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Development Control Committee

Monday, 13 August 2007 6.30 p.m.
Civic Suite, Town Hall, Runcorn



Chief Executive

COMMITTEE MEMBERSHIP

Councillor Paul Nolan (Chairman)
Councillor Dave Thompson (Vice-Chairman)
Councillor Peter Blackmore
Councillor Sue Blackmore
Councillor Ron Hignett
Councillor Dave Leadbetter
Councillor Keith Morley
Councillor Shaun Osborne
Councillor Rob Polhill
Councillor Colin Rowan
Councillor Tim Sly

*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, 26 September 2007*

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

Part I

Item No.	Page No.
1. MINUTES	1 - 12
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	13 - 33
4. MISCELLANEOUS ITEMS	34

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 Tuesday, 17 July 2007 at Civic Suite, Town Hall, Runcorn

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

Apologies for Absence: Councillor Leadbetter

Absence declared on Council business: None

Officers present: P. Watts, L. Beard, L. Capper, J. Farmer, C. Halpin, G. Henry and E. Latham

Also in attendance: Councillor Wright and 20 members of the public.

**ITEMS DEALT WITH
UNDER DUTIES
EXERCISABLE BY THE COMMITTEE**

DEV16 MINUTES

The Minutes of the meetings held on 16 April, 21 May and 11 June 2007, having been printed and circulated, were taken as read and signed as a correct record.

DEV17 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.

DEV18 PLAN NO. 07/00122/OUT - OUTLINE APPLICATION (WITH ALL MATTERS RESERVED) FOR RESIDENTIAL DEVELOPMENT UP TO A MAXIMUM OF 355 NO. DWELLINGS AT CASTLEFIELDS AVENUE EAST, 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.

Action

RESOLVED: That subject to the Secretary of State not calling the application in, authority be delegated to the Operational Director – Environmental and Regulatory Services to proceed with necessary footpath and highway closures and to approve the application in consultation with the Chair or Vice Chair of the Committee subject to conditions relating to the following.

Strategic Director
– Environment

1. Development to be carried out in accordance with a phasing agreement.
2. Reserved matters condition, for the submission of and approval prior to the commencement of development.
3. Time limit for the submission of reserved matters.
4. Time limit for the commencement of development.
5. Reserved matters to be submitted and carried out as approved.
6. Materials condition, requiring the submission and approval of the materials to be used.
7. Drainage condition, requiring the submission and approval of drainage details.
8. Landscaping condition, requiring the submission of both hard and soft landscaping including tree planting
9. Tree survey to be submitted and replacement planting to be agreed in writing.
10. Site investigation, including mitigation to be submitted and approved in writing.
11. Boundary treatments to be submitted and approved in writing.
12. Wheel cleansing facilities to be submitted and approved in writing.
13. Details of disabled access and parking to be submitted and approved in writing.
14. Details of a scheme and implementation of surface water regulation systems to prevent the increased risk of flooding.
15. Construction and delivery hours to be adhered to through the course of the development.
16. Vehicle access, parking etc to be constructed prior to occupation of properties.
17. Cycle parking and bin storage to be provided.
18. The development in respect of any phase (plots 1, 2a, 2b and 2c) can commence providing all relevant conditions are complied with in relation to that phase.
19. Submission and agreement of a habitat creation and restoration scheme to mitigate the loss of the SINC.
20. Requiring wildlife/ecology survey to include amphibians, water voles, bats and great crested newts including scheme of mitigation.
21. Securing adequate protection of trees to be retained throughout construction.

22. Requiring targeted trial trenching for archaeological features in accordance with a scheme submitted to and agreed by the local Planning Authority and mitigation as required.
23. Agreement of structural details of any retaining walls.
24. That all residential development should comply with the Council's Supplementary Planning Documents and Guidance.
25. That residential development shall provide a positive and active frontage to the Bridgewater Canal. Town Lake and all areas of public open space and vehicle/pedestrian routes. That the development shall provide pedestrian orientated treatment to include adequate stand off zones from and landscape boulevard treatment to the North bank of the Bridgewater Canal.
26. Requiring a scheme of off site highway improvements to provide safe and adequate highway and pedestrian access to Plot 1 including improvements to the junction of the Former busway with the Astmoor Spine Road, to secure the structural stability of any retaining structures and bridges and means of emergency access.
27. Requiring provision of pedestrian links, cycleway and designated greenways.
28. Requiring submission and agreement of details relating to site and finished floor levels.
29. Limiting the height of any development on any plot or parcel to those detailed in the approved plan 0011 rev B.

DEV19 PLAN NO. 07/00279/OUT - OUTLINE APPLICATION FOR ERECTION OF UP TO 20 NO. INDUSTRIAL UNITS AT THE FORMER TECH POL LTD, PICOW FARM ROAD, 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. It was noted that the Environment Agency had responded requesting additional conditions be added in relation to drainage, storage and handling of materials, along with hours of operation and noise restrictions.

RESOLVED: That approved subject to condition 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

Strategic Director
- Environment

- 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. Tree survey to be submitted and replacement planting to be agreed in writing (BE1)
 9. Site investigation, including mitigation to be submitted and approved in writing (PR14)
 10. Boundary treatments including retaining walls to be submitted and approved in writing (BE2)
 11. Wheel cleansing facilities to be submitted and approved in writing (BE1).
 12. Details of disabled access and parking to be submitted and approved in writing (BE2)
 13. Construction and delivery hours to be adhered to throughout the course of the development (BE1)
 14. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/commencement of use (BE1)
 15. Agreement and implementation of cycle parking provision (TP6)
 16. Submission and agreement of finished floor and site levels (BE1)
 17. Agreement and implementation of bin stores (BE1)
 18. Restricting insertion of mezzanine floors without prior consent of planning authority (BE1)
 19. Restricting use to classes B1, B2 and B8 (E3)
 20. Restricting ground floor space to up to 1750m² subject to compliance with
 21. Councils Supplementary Planning Documents (BE1)

Additional conditions relating to:

- Drainage and storage and handling of chemicals and other materials;
- External storage, hours of operation and noise levels; and
- noise restrictions.

DEV20 PLAN NO. 07/00304/FUL PROPOSED ERECTION OF A 33,684 SQ M DISTRIBUTION WAREHOUSE DEVELOPMENT (B8) AND ASSOCIATED OFFICE SPACE, PARKING, LANDSCAPING AND INFRASTRUCTURE AT MANOR PARK 3 - SECTOR D, EASTGATE WAY, 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.

