

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 21 May 2007 at Civic Suite, Town Hall, Runcorn

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

Apologies for Absence: Councillors (none)

Absence declared on Council business: (none)

Officers present: P. Watts, M. Simpson, L. Beard, J. Farmer and J. Tully

Also in attendance: Cllr Wright and Hodgkinson and 33 Members of the public.

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

		<i>Action</i>
DEV1	MINUTES The Minutes of the meeting held on 16 th April 2007, having been printed and circulated, were taken as read and signed as a correct record.	
DEV2	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.	
DEV3	- PLAN NO. 06/00972/FUL - PROPOSED RESIDENTIAL DEVELOPMENT CONSISTING OF 43 NO. DWELLINGS TO THE LAND AT THE FORMER FIRE STATION, HEATH ROAD, RUNCORN. It was agreed that after the receipt of amended plans and consultation that this application be deferred in order Members to visit the site. RESOLVED: The application be deferred in order for Members to visit the site.	

DEV4 - PLAN NO 07/00086/COU - FULL APPLICATION FOR CHANGE OF USE TO PARENT SUPERVISED CHILDREN'S PLAY CENTRE TO UNIT 2, ARAGON COURT, MANOR PARK, RUNCORN.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. No comments had been received from local residents.

Ms S Hoey spoke against the application and Mr P Ross addressed the Committee in favour of the application.

The Committee held a wide ranging discussion regarding the use of the area and the location of the unit in respect of industrial traffic and possible danger to pedestrians. In addition it was noted that this application would raise policy inconsistencies and serious highway issues where young children would be involved.

RESOLVED: That the application be refused due to the unsuitability of the use and location within a Primarily Employment Area and the likely adverse impact on the existing and potential town centre indoor children's play facilities; the undesirable potential conflict with existing uses and unacceptable highway safety implications. The proposal therefore conflicts with policies BE1, LTC3, E3, 34, TP1, TP12, TP16 and TP17 of the Halton UDP and PPS6.

DEV5 - PLAN NO. 07/00093/FUL - PROPOSED SINGLE STOREY TRUCK SERVICING FACILITY AND ASSOCIATED SITE INFRASTRUCTURE TO THE LAND OFF BROWN STREET, 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 following conditions:

- 1) Standard commencement condition,
- 2) Amended Plans condition,
- 3) Submission of materials (BE2 Quality of Design)
- 4) Site investigation, remediation plan (PR14 Contaminated Land)
- 5) Cycle parking details (TP6 Cycling provision as Part of New Development)

- 6) Car parking layout maintained as part of this scheme (BE1 General Requirements for New Development)
- 7) Provision of bin storage/waste (BE1 General Requirements for New Development)
- 8) No outside storage (BE1 General Requirements for New Development)
- 9) Wheelwash during construction (BE1 General Requirements for New Development)
- 10) Visibility Splay (BE1 General Requirements for New Development).

The Committee were recommended to impose a further condition requiring the provision of a 10 metre radius / visibility splay.

DEV6 - PLAN NO. 07/00102/FUL - PROPOSED ERECTION OF 4 NO. TWO STOREY DWELLINGS WITH ADDITIONAL ATTIC ACCOMMODATION AND DEMOLITION OF EXISTING BUILDINGS TO THE LAND AT 5 HOLT LANE, RUNCORN.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was reported that United Utilities raised no objections to the proposal. The Council's Environmental Health Officer had no objections, however, would require a ground investigation and remediation condition.

Mr Maylan addressed the Committee and spoke in favour of the application.

