

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 12 May 2014 at the Civic Suite, Town Hall, Runcorn

Present: Councillors Nolan (Chairman), Thompson (Vice-Chairman), Baker, Cole, R. Hignett, S. Hill, C. Loftus, A. McInerney, T. McInerney, Morley, C. Plumpton Walsh and Rowe

Apologies for Absence: Councillor Osborne

Absence declared on Council business: None

Officers present: A. Jones, J. Tully, T. Gibbs, M. Noone, A. Plant, R. Cooper and J. Farmer

Also in attendance: 10 Members of the public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

	<i>Action</i>
DEV66 MINUTES	
The Minutes of the last meeting held on 10 March 2014, were taken as read and signed as a correct record.	
DEV67 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 below.	
DEV68 - 14/00052/FUL - REGIONAL INVESTMENT SITE ON LAND TO NORTH OF RED BROW LANE, DARESBUURY PARK, RUNCORN	
The consultation procedure undertaken was outlined in the report together with background information in respect of the site.	
RESOLVED: That delegated powers are given to the Operational Director – Policy, Planning and Transportation in consultation with the Chairman of Development Control Committee, to make the decision once the details in relation	

to grasslands and Great Crested Newts have been received and consulted on, subject to the following conditions and to add any other necessary conditions.

1. Standard 3 year permission;
2. No surface water to be discharged either directly or indirectly to the foul sewer network;
3. The site must be drained on a separate system, with only foul drainage connected into the foul sewer;
4. Measures/recommendations as outlined in the ecological survey in relation to bats and badgers should be adhered to;
5. Site investigations and remediation required as set out in the Geotechnical Report;
6. Any clearance of vegetation needs to be carried out outside the bird nesting season; and
7. Wheel cleansing facilities.

DEV69 - 14/00081/FUL - PROPOSED DEVELOPMENT OF 48 NO. 2 STOREY 3 AND 4 BEDROOM DETACHED AND SEMI-DETACHED PROPERTIES WITH ASSOCIATED WORKS AT LANARK GARDENS, WIDNES, CHESHIRE

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

Officers advised the Committee on the background of the site for development, which was previously reserved for a new school.

It was reported that the applicant had now completed an updated phase one ecological survey and that Cheshire Wildlife Trust was satisfied that the development could be approved subject to conditioning the mitigation measures. Further it was noted that the application complied with CS13 of the Core Strategy with regards to affordable housing.

Officers advised that in response to 5 public representations regarding the road through the middle of the proposed development, a condition relating to a construction traffic management plan was recommended. The following additional conditions were also recommended:

- Final details of traffic calming measures to be submitted to and approved in writing;
- Restrictions on plots 15, 20 and 23 preventing the conversion of garages and car ports, so as to ensure adequate car parking is retained;
- Submission of foul and surface water drainage

- details; and
- Submission of existing and proposed levels.

One further objection had been received in relation to proposed highway alterations outside numbers 4 and 6 Falkirk Avenue which reiterated previous concerns over parking and highway safety. The objection also raised concerns in relation to loss of property value and the consultation; it was noted that property values were not a material planning consideration and that the Local Planning Authority had carried out the required statutory consultation.

The Committee was addressed by Ruth Kay, the resident at number 6 Falkirk Avenue, objecting to the application. She commented on the increase in the number of properties to 48 from the outline application of 35 would increase the density of the scheme. She objected to the layout of the access road which had also changed since the outline application. She stated that exiting her driveway and that of number 4 would be difficult and raised highway safety concerns. She also commented that they would be forced to park on the 'build out' area due to the design of the road which could block visibility for oncoming cars. She requested that another design be considered for the scheme.

The Committee was then addressed by Mr Gary Goodwin from Morris Homes, the applicant. He commented that this application had been discussed in great detail with the planning and highways departments and that the new route through the development would deter traffic from the 'rat run' presently being experienced. Further he commented that the developer did not want to affect existing residents' driveways so the build out area was designed for this reason. With regards to parking provision, this was the same as the existing estate; two per dwelling.

Members discussed the application and issues around the access road in relation to residents parking, and the potential for obstruction caused by vehicles was clarified. The application was approved subject to the conditions below and the addition of a construction management plan.

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

1. Standard condition relating to time limit for commencement;
2. Condition listing all plans/amended plans (BE1);
3. Wheel wash condition required for construction phase

- (BE1);
4. Submission of a construction traffic management plan (BE1);
 5. Condition(s) in relation to submission of details of hard and soft landscaping including planting scheme (BE2);
 6. Condition requesting submission and approval of materials (BE2);
 7. Condition in relation to boundary treatment details (BE2);
 8. Condition relating to the provision of bins prior to occupation (BE2);
 9. Condition that the development is carried out in accordance with the submitted ecological reports and mitigation measures (GE21 and GE25);
 10. Condition that no clearance works shall be carried out during bird nesting season (GE21); and
 11. Condition(s) in relation to construction and delivery hours to be adhered to throughout the course of the development (BE1).

And the additional conditions to be added:

12. Construction traffic management plan;
13. Final details of traffic calming measures to be submitted to and approved in writing;
14. Restrictions on plots 15, 20 and 23 preventing the conversion of garages and car ports, so as to ensure adequate car parking is retained;
15. Submission of foul and surface water drainage details; and
16. Submission of existing and proposed levels.