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

Strategic Director
- Environment

1. Specifying amended plans (BE1)
2. Materials condition, requiring the submission and approval of the materials to be used (BE2)
3. Submission, agreement and implementation of site and finished floor levels and requiring minimum floor levels to be set at 5.8 m AOD (PR16)
4. Submission, agreement and implementation of scheme for drainage (BE1)
5. Provision of oil interceptors to vehicle parking areas (PR5)
6. Landscaping condition, requiring the submission of both hard and soft landscaping. (BE2)
7. Submission, agreement and implementation of habitat management plan (GE19)
8. Submission, agreement and implementation of bird nesting features for swifts within the building (GE19)
9. Protection of water courses and retained habitat during construction (GE19)
10. Requiring specified bunding of any fuel/chemical storage (PR5)
11. Boundary treatments to be submitted and approved in writing. (BE2)
12. Wheel cleansing facilities to be submitted and approved in writing and used during construction. (BE1)
13. Construction and delivery hours to be adhered to throughout the course of the development. (BE1)
14. Vehicle access, parking, servicing etc to be constructed prior to occupation/ commencement of use. (BE1)
15. Agreement and implementation of cycle parking provision (TP6)
16. Requiring implementation of agreed Travel Plan (TP16)
17. Restricting external lighting (BE1)
18. Restricting external storage to that shown on plan (E5)
19. Requiring submission and agreement of colour scheme for external fuel tanks (BE1)
20. Submission and agreement of additional details relating to substation and screening to refuse and recycling areas.

In addition the Committee agreed additional drainage and ground investigation conditions being added to the approval.

DEV21 PLAN NO. 07/00322/S73 - APPLICATION UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT FOR PROPOSED VARIATION OF CONDITION 15 OF PLANNING APPLICATION 03/00863/OUTEIA

The Committee was advised that this application had been withdrawn.

Questions regarding the enforcement of conditions was raised by the Members. The Operational Director of Environmental and Regulatory Services provided a response to say all conditions would be enforced rigorously.

DEV22 PLAN NO. 07/00336/HBCFUL - APPLICATION FOR VARIATION TO EARLIER APPROVED SCHEME (05/00948/FUL) FOR PROPOSED CREATION OF A LANDSCAPED GREENSPACE CORRIDOR CONTAINING NEW DRAINAGE WATER BODIES, FOOTPATHS, CYCLEWAY AND NATIVE PLANTING

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. Two letters of representation/objection had been received in respect of the application and the concerns raised were detailed within the report. Three letters in principle support had been received from the Northwest Regional Development Agency and the Council's Trees and Woodlands Officer and 3MG. United Utilities had confirmed that they raise no objection.

It was noted that seven additional letters of representation had been received since publication of the agenda.

Mr Egan addressed the Committee and spoke against the application.

The Chairman requested a show of hands from Members of the Committee in favour of voting for the application and requested that this be recorded in the minutes. The following Members voted in favour of approving the application:

Councillors Nolan, Thompson, P. Blackmore, S. Blackmore, Hignett, Morley, Osborne, Polhill and Sly.

The following Councillors voted against the application:

Councillor Rowan.

Therefore the application was approved.

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

Strategic Director
- Environment

1. Specifying amended plans (BE1)
2. Requires that the development be carried out in accordance with all approved documents and associated supporting information unless otherwise agreed by the Local Planning Authority.
3. Submission and agreement of a scheme of archaeological work (BE5)
4. Requiring seeding of the area of surface scrape prior to completion or in accordance with details agreed by the Local Planning Authority (BE1)
5. Restricting construction and delivery hours.

DEV23 PLAN NO. 07/00337/FUL - DEMOLITION OF FACTORY UNIT AND ERECTION OF 3 STOREY APARTMENT BLOCK OF 12 NO. APARTMENTS AT 5 THOMAS 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 had raised no objection. The Council's Highway Engineers had recommended a ground investigation planning condition.

RESOLVED: That

- (1) 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; -
- (2) The following conditions,
 - 1 Amended Plans (BE2)
 - 2 Prior to commencement, the entering into a Legal Agreement for the provision of off site open space; (H3 and the Open Space SPD)

Strategic Director
- Environment

- 3 Prior to commencement provision of pre-development site levels and proposed finished floor levels; (BE1)
- 4 Prior to commencement all materials to be submitted and approved; (BE2)
- 5 Prior to commencement details of all boundary treatment to be submitted and approved; (BE22)
- 6 Prior to commencement detailed landscaping scheme to be submitted and approved; (BE1) x 3
- 7 Prior to commencement ground investigations for potential pollutants and remediation scheme where necessary; (BE1 and PR6)
- 8 Prior to commencement provision of a drainage scheme to be submitted and approved; (BE1)
- 9 Prior to commencement of development details of secure cycle storage to be submitted and approved; (TP6)
- 10 Prior to commencement of development details of secure bin storage to be submitted and approved; (BE1 and BE2)
- 11 Prior to commencement provision and use of wheel cleansing facilities during course of construction to be submitted and approved; (BE1)
- 12 Prior to commencement of development details of lighting for the site to be submitted and approved; (BE1 and BE2)
- 13 Restricted hours of development and deliveries related to development during construction period; (BE1)
- 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)

DEV24 PLAN NO. 07/00383/FUL - PROPOSED CONSTRUCTION OF 24 NO. NEW FLATS (FOR RENT) AT LAND TO WEST OF CASTLEFIELDS ENTRE AND AT SSOUTHERN END OF KEEPERS WALK, RUNCORN

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

of the site.

RESOLVED: That the application

A. Be approved subject to conditions relating to the following:

21. Condition specifying amended plans (BE1)
22. Materials condition, requiring the submission and approval of the materials to be used (BE2)
23. Landscaping condition, requiring the submission of both hard and soft landscaping to include replacement tree planting. (BE2)
24. Boundary treatments to be submitted and approved in writing. (BE2)
25. Wheel cleansing facilities to be submitted and approved in writing. (BE1)
26. Construction and delivery hours to be adhered to throughout the course of the development. (BE1)
27. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/ commencement of use. (BE1)
28. Conditions relating to the agreement and implementation of bin stores cycle parking provision (TP6)
29. Site investigation, including mitigation to be submitted and approved in writing. (PR14)
30. Conditions relating to tree protection during construction (BE1)
31. Submission and agreement of site and finished floor levels (BE1)
32. Agreement of details and construction design of all retaining walls (BE1); and

B. Authority be delegated to the Operational Director- Environmental and Regulatory Services in consultation with the Chairman or Vice Chairman to pursue the necessary highway closures for implementation of the scheme.

