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. Two conditions relating to the agreement and implementation of bin stores cycle parking provision (TP6).
9. Submission and agreement of finished floor and site levels (BE1).
10. Two conditions relating to restriction of permitted development rights relating to extensions and outbuildings and boundary fences etc (BE1).
11. Site investigation, including mitigation to be submitted and approved in writing (PR14).
12. Four conditions relating to tree protection during construction (BE1).
13. Agreement of details and construction design of all retaining walls (BE1).
14. Provision of appropriate refuse collection bins for use by the occupiers (BE1).

and an additional condition as follows:-

15. Provision of an oil interceptor for all surface water drainage from car parking areas.

DEVELOPMENT CONSISTING OF 43 NO. DWELLINGS
TO THE LAND AT THE FORMER FIRE STATION, HEATH
ROAD, RUNCORN

The Committee was informed that this item had been deferred and would be brought back to a future meeting.

DEV66 - PLAN NO. 07/00002/FUL - PROPOSED
REDEVELOPMENT OF HALTON BROOK
NEIGHBOURHOOD CENTRE AND ERECTION OF 114
NO. NEW DWELLINGS WITH ASSOCIATED
LANDSCAPING AND PUBLIC OPEN SPACE TO THE
LAND AT HALTON BROOK, RUNCORN

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

It was advised that a further letter of objection had been received relating to the loss of green space and the lack of need for housing. In addition one petition containing 85 signatures had also been received in respect of the application.

Mr Jinks addressed the Committee and spoke against the application and Mr Smith spoke in favour of the application.

It was reported that Members should be aware that there was a requirement for the developer to apply for a closure order effecting the existing footpaths/highways within the site.

The Committee was informed that the scheme would result in the redevelopment of a significant area of designated green space and there would be a loss of a number of mature trees from the area. It was considered that the wider benefits of the scheme would outweigh any harm resulting from the loss of green space and trees especially in the context of the wider regeneration proposals for the area.

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

- A) The applicant entering into a legal agreement in relation to the payment of a commuted sum for the provision and improvement of off-site open space.

Strategic Director
- Environment

- 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. Drainage condition, requiring the submission and approval of drainage details (BE1).
 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 (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. Four conditions relating to tree protection during construction (BE1).
 12. Prior to the commencement of development details of recycling facilities shall be submitted (BE1).
 13. Prior to the commencement, a noise survey shall be submitted with appropriate remediation measures (BE1).
 14. Prior to the commencement of development, shutter details shall be submitted and approved (BE16).
 15. Prior to the commencement of development, details of the play area, including structures and materials, shall be submitted (BE1).
 16. Provision of appropriate refuse collection bins for use by the occupiers (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.
- D) The following additional conditions be attached to any grant of planning permission:-

17. Lighting details to be provided prior to commencement (BE1).
18. Boundary treatment to be provided prior to commencement (BE1).
19. Prior to completion of the local centre, works to the local play facilities shall be provided and agreed in writing by the local planning authority (BE1).
20. Pedestrian dropped crossings shall have tactile paving installed prior to completion (BE1).
21. Permitted development rights for the conversion of the garages to be removed (BE1).
22. Prior to commencement of development, details of fencing to be provided along the boundary of the site with the Spur Road shall be provided and carried out prior to completion (BE1).
23. Prior to completion, a local traffic calming scheme shall be in place along Meadway.
24. Prior to commencement of development, details of the alterations to the junction of the Spur Road and Halton Brook Avenue be submitted and approved. The approved scheme shall be in place prior to commencement of site 1 & 2 (BE1).
25. Amended plans condition (BE1).
26. Two bus stops to be improved/or relocated to approved standard prior to occupation of development (TP1).
27. Landscaping to be carried out.
28. Details of bus swept path.

DEV67 - PLAN NO. 07/00003/FUL - PROPOSED SINGLE STOREY REAR EXTENSION TO THE LAND AT 2 GARRIGILL CLOSE, WIDNES

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

RESOLVED: That the application be approved subject to the condition relating to the following:-

1. Requiring material to match the existing property (H6).

Strategic Director
- Environment

DEV68 - PLAN NO 07/00005/COU - FULL APPLICATION FOR THE CONVERSION AND REFURBISHMENT OF LAWSON HOUSE INTO 20 NO. APARTMENTS, INCLUDING DEMOLITION OF NEWER EXTENSIONS AND ADDITIONS TO THE REAR TO THE LAND AT LAWSON HOUSE, MOUGHLAND LANE, RUNCORN

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. There had been two comments received from local residents, details of which were outlined in the report.