DEV70 - 12/00092/FUL - PROPOSED DEVELOPMENT OF 23 NO. NEW HOMES COMPRISING 15 NO. TWO BEDROOMED HOUSES AND 8 NO. ONE BEDROOM APARTMENTS IN A SINGLE TWO STOREY APARTMENT BLOCK WITH ASSOCIATED INFRASTRUCTURE, DRAINAGE AND PARKING ARRANGEMENTS

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

Officers advised that the application was subject to an affordable housing condition and requested a Section 106 be added in respect of this.

The Committee was advised that the scheme proposed a development of 23 two storey, one and two

bedroomed properties, to replace the previously approved 42 apartments which were part built. The Council's Highways officer had confirmed that the proposals provided appropriate parking provision for the proposed houses with two spaces for houses and one space for one bedroomed apartments; and therefore raised no objections to the application.

The Committee was addressed by Kim Davies, a resident of Lockfield who objected to the application. She argued that: the volume of traffic would cause access problems for residents due to there only being one road in and out of the development; that existing residents would lose 50% of their parking; that the design of the houses was flawed and would not be in keeping with existing properties; house prices would be affected by the proximity of social housing; loss of light and privacy would occur and some residents' fencing would have to be removed.

Members debated the application after hearing the representations. Officers confirmed that boundary issues were a private matter between the developer and the owner of the land. With regards to queries on the garden sizes, Members were advised that whilst the proposals were considered substandard in terms of garden sizes, it was considered that an on balance justification could be made in this case relating to the proximity of off-site open spaces, as set out within the report.

Members voted on the application which was approved subject to the conditions below.

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

1. Standard 3 year permission to commence development (BE1);
2. Condition specifying approved plans (BE1);
3. Materials condition, requiring the submission and approval of external building materials to be used (BE2);
4. Requiring the submission of both hard and soft landscaping (BE2);
5. Boundary treatments to be carried out as approved prior to occupation (BE2);
6. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
7. Vehicle access, parking and servicing to be constructed prior to occupation of properties/commencement of use (BE1);

8. Condition relating to the implementation of bin store provision (BE1);
9. Requiring finished floor and site levels to be carried out as approved (BE1);
10. Site investigation, including mitigation to be submitted and approved in writing (PR14);
11. Restricting permitted development rights relating to fencing, extensions, outbuildings, windows and dormers (BE1); and
12. Condition securing provision of affordable housing (CS13).

DEV71 MISCELLANEOUS ITEMS

The following applications had been withdrawn:

13/00386/FUL

Proposed residential development of 13 No. detached houses with garages, private open space and private access road at Former Dawsons Dance Centre, Lunts Heath Road, Widnes, Cheshire.

13/00380/FUL

Proposed demolition of existing conservatory, two storey side and rear extension plus extension over existing garage at 4 Clanfield Avenue, Widnes, Cheshire.

13/00373/FUL

Proposed erection of a single storey storage building at Industrial Estate, Percival Lane, Runcorn Cheshire.

13/00476/FUL

Proposed construction of mezzanine floor at Denca Controls Ltd, Waterloo Road, Widnes.

13/00480/FUL

Proposed two storey side extension, single storey rear extension and partial demolition of garage to form utility room at 29 Moorland Drive, Runcorn, Cheshire.

14/00063/FUL

Proposed Conversion of garage and first floor side extension at 42 Warrencroft, Runcorn, Cheshire.

The following Appeals have been received / are in progress:

13/00011/S73

APP/D0650/A/13/2201280 - Proposed variation of condition 57 of BERR permission 01.08.10.04/8C (Halton Ref

07/00068/ELC) to vary (by increase) the maximum amount of Refuse Derived Fuel (RDF) which may be transported by road to the energy from waste facility (EfW) from 85,000 tonnes per annum up to 480,000 tonnes per annum at Ineos Chlor South Parade, Runcorn. And to place an obligation on the operator of the EfW facility to report annually to Halton Borough Council the actions taken to secure the delivery of RDF by rail and/or water over the previous 12 month period together with recommendations for the year ahead at Runcorn Energy From Waste Facility, Barlow Way, Off Picow Farm Road, Runcorn, Cheshire, WA7 4HG.

The appeal was allowed.

12/00428/S73

APP/D0650/A/13/2196163 - Proposed removal of condition 1 from Planning Permission APP/D0650/C/10/2126943 to allow the permanent retention of a mixed use for the keeping of horses and a residential gypsy caravan site at Land south-west of junction between, Newton Lane and Chester Road, Daresbury, Warrington, Cheshire, WA4 4AJ.

Inquiry has been held, currently awaiting decision of the SoS.

13/00022/GNWORK

APP/D0650/C/13/2207343 - Enforcement notice issued for the construction of the area of hard-standing on land at Sandy Lane, Preston Brook, Runcorn, Cheshire, WA7 3AW.

In progress . Being dealt with by written representations.

13/00278/FUL

(APP/D0650/V/14/2212165) - Proposed redevelopment of existing high school comprising new school building, provision of new tennis courts, relocation of playing fields, new car parking and associated hard and soft landscaping and demolition of the existing school buildings at The Heath Specialist Technology College.

The Secretary Of State has called the application in for his consideration. This will now be heard by a public Inquiry later in the year.

14/00003/REFUSE – (APP/D0650/A/14/2213060) Outline application (with appearance, landscaping, layout and scale reserved) for erection of 4 No. detached dwellings on Land at Rose View Avenue, Widnes.

In progress. Being dealt with by written representations.

14/00002/REFUSE – (APP/D0650/A/13/2210716) Proposed demolition of existing building and erection of 10 No. dwellings with associated works at Site Of St Johns Presbyterian Church, Victoria Road, Runcorn.

In progress, being dealt with by written representations.

Meeting ended at 7.25 p.m.