DEV25 MISCELLANEOUS ITEMS

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

-

The decision had been received as follows: -

06/00550/TPO Application for removal of 2 No. Lime trees at Sumners Farm , House,

Strategic Director
- Environment

Barkers Hollow Road, Preston Brook,
Warrington, Cheshire, WA4 4AY

This appeal was dismissed

It was noted that the following applications had been withdrawn: -

07/00200/FUL Proposed two storey extension to existing hotel at Premier Travel Inn, Chester Road, Preston Brook, Runcorn, Cheshire

07/00223/OUT Outline application (with siting/layout, design/external appearance and landscaping matters reserved) for proposed demolition of existing house and erection of 2 No. semi detached two storey dwellings with integral (single) garages at 84 Heath Road, Widnes, Cheshire, WA8 7NU

07/00227/FUL Proposed provision of covered area to front of Red Admiral, Boston Avenue, Runcorn, Cheshire, WA7 5JQ

07/00234/ADV Proposed display of various illuminated/non illuminated signage at D & E Motor Factors Ltd, Hutchinson Street, Widnes, Cheshire, WA8 0PZ

07/00235/FUL Proposed cladding to external elevations at D & E Motor Factors Ltd, Hutchinson Street, Widnes, Cheshire, WA8 0PZ

07/00265/FUL Proposed demolition of single storey workshop, crane control building and part of existing pipebridge and the erection of two storey offices and single storey warehouse including new circulatory road, roundabout, car parking and ancillary works at Ineos Chlor, Castner Kellner Site, Runcorn,

Cheshire

07/00283/FUL Outline application (with layout and external appearance matters reserved) for 2 No. 3 bedroom semi detached houses on Land Adjacent To 10 Cheshyres Lane, Runcorn, Cheshire, WA7 4LF

07/00293/FUL Proposed first floor side extension to create bedroom space at 1 Littlestone Close, Widnes, Cheshire, WA8 9YU

07/00320/FUL Proposed single storey building and creation of new parking area at St Edwards Catholic Primary School, Wivern Place, Runcorn, Cheshire, WA7 1RZ

07/00335/FUL Proposed erection of 2 No. parasols to form protection for A.T.O. users at Cock And Trumpet Inn, Halebank Road, Widnes, Cheshire, WA8 8NB

07/00348/FUL Proposed side extension with double garage to front together with conversion of existing rear double garage to provide granny flat at 116 Runcorn Road, Moore, Warrington, Cheshire, WA4 6UB

07/00384/FUL Proposed single storey side and rear extension to form garage and utility room at 8 Kelsall Close, Widnes, Cheshire, WA8 7PB

It was noted that the following application had been returned:-

07/00351/FUL Proposed conservatory to rear of 2 Portside, Runcorn, Cheshire, WA7 3LE

Meeting ended at 6.53 p.m.

REPORT TO: Development Control Committee

DATE: 13th August 2007

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: 07/00371/FUL

APPLICANT: Antler Homes

PROPOSAL: Proposed development of 15 number residential dwellings and access road

ADDRESS OF SITE: 177-181 Heath Road, Runcorn.

WARD: Heath

SUMMARY RECOMMENDATION:

Refusal

CONSULTATION AND REPRESENTATION:

The application was advertised by way of a site notice, a press notice and the neighbouring properties and Ward Councillors were also consulted.

Following the initial consultation 8 letters of objection have been received from 5 different properties. An objection has also been received from the local MP. The issues raised are regarding:

- Loss of Character to the area - Properties and grounds of 175-181 significantly contribute to the character of the area, through their quality, size, the building line and the large front gardens onto Heath Road
- Potential loss of hedge between 175 and 177, this forms the boundary and can therefore not be removed without the permission of 175. Potential damage to retaining wall and need for an additional one.
- The removal of trees on site and along Heath Road.
- The new road and number of houses would increase the number of traffic onto an existing busy road.
- Proximity of the new road to the traffic lights on the junction of Heath Road and Clifton Road
- Increased noise
- Loss of sunlight to number 175
- The proximity to properties along Penryn Crescent, loss of privacy and light to the rear of properties along Penryn Crescent and increased potential for crime.
- The effect on property prices.

United Utilities have been consulted and do not raise objection.

The Council's Highways Engineer, Environmental Health Officer, Trees and Woodland Officer, and the Health and Safety Executive have also been consulted and any issues raised will be discussed in the Observations and Issues section of this report.

SITE/LOCATION:

The site consists of three existing dwellings number 177-181 Heath Road each of set with extensive gardens, off Heath Road, Runcorn. Each of these existing properties are accessed from their private drives off Heath Road.

RELEVANT HISTORY:

Planning permission was granted on appeal for the construction of 6 additional dwellings to the rear of number 179 and 181.

UNITARY DEVELOPMENT PLAN DESIGNATION, KEY POLICIES AND SUSTAINABILITY OBJECTIVES:

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

H2: Design and Density of New Residential Development
H3: Provision of Recreational Greenspace
BE1: General Requirements for Development
BE2: Quality of Design
TP12: Car Parking

The Council's New Residential Development Guidance Note and Planning Policy Statement 3 (PPS3): Housing are also of relevance.

OBSERVATIONS AND ISSUES:

The application is for 15 dwellings, all of the properties would be 4 bedroom houses, The new dwellings would be constructed on the site of three existing dwellings numbers 177 to 181 Heath Road. Each of these houses have significant sized grounds. The total site area is 0.65 hectares.

Design

The proposed dwellings are all four beds, all two storey of varying floor areas, garden sizes and garage designs. The proposed houses are of an attractive and high quality design, with generous garden sizes for a modern residential development. All houses would be detached and there would be a mix of styles, including double and single frontages, gabled roof and hipped roofs, attached and detached garages. The buildings would be predominantly constructed of a brick construction, with tiled roofs.

It is proposed that two of the properties would be accessed from a single private drive off Heath Road, while the remaining properties would be accessed via a new road constructed to adoptable standards.

Residential and Visual Amenity

Objections from numbers 8, 10 and 12 Penryn Crescent relating to loss of light and privacy have been received. The plans show that the minimum standard interface distance of 21m would be retained between the rear elevations of proposed dwellings and the rear of the existing properties on Penryn Crescent. Loss of light and privacy to those properties is therefore not considered to be unduly affected.

The resident of 175 Heath Road is concerned that in bringing the building line forward the side elevation of unit 2 would affect their visual amenity. Given the distance between 175 and the proposed dwelling, and that building line would not pass the 45 degree line when taken from the centre of the nearest front habitable room window, this is not considered a significant issue. The development would visually alter the resident's views from their property, however, this in it self would not constitute an adverse impact on amenity. In order to retain the character of the area a condition is recommended to retain existing boundary treatments.

Density

The proposed development shows a density of 23 dwellings per hectare (dph). This density is slightly below national planning policy and the guidance within Unitary Development Plan, which recommends a density of at least 30 dph. However, given the existing densities and characteristics in the area, this is considered acceptable.

Open Space and Landscaping

The existing gardens of 177-181 Heath Road contain a significant amount of landscaping, including shrubs, hedges and trees. A number of these trees are fruit trees or ornamental and not of significant value. However, there are a number of mature trees that are of significant value in the northeast corner of the site. The layout has been amended to retain these.

There are also number of large poplar trees to be removed, due to their age and size their loss is considered acceptable.

There are a number of existing trees along Heath Road. From the additional information (including the tree survey and highway visibility splays) provided, a total of three of these trees would need to be removed to allow for the new access road, drive and splays. Although these trees are not protected by a TPO, they are of a significant value and form part of the character of the local area, the cumulative loss of these trees would adversely affect the character and appearance of the local area and would not be acceptable.

The existing hedges along the boundary are of value and should be retained as much as possible to retain the character and appearance of Heath Road

The proposed private gardens sizes range in size from approximately 86 square metres to 110 square metres. These are above the minimum standard of 80 square metres per dwelling in suburban areas and comply with the Unitary Development Plan.