It was reported that the Health and Safety Executive (HSE) had advised against the proposal and had been asked whether or not they wished for the application to be called in. The Committee was informed that the HSE did not wish for it to be called in: a consultant on risk had advised that the proposal did not conflict with Policy PR12 and it provided appropriate standard layout design.

RESOLVED: That the application be approved subject to the entering into of a Legal Agreement for off-site Open Space provision and the following conditions:-

1. Condition specifying amended plans (BE1 & BE2).
2. Entering into of a S.106 Legal Agreement for a financial contribution towards off-site open space (H3).
3. Site investigation (PR14).
4. Materials condition, requiring the submission and approval of the materials to be used (BE2).
5. 3 landscaping conditions, 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 (BE22).
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. Maintenance of appropriate visibility splays at site entrance (BE1).
11. Two conditions relating to the agreement and implementation of bin stores cycle parking provision (TP6).
12. Five conditions relating to tree protection during construction (BE1).
13. Provision of appropriate refuse collection bins for use by the occupiers of the apartments (BE1).
14. No lighting to be installed on building without further approval (BE1).
15. No installation of satellite dishes without further approval (BE2).

Strategic Director
- Environment

and the following additional conditions:-

16. Appropriate visibility splay.
17. Hard surfacing adjacent to the trees.
18. Additional tree protection in order to ensure special working methods are used to construct any hard surfacing within the designated root protection zones and strictly carried out in accordance with the arboriculture method statement.

(NB: Councillor Polhill declared a personal and prejudicial interest in the following item of business due to being a board member of Widnes Regeneration Limited and left the room during its consideration.)

DEV69 - PLAN NO. 07/00011/OUT - OUTLINE APPLICATION (WITH ALL MATTERS RESERVED FOR FUTURE CONSIDERATION) FOR LEISURE FACILITY CONSISTING OF CINEMA, TEN PIN BOWLING, BINGO HALL, CLIMBING CENTRE, ICE RINK AND ANCILLARY A1/A3 USES AT THE LAND ADJOINING EARLE ROAD AND ASHLEY WAY, WIDNES

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

Mr MacBeth addressed the Committee and displayed boards with the proposed layout and design of the application. It was noted that Members felt this was an excellent and much needed proposal.

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

1. Standard Outline Conditions and Reserved Matters.
2. Submission of good quality materials (BE2).
3. Boundary Treatment (BE2).
4. Landscaping both hard and soft landscaping (BE2).
5. Cycle parking (TP6).
6. Provision of Green Travel Plan (TP16).
7. Pedestrian and cyclists access (TP6).
8. Details of service roads (BE1).
9. Details of air conditioning, extraction flues (BE1).
10. Provision of Bin Storage/Waste (BE1).
11. Wheelwash during construction (BE1).
12. Construction and delivery hours (BE1).

Strategic Director
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13. Provision of bus stops (TP1).
14. Provision of taxi lay-by (TP5).
15. Provision of public art (BE2).
16. Details of public realm area (BE2).
17. Details of lighting scheme (BE2).
18. Details of signage (BE2).
19. Provision of Recycling Facilities (BE2).
20. Details of swept paths (BE2).
21. Parking Management Plan (BE1).
22. Disabled parking (BE1).
23. No outside storage (BE1).
24. Opening hours (BE1).
25. Delivery hours (BE1).
26. Drainage (BE1).
27. Site Investigation report/remediation strategy (PR14).
28. Environment Agency conditions (BE1).
29. Use restrictions (BE1).
30. A1 & A3 uses ancillary to the development, and shall not be used until the development of the other facilities (BE1).

DEV70 MISCELLANEOUS ITEMS

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

06/00794/COU	Proposed change of use from off licence (Class A1) to hot food takeaway (Class A5) at 10 Cronton Lane, Widnes.
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The following applications had been withdrawn:-

06/00937/FUL	Proposed conversion of existing premises into 4 No. two bed apartments at St.Faith's Mission, Preston on the Hill, Preston Brook, Runcorn.
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06/00964/FUL	Proposed single storey rear extension, loft conversion and replacement garage at 21 Malpas Road, Runcorn.
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06/00970/FUL	Proposed conversion of existing stable building and erection of 7 No. new apartments to provide 7 No. accommodation units at 35 Irwell Lane, Runcorn.
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07/00041/FUL	Proposed free standing conservatory to rear of Browside Farm, Moss Lane,
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Moore.

A petition had been received regarding the following application: -

06/00939/COU	Proposed change of use of car wash into a takeaway (Class A5) at Halton Brow Service Station, Halton Brow, Runcorn.
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Meeting ended at 7.07 p.m.