RESOLVED: That the application be refused on the grounds that the proposal in contrary to Policy BE1, BE2, BE12, H2, the Council's Supplementary Planning Guidance on New Residential Development and PPS3. In particular:

1. The layout of the proposed scheme is out of character for the surrounding area and the proposal does not take account of the adjacent Conservation Area
2. The layout of the properties does not provide garden areas that are in proportion with the size of the 4 bedroom dwellings proposed. As such the layout of the private gardens give the appearance of over development and are out of character with the surrounding area.
3. In addition there is insufficient information relating to the effect the development on neighbouring trees

4. Inadequate junction visibility and would be detrimental to highway safety.

DEV7 - PLAN NO. 07/00126/FUL - PROPOSED B1, B2 AND B8 INDUSTRIAL DEVELOPMENT WITH ASSOCIATED SERVICING AND PARKING TO THE LAND OFF DENNIS ROAD, WIDNES.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. The Health and Safety Executive, Environment Agency and United Utilities no objections were raised. However, the Environment Agency suggested that condition be added about the discharge of water and the submission of the site investigation report.

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

- 1) Standard commencement condition,
- 2) Amended Plans condition,
- 3) Submission of materials (BE2 Quality of Design)
- 4) Site investigation, remediation plan (PR14 Contaminated Land)
- 5) Cycle parking details (TP6 Cycling provision as Part of New Development)
- 6) Car parking layout maintained as part of this scheme (BE1 General Requirements for New Development)
- 7) Provision of Green Travel Plan (TP16 Green Travel Plans)
- 8) Provision of bin storage/waste (BE1 General Requirements for New Development)
- 9) No outside storage (BE1 General Requirements for New Development)
- 10) Wheelwash during construction (BE1 General Requirements for New Development)
- 11) Environment Agency conditions (BE1 General Requirements for New Development)

DEV8 - PLAN NO. 07/00154/FUL - FULL APPLICATION FOR ERECTION OF 35 DWELLINGS OF UP TO 2 1/2 STOREYS IN HEIGHT INCLUDING ACCESS AND PARKING TO THE LAND AT NICOLFORD HALL, NORLANDS LANE, WIDNES.

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

of the site. Comments had been received from three local residents details of which were outlined in the report. In addition a further objection to 2 and half storeys and living rooms at first floor (outline planning permission for 42 dwellings. Interface distances in most areas acceptable other than those indicated in the report i.e. no.s 1-3 St Aiden's Drive) had been received, along with an continued objection from the Environment Agency following assessment of the Flood Risk Assessment submitted by applicant in response to their earlier objection. The Committee were also advised of receipt of an objection to the demolition of the hall (which did not require permission).

The Committee heard from Mr Sedgewick who spoke in favour of the application.

RESOLVED: That the application be refused as the poorly designed layout results in the provision of insufficient provision of private and communal amenity space failing to comply with polices BE1 and BE2 of the Halton Unitary Development Plan, the New Residential Supplementary Planning Guidance and the principles of PPS1 and PPS3.

DEV9 - PLAN NO. 07/00271/FUL - PROPOSED DEMOLITION OF EXISTING OFFICES AND ERECTION OF 1 NO. 3 STOREY AND 1 NO. 2 STOREY RESIDENTIAL BLOCK CONTAINING 36 NO. DWELLINGS TO THE LAND AT APPLETON VILLAGE, WIDNES.

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

It was reported that two letters representing two adjacent residents had been received which detailed the following:

- the proximity of the two storey side elevation of the building to the rear to the boundary wall of 20 Regent Road. (The Council's interface standards of 13m would be achieved;
- provision of car parking. (Highways were satisfied with the provision shown);
- consideration of increase in local traffic volume. (Highways were satisfied that increase in movements could be accommodated satisfactorily on the existing highways network);
- landscape considerations. (A quality landscaping scheme would be provided though the required

- conditions);
- light pollution concerns.

One letter from and adjacent commercial property relating to potential for disturbance from existing commercial use, proposed boundary treatment inadequate, views of commercial skips had also been received. In response it was noted that the boundary treatment would be covered by a planning condition and the proximity of the commercial uses would be considered fully when the submissions were made.

Replacement tree planting necessary would be achieved through the landscaping condition.