Health, Safety & Contaminated Land

The Council's Environmental Health Officers have commented that the proposal is particularly sensitive to contamination, and as recommended in PPS23 the possibility of contamination should be assumed. These issues will be dealt with by way of conditions.

The Health and Safety Executive have been consulted and have no objection.

Highways Issues

The proposed new road would be located approximately 70m from the centre of the junction of Heath Road and Clifton Street, and 24m from the junction of Heath Road and the centre of Bellingham Drive. Although residential, Heath

Road is characteristic of a minor distributor road, and the above distances would be slightly below the normally approved standards.

The applicant has tried to justify a relaxation of the standards, as they are out dated, with regard to the latest research results that imply a move away from over prescriptive and inflexible highway standards. The emerging 'Manual for Streets', a national document, is also referenced.

Although the proposal does not comply with the standard the argument that emerging replacement standards are more relevant is accepted and a degree of relaxation can be justified.

However, there is concern that highway safety would be significantly compromised by the location of existing trees within the visibility splays, this is compounded by the relaxation of junction spacing. In a recent appeal decision issued by the Planning Inspectorate for a different scheme, the Inspector did not consider the restriction to be significant or serious as Heath Road is wide and straight allowing for good forward visibility for oncoming vehicles.

Visibility to the right when exiting the site down Heath Road is not as good as the previous appeal position. However removal of the middle tree of 3 to the east, which would be necessary to construct the private highway should compensate and give similar to previous allowed on appeal, this tree may require removal for the construction of the shared access for the properties fronting Heath Road. Notwithstanding, the removal of this tree would adversely affect the character of the area, and should be resisted.

The plans would reduce the overall number of access points from 3 to 2 therefore reducing the number of potential conflict points.

A number of conditions relating to Highway Safety have been recommended, by the Councils highway engineer, should the scheme be approved.

Conclusion

The creation of the new road, the private drive and the provision of required visibility splays would result in the loss of three trees along Heath Road. This would be detrimental to the character of the local area, and therefore the application is recommended for refusal.

RECOMMENDATION:

Refuse – The loss of trees would adversely affect the character and appearance of the local, and local amenity. The proposed development is considered to be contrary to policies BE1 and BE2, Unitary Development Plan.

APPLICANT:	Quainton Investments Ltd
PROPOSAL:	Proposed 4-6 storey hotel comprising 149 no. bedrooms, conference centre, ancillary health & fitness facility with ancillary car parking (450 no. spaces).
ADDRESS OF SITE:	Blendraven Site, Ditton Road, Widnes
WARD:	Riverside

SUMMARY RECOMMENDATION:

Approve with conditions

CONSULTATION AND REPRESENTATION:

The proposal has been advertised by way of site notice and press notice. Local businesses have also been consulted and one letter has been received, which raises the following concerns:-

- Their firm operates a 24 hour production facility in a heavy industrial environment with traffic movements at all times that will affect the peace of this development.
- Any such development will require a review of our operating permit under IPPC as the nearest receptor condition will change substantially.
- The site is very heavily contaminated.
- The site will be adjacent to another proposed development on Ditton Road for a freight terminal, which will operate 24 hours a day.
- The main exit route for the second river crossing has not been decided as yet but could pass through the proposed site or create an island site if the road cuts across the golf course.

The Health & Safety Executive, Environment Agency, Natural England and United Utilities have all been consulted. The Environment Agency, Natural England and United Utilities have no objections to the proposal, and conditions have been suggested. The Health & Safety Executive's advice system has advised that there are sufficient reasons, on safety grounds, for advising against the granting of planning permission in this case. They did advise the same on a previous scheme, for this site, but withdrew their objection, which they are expected to do here. An oral update will be provided at Committee.

The Council's Environmental Health, Landscape and Contaminated Land Officers have also been consulted and any comments will be reported within the Observations and Issues Section of this report.

SITE/LOCATION:

The site is 3.00 hectares in area and located off Ditton Road, Widnes, at the junction with Speke Road.

RELEVANT HISTORY:

The prospect of a hotel, on this site, goes back to 2001. In 2001 there was an application for proposed three storey 120 bed travel lodge, restaurant (800 sqm), conference centre (930 sqm) and associated parking (Application no.01/00712/OUT). This was approved in February 2002.

There was an application to vary condition no.2 of 01/00721/OUT, to extend the timescale (Application no.04/00828/S73), which was approved October 2004.

Reserved matters application was approved under delegated powers in January 2007, for a 3.5 storey hotel with conference centre, ancillary restaurant & health/fitness facility with 425 no. ancillary car parking spaces (Application no. 06/00720/REM).

UNITARY DEVELOPMENT PLAN DESIGNATION, KEY POLICIES AND SUSTAINABILITY OBJECTIVES:

The site is allocated as a Proposed Employment Site where Policy E1 is of relevance. The site is also within an Environmental Priority Area (Policy BE3) in the Halton Unitary Development Plan.

Policies BE1 General Requirements for Development, BE2 Quality of Design, PR14 Contaminated Land, PR16 Development and Flood risk, TP6 Cycle Provision as Part of New Development, TP7 Pedestrian Provision as Part of New Development, TP12 Car Parking, and TP18 Green Travel Plans are also of relevance.

OBSERVATIONS AND ISSUES:

The proposal is for a 149 bedroom hotel with a conference centre and associated health/fitness facility. There are 450 spaces also to be provided within the proposal.

Design

The proposal is for a building ranging between 4 and 6 storeys. The ground floor shows a restaurant, swimming pool, administration facilities and main reception area. There are no bedrooms shown on the ground floor area, as it was thought not appropriate due the contaminated nature of the site.

There are further administration facilities and health and fitness facilities on a mezzanine.

There are some bedrooms at first floor level, although the majority of this floor is taken up by the conference facilities. The rest of the floors are dedicated to bedroom accommodation.

The design of the external elements is a mix of glazing, cladding and brick with different areas of detailing on all the elevations. The building is 18m (approximately) to the parapet and nearly 21m to the stair tower detail. It is a prominent building and has a large presence on this gateway site into the Borough.

There is indicative landscaping shown which includes a buffer of soft landscaping between this site and the adjoining industrial development. There is also an area of trees, which sub-divides the car park area from the hotel. This will be retained as a landscape feature. Due to the site being contaminated, and further studies being required, it is not appropriate to work up a full landscaping scheme as yet. Therefore a condition for both hard and soft landscaping and boundary treatment is required.

The details of the proposed signage both on the building and at the entrance are not shown. However, this can be conditioned accordingly.

Access

The access into the site is taken off Ditton Road, with a carriageway width of 7.2m between kerbs. The proposed access is substandard junction spacing in connection with the other accesses onto Ditton Road. However, with some remodelling of this and with a right turning lane, and speed reducing measures, it can be accommodated. The access can also be modified at a later date to tie into the Mersey Gateway proposals. A condition is also required to ensure the appropriate visibility splay is maintained at all times.

A separate cycle access, is required into the site. Pedestrian access, to the building from the main access road, will be via paths that have levels and widths that comply with Building Regulations Part M.

The levels into the main building are gently ramped so that there is no step. The entrance is located in close proximity to the disabled car parking bays and dropping off/collection point.

5% of the bedrooms will be wheelchair accessible bedrooms, all to the requirements of Part M of the Building Regulations. The other bedrooms will also be able to be converted to the required design and will be accessible for wheel chair users.

Highway Issues

The access into the site was previously approved under the outline planning application. However, since then standards have been revised and additional accesses have been provided off Ditton Road, as mentioned under the

heading above. A right hand turning lane is therefore required into this site, which can be dealt with by way of a grampian style condition.

There are 450 car parking spaces to be provided with this scheme. The previously approved scheme shows 425 car parking spaces. Although the numbers are slightly higher than the standards outlined in the Halton Unitary Development Plan, it can be justified as there is a conference facility, with up to 480 seats, in the main conference room, and a total of 870 seats throughout the conference facility, along with a restaurant and leisure facility. A higher number of disabled car parking spaces are required.

Cycle parking is provided on site. A 3.0m cycleway should also be provided as part of the scheme, along Ditton Road, which can be conditioned accordingly.

Within the design and access statement there is a statement that the hotel operator will be encouraged to run a shuttle bus service from Runcorn Station. It also mentions that a facility could also be provided between the site and Liverpool John Lennon Airport. The provision of a such a facility to Liverpool John Lennon Airport is against the Airport Surface Access Strategy and is not actively encouraged by the surrounding Local Authorities. However this is not set out in Planning Policy. A travel plan is required by the potential operator which will address these issues in more detail.

Flood Risk

A flood risk assessment was provided as part of the application. However, this did not sufficiently address flooding issues such as surface water run off and sewer flooding. The Environment Agency are happy for the remaining elements of the flood risk to be dealt with through condition. The Environment Agency can also control any discharge into Ditton Brook through their own approvals as well.

Contaminated Land

The site is known to be heavily contaminated as it was used as a site for the disposal of a wide range of industrial waste. Although there have been previous site investigations undertaken these are not sufficiently robust to allow an accurate assessment of the potential pollutant linkages. Further site investigation work and monitoring work is required and can be conditioned accordingly.

Conclusion

The site is a gateway site into the Borough and the proposal is a prominent building for this site. The site already has the benefit of approval for this use, and this application builds on that with a more comprehensive design. This is an important site and a scheme of this type is therefore recommended for approval subject to conditions to help towards the regeneration of this area.

RECOMMENDATION:

Approve subject to conditions relating to the following:

1. Standard commencement condition (BE1)
2. Amended Plans (BE1)
3. Prior to commencement details of all materials to be provided and approved. (BE2)
4. Prior to commencement details of all boundary treatment to be provided and approved (BE2)
5. Prior to commencement details of hard and soft landscaping to be provided and approved (BE2)
6. Details of signage to be provided prior to occupation (BE1)
7. Wheel cleansing facilities (BE1)
8. Right turning lane to be provided (BE1)
9. Visibility splay 4.5m x 90m (BE1)
10. Road safety audits required prior to commencement (BE1)
11. Taxi drop off point required within the site (BE1)
12. Bus/coach turning facility required within the site (BE1)
13. Site investigation, including remediation to be submitted and approved (PR14)
14. Further details for Flood Risk Assessment required to be submitted and approved in writing (PR16)
15. Tree protection during construction (BE1)
16. Prior to the occupation details of the lighting within the site (BE2)
17. Travel Plan required prior to occupation (TP16)
18. Cycle track along frontage of site on Ditton Road (TP6)

PLAN NUMBER: 07/00475/HBCFUL

APPLICANT: Halton Borough Council

PROPOSAL: Proposed erection of fencing and vehicular gates

ADDRESS OF SITE: Land at Mount Street, Widnes.

WARD: Appleton

SUMMARY RECOMMENDATION:

Approve with conditions

CONSULTATION AND REPRESENTATION:

The application was advertised by way of a site notice, a press notice and the neighbouring properties and Ward Councillors were also consulted.

Following the initial consultation no letters of objection have been received from local residents.

The Council's Highways Engineer has been consulted and raised concerns that the car park provides car parking for the Peel House Medical Plaza, and that it should not be closed off to prevent this use.

SITE/LOCATION:

The site is an existing car park owned and used by the Peel House Medical Plaza. The car park is also used by a number of local residents in and around Mount Street.

RELEVANT HISTORY:

Planning permission 00/00100/FUL was granted in 2000 for the car park to be used as part of the Peel House Plaza Surgery.

UNITARY DEVELOPMENT PLAN DESIGNATION, KEY POLICIES AND SUSTAINABILITY OBJECTIVES:

The site is allocated as within a residential area 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
- TP12: Car Parking

OBSERVATIONS AND ISSUES:

The site is an existing car park privately owned and has been used by Peel House Medical Plaza, for patients since the year 2000. The car park has also used by local residents off Mount Street.

The site is relatively hidden from Peel House Lane, because of its secluded nature it attracts crime and anti-social behaviour. The purpose of the fence and gates is therefore to prevent these activities from occurring.

Highways have raised concerns that the car park is for patients of Peel House Medical Plaza. However, the owners/tenants of the land the Medical Centre have been notified by the applicant, and they are supportive of the proposal. The applicant has stated that the Medical Centre would have full access to the site and that it would be open during the opening hours of the Medical Centre. To ensure that the gates remain open a condition is recommended.

Conclusion

It is recommended that the application be approved subject to a condition relating to the opening of the gates during the opening times of the Medical Centre.

RECOMMENDATION:

Approve subject to the following conditions:-

- 1) Standard commencement condition.
 - 2) Condition relating to the opening of the gates
-