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

(A) The applicant entering into a Section 106 planning agreement in relation to the provision of a financial contribution towards off-site open space and the following conditions; -

(B) The following conditions,

- 1 Prior to commencement provision of pre-development site levels and proposed finished floor levels; (BE1)
- 2 Prior to commencement all materials to be submitted and approved; (BE2)
- 3 Prior to commencement details of all boundary treatment to be submitted and approved; (BE22)
- 4 Prior to commencement detailed landscaping scheme to be submitted and approved; (BE1)
x 3
- 5 Prior to commencement details of tree protection to be approved and implemented prior to commencement; (BE1)
- 6 Prior to commencement ground investigations for potential pollutants and remediation scheme where necessary; (BE1 and PR6)
- 7 Prior to commencement provision of a drainage scheme to be submitted and approved; (BE1)
- 8 Prior to commencement of development details of secure cycle storage and bin storage to be submitted and approved; (BE1 and BE2)
- 9 Prior to commencement provision and use of wheel cleansing facilities during course of

- construction to be submitted and approved;
(BE1)
- 10 Prior to commencement of development details of lighting for the site to be submitted and approved; (BE1 and BE2)
 - 11 Prior to commencement of development details of the security gates to the site entrance to be submitted and approved; (BE1 and BE2)
 - 12 Restricted hours of development and deliveries related to development during construction period; (BE1)
 - 13 No damage to trees to be retained during course of construction; (BE1) x 3
 - 14 Access, car parking including disabled car parking, servicing areas shall be laid out in accordance with approved amended plans; (BE1)
 - 15 Insertion of windows pd removed; (BE1)
 - 16 Provision of required bin storage facilities for all individual dwellings at developer's expense. (BE1)

DEV10 MISCELLANEOUS ITEMS

It was reported that appeals had been received following the Council's refusal of the following applications: -

- | | |
|--------------|---|
| 06/00651/FUL | Proposed two storey detached dwelling with turning space for service vehicles on Land Adjoining Casa Castana, The Common, Runcorn, Cheshire |
| 06/00666/FUL | Proposed first floor extension to rear and alteration of existing front dormer roof from flat to pitched at 2 Malin Close, Hale, Liverpool, L24 5RU |

The Committee were advised that the following appeals were lodged following the Council's refusal of the following applications:

Decisions had been received as follows:

- | | |
|--------------|--|
| 06/00561/FUL | Proposed two storey extension to front at 5 Wilsden Road, Widnes, Cheshire WA8 7XS |
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The following appeal was dismissed:

06/00281/FUL Application for retention of boundary wall and gates at Penrhyn Crescent, Runcorn, Cheshire, WA7 4XJ

This appeal was allowed.

The inspector stated that the wall with its piers is not obtrusive or incongruous, and is not in a prominent location. It is also a location where it does not stand out in comparison with neighbouring low walls. It therefore does not seriously harm the appearance and character of this part of Penrhyn Crescent. In most other parts of this road, this type of wall, plus wrought iron fencing, would be inappropriate.

A key factor is that these piers and parts of the wall do not intrude into the street scene in a harmful way. Another factor is that there is some justification for a higher wall in this location for this corner plot with its very limited private rear garden. The higher wall would provide some privacy for additional garden and amenity space.

It was reported that the following applications had been withdrawn:

07/00095/FUL Proposed erection of 7 No. three storey townhouses on Land Opposite Lanark Gardens, Widnes, Cheshire

07/00109/FUL Proposed demolition of existing office/storage buildings and erection of 2 No. three storey residential blocks at Whitfield & Brown, Appleton Village, Widnes, Cheshire

07/00152/FUL Proposed two storey extension to rear of 5 Herons Way, Runcorn, Cheshire, WA7 1UH

07/00167/HBCFUL Proposed erection of gates at entrance to alleyway on Land Between 41 And 52 Levens Way, Widnes, Cheshire, WA8 8EY

Meeting ended at 7.00 p.m.