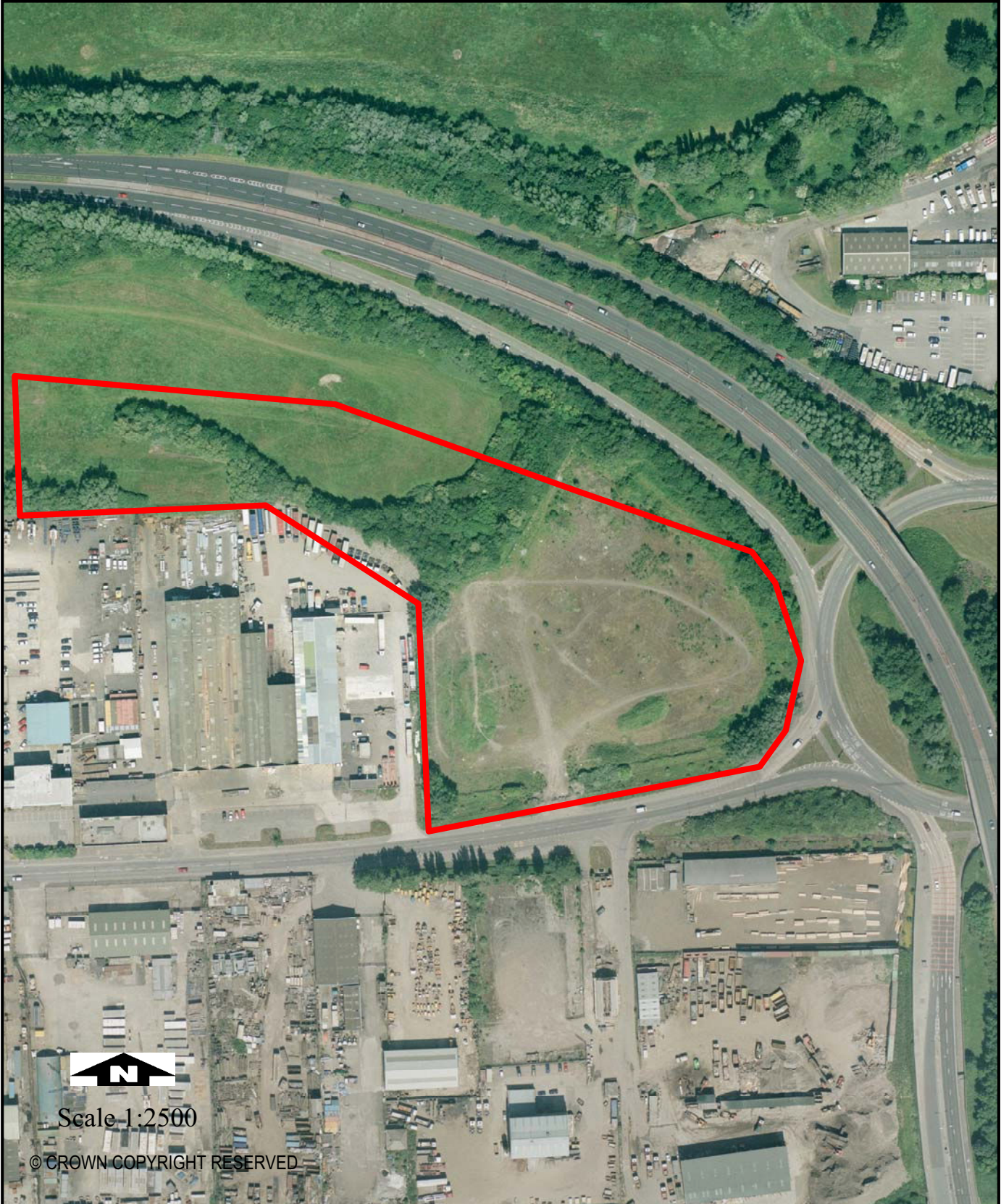


PLAN 2d

PLAN NUMBER 07/00408/FUL

DEVELOPMENT CONTROL COMMITTEE

13 August 2007



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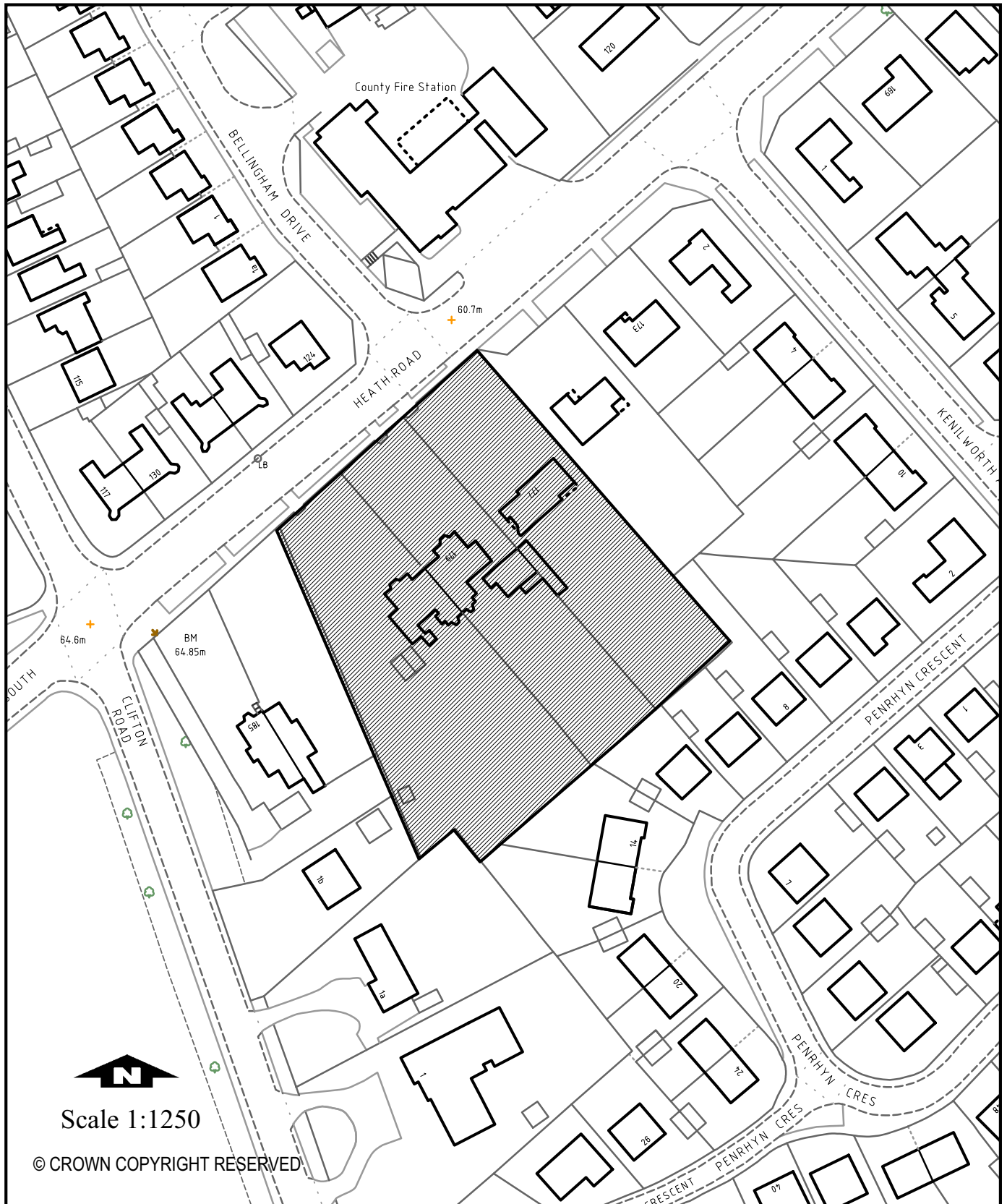


PLAN 1a

PLAN NUMBER 07/00371/FUL

DEVELOPMENT CONTROL COMMITTEE

13 August 2007

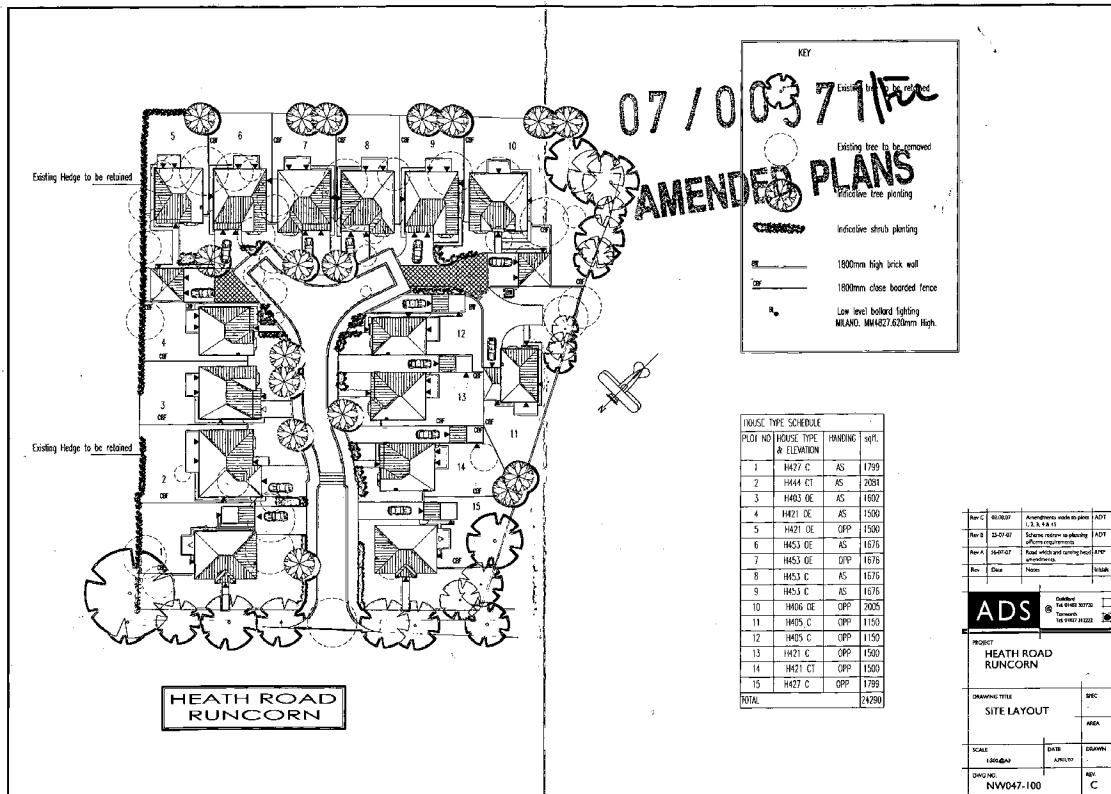




PLAN 1b
PLAN NUMBER 07/00371/FUL
LAYOUT PLAN

**DEVELOPMENT CONTROL
COMMITTEE**

13th August 2007





PLAN 1c
PLAN NUMBER 07/00371/FUL
PROPOSED ELEVATIONS

**DEVELOPMENT CONTROL
COMMITTEE**

13th August 2007

	 <p>FRONT ELEVATION</p>  <p>REAR ELEVATION</p>	<p>07/00371/FUL</p> <p>AMENDED PLANS</p>  <p>SIDE ELEVATION</p>  <p>SIDE ELEVATION</p> <table border="1" data-bbox="1173 1254 1310 1507"> <tr> <td>ADS</td> <td>Project</td> <td>Plot 15</td> </tr> <tr> <td>ADS</td> <td>County</td> <td>Midsex</td> </tr> <tr> <td>ADS</td> <td>County</td> <td>TUDOR</td> </tr> <tr> <td>ADS</td> <td>County</td> <td>STANDARD HOUSE TYPE</td> </tr> <tr> <td>ADS</td> <td>County</td> <td>ELEVATIONS PLANNING DRAWING</td> </tr> <tr> <td>ADS</td> <td>County</td> <td>DATE 26 JUL 2007</td> </tr> <tr> <td>ADS</td> <td>County</td> <td>DATE 26 JUL 2007</td> </tr> <tr> <td>ADS</td> <td>County</td> <td>DATE 26 JUL 2007</td> </tr> <tr> <td>ADS</td> <td>County</td> <td>DATE 26 JUL 2007</td> </tr> </table>	ADS	Project	Plot 15	ADS	County	Midsex	ADS	County	TUDOR	ADS	County	STANDARD HOUSE TYPE	ADS	County	ELEVATIONS PLANNING DRAWING	ADS	County	DATE 26 JUL 2007	ADS	County	DATE 26 JUL 2007	ADS	County	DATE 26 JUL 2007	ADS	County	DATE 26 JUL 2007	
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PLAN 1d
PLAN NUMBER 07/00371/FUL

DEVELOPMENT CONTROL COMMITTEE

13 August 2007



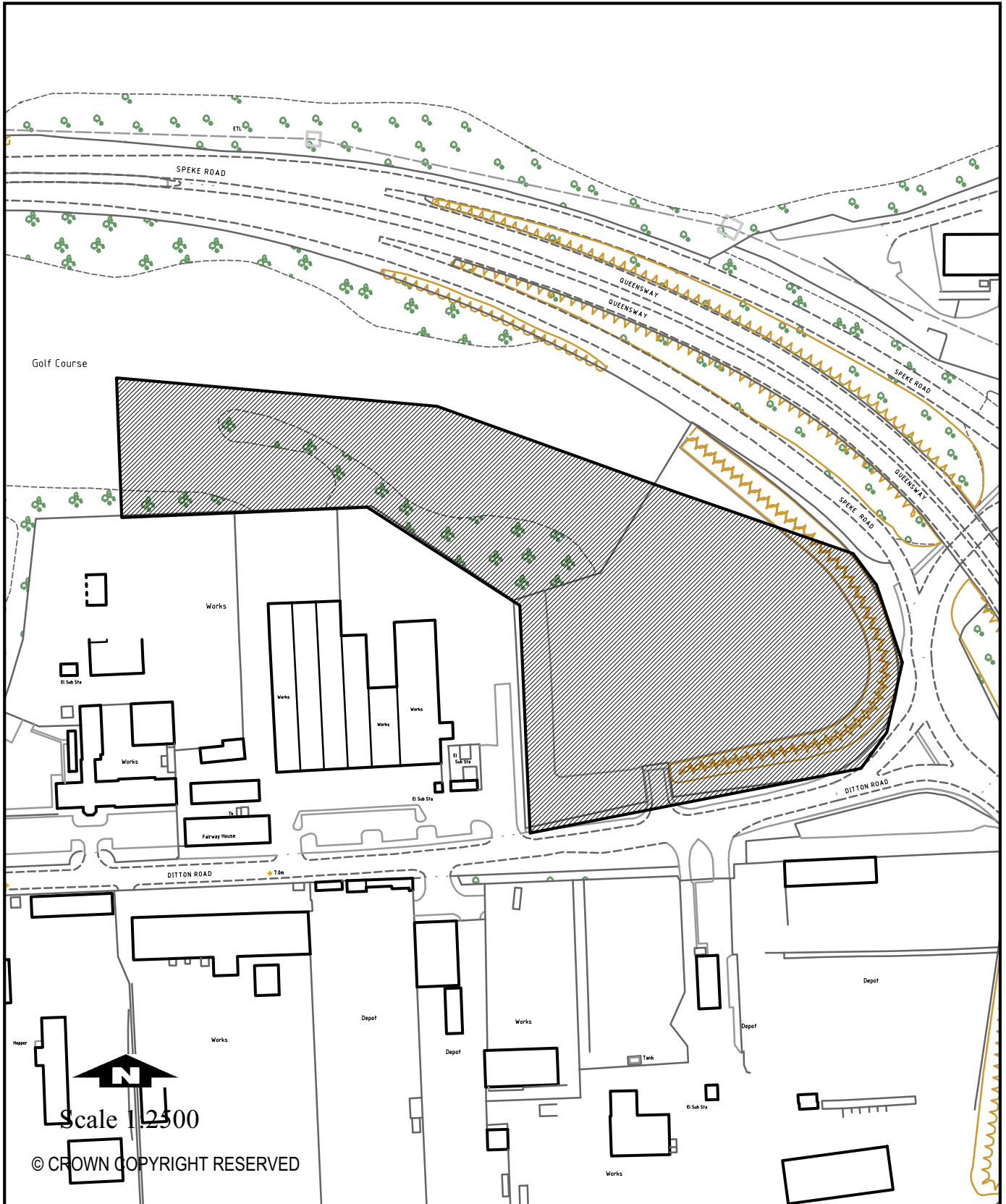


PLAN 2a

PLAN NUMBER 07/00408/FUL

DEVELOPMENT CONTROL COMMITTEE

13 August 2007

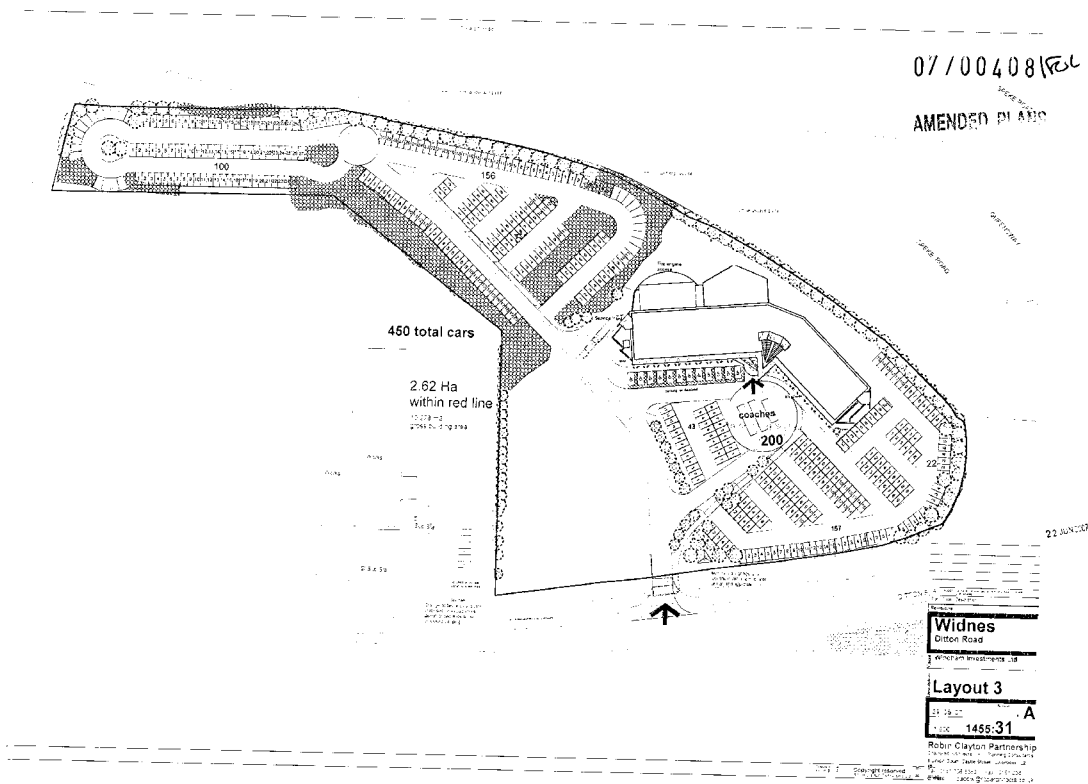




PLAN 2b PLAN NUMBER 07/00408/FUL LAYOUT PLAN

DEVELOPMENT CONTROL
COMMITTEE

13th August 2007





PLAN 2C PLAN NUMBER 07/00408/FUL PROPOSED ELEVATIONS

DEVELOPMENT CONTROL
COMMITTEE

13th August 2007



View from roundabout



Site Name	
Address	
Widnes	
Dilton Road	
Wincham Investments Ltd	
Views	
29/08/07	
1455:42	



General view of
entrance
approach from
south



General view from
Queensway flyover
looking south



General view from
Queensway flyover
looking north

Site Name	
Address	
Widnes	
Dilton Road	
Wincham Investments Ltd	
Views	
29/08/07	
1455:41	

**DEVELOPMENT CONTROL COMMITTEE
AMENDMENTS/REVISION LIST****13 AUGUST 2007**

PAGE NO.	LIST A	LIST B	AMENDMENTS
13		07/00371/FUL	
18		07/00408/FUL	
22	07/00475/HBCFUL		Application withdrawn 02/08/07

REPORT TO: Development Control Committee
DATE: 13th August 2007
REPORTING OFFICER: Strategic Director – Environment
SUBJECT: Miscellaneous Items

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

- 06/00958/OUT Outline application (with landscaping matters reserved) for erection of 14 No. one bedroom apartments with adjacent parking and amenity space at 24 - 30 Farnworth Street, Widnes, Cheshire
- 06/00972/FUL Proposed residential development consisting of 40 No. dwellings at Former Fire Station, Heath Road, Runcorn, Cheshire, WA7 4XL
- 07/00106/COU Proposed erection of stable block, hardstanding and menage at Land To The South West Of Junction Between Newton Lane And Chester Road, Daresbury, Cheshire

2) The following applications have been withdrawn :-

- 07/00309/FUL Proposed conservatory to rear of 20 Betchworth Crescent, Runcorn, Cheshire, WA7 2YA
- 07/00322/S73 Application under Section 73 of the Town & Country Planning Act for proposed variation of condition 15 of planning application 03/00863/OUTEIA at Runcorn Old Quay, Mersey Road, Runcorn, Cheshire, WA7 1DF
- 07/00438/FUL Proposed erection of a three storey apartment block containing 20 No. two bed apartments at Runcorn Service Station, Bridge Street, Runcorn, Cheshire, WA7 1BP