

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 7 December 2009 at Civic Suite, Town Hall, Runcorn

Present: Councillors Nolan (Chairman), Thompson (Vice-Chairman), P. Blackmore, J. Bradshaw, Hignett, Hodgkinson, Leadbetter, Morley, Osborne and Polhill

Absence declared on Council business: None

Officers present: P. Watts, A. Cross, A. Pannell, A. Plant, A. Scott, J. Tully and R. Wakefield

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

	<i>Action</i>
DEV46 COUNCILLOR SUE BLACKMORE	
<p>The Chairman, Councillor Paul Nolan, informed the Members of the Committee of the very sad news that Councillor Sue Blackmore had died earlier that day. On behalf of himself and all the Members of the Committee he wished to pass on their condolences to her family.</p> <p>As a mark of respect, all present stood for a minute's silence.</p>	
DEV47 MINUTES	
<p>The Minutes of the meeting held on 12 October 2009, having been printed and circulated, were taken as read and signed as a correct record.</p>	
DEV48 PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE	
<p>The Committee considered the following applications for planning permission and, in accordance with its powers and duties, made the decisions described below.</p>	
DEV49 09/00404/OUT - OUTLINE APPLICATION (WITH APPEARANCE, LANDSCAPING, LAYOUT AND SCALE	

MATTERS RESERVED) FOR RESIDENTIAL DEVELOPMENT UP TO 5 NO. DWELLINGS ON LAND TO REAR OF 8 MOUGHLAND LANE, RUNCORN

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

The Committee were advised that in addition to the twenty-three separate representations referred to in the report, an additional four letters of objection had been received since the report was written and printed. Local residents had raised a number of concerns with the proposals, the details of which were listed in the report.

Local resident, Mrs Shone and Ward Councillor C Rowe both addressed the Committee expressing the views of local residents.

RESOLVED: That the application be deferred for a site visit and be brought to the next meeting of the Committee in January 2010.

DEV50 09/00446/FUL - PROPOSED CONSTRUCTION OF A CONTROL KIOSK, PRESSURE RELIEF COLUMN, BOLLARDS AND TEMPORARY CONSTRUCTION ACCESS JUNCTIONS AS PART OF A LARGER SEWER UPGRADE SCHEME TO REMOVE PROPERTIES FROM THE DG5 FLOODING REGISTER AT BIRCHFIELD SPORTS AND SOCIAL CLUB, WIDNES

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

The Committee were advised that Sport England had been consulted and had no objection subject to a condition for the restoration and reinstatement of the playing field following the cessation of the works. In addition, three representations had been received relating to a number of issues including car parking and the permanent reduction in parking at the site, the impact on the sports club through disruption, the unsightly nature of the works and the need for removal or pruning of trees.

The Committee heard representations from Mr Highton (Planning consultant representing Birchfield Sports and Social Club), Mathew Buckley (Environmental Planner for United Utilities) and Ward Councillor David Findon, representing the concerns of the local residents.

RESOLVED: That

(1) the application be approved subject to the following conditions:

1. Standard time limit on commencement;
2. Condition specifying the temporary time period for the access and car parking area;
3. Highways condition for the reinstatement of the footway on Birchfield Road;
4. Condition for reinstatement of fencing on Birchfield Road (BE22);
5. Condition for the restoration and reinstatement of the temporary car parking area and compound and working area (GE12);
6. Conditions for landscaping and replacement planting scheme;
7. Conditions for tree protection measures (GE27);
8. Conditions specifying the colour of the kiosk and pressure relief column; and

(2) an undertaking be given that officers facilitate discussions with all interested parties in an effort to resolve outstanding issues relating to the proposals.

DEV51 09/00101/OUT- OUTLINE APPLICATION (WITH LANDSCAPE MATTER RESERVED) FOR A PROPOSED FOODSTORE (CLASS A1 TOTAL FLOORSPACE 10,885 SQ.M) PETROL FILLING STATION, ASSOCIATED PARKING AND SERVICING FACILITIES AT ASHLEY RETAIL PARK, LUGSDALE ROAD, WIDNES

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

The Committee were advised that a number of comments and objections to the proposal had been received; this included comments from two neighbouring local authorities, two adjacent businesses and Stadium Developments, owners of the Widnes Retail Park, as well as

an objection from Morrison Supermarkets Plc, the details of which were contained in the report. Three objections had been received from residents all relating to traffic problems in terms of volume and issues of lorries accessing and leaving the site.

The Committee heard representations from Mr Parr of Morbaine Developments Limited.

RESOLVED: That

- (1) Delegated Authority be given to the Operational Director Environmental and Regulatory Services, in consultation with the Chair and Vice Chair, to take into consideration any additional representations following the end of the consultation period on amended plans, and to approve subject to conditions (including the need to add additional if necessary following consultation) and legal agreement and the application not being called in by the Secretary Of State; and
- (2) the application be approved subject to conditions relating to the following:
 1. Outline time limits;
 2. Submission of reserved matters;
 3. Wheel cleansing facilities to be submitted and approved in writing and used during construction;
 4. Vehicle access, parking, servicing etc to be constructed prior to occupation/ commencement of use;
 5. Requiring implementation of Travel Plan;
 6. External lighting;
 7. Conditions relating to drainage details including oil interceptor;
 8. Submission and implementation of landscaping details;
 9. Details of carbon reduction measures for

- the store and delivery vehicles;
- 10. Modifications to the Lugsdale Road / Greenoaks Way roundabout;
- 11. Cycle, motorcycle, disabled parking and taxi rank provision;
- 12. Travel Plan;
- 13. Parking management plan including commitment to Parking Partnership;
- 14. Monitoring and alteration to service access if appropriate;
- 15. Induction loops to signal approach outside of highway boundary;
- 16. Retaining walls;
- 17. Submission of a construction management plan;
- 18. Construction and delivery traffic to access routes to be agreed;
- 19. Details of materials.

DEV52 09/00412/ADJ - ADJOINING AUTHORITY CONSULTATION BY WARRINGTON BOROUGH COUNCIL FOR ENGINEERING OPERATIONS COMPRISING INFILLING OF SITE TO PREVIOUS LEVELS, RE-INSTATEMENT OF RAIL FREIGHT SIDING, EXTENSION TO EXISTING CANALSIDE BERTH, PROVISION OF EMERGENCY ACCESS ROAD, FENCING AND LIGHTING IN CONJUNCTION WITH USE OF THE SITE/ADJOINING PREMISES FOR A MULTI-MODAL PORT FACILITY AT ACTON GRANGE, BIRCHWOOD LANE, WARRINGTON

The Committee were advised that an adjoining authority consultation had been received from Warrington Borough Council on the proposal by the Manchester Ship Canal Company, for planning permission for a multi-modal port facility with an existing berth facility to be extended together with new rail access to the West Coast Main Line.

The site was immediately adjacent to an existing warehouse facility operated entirely through road haulage.

The proposal was for an extension of the site and provision of rail access and berth extension to develop the site as a multi –modal port facility and encourage the transfer of freight from road to rail to ship.

Members were advised that as part of an Environmental Impact Assessment, significant environmental effects on the proposed development had been considered; this addressed Biodiversity, Water Resources and Transport. The report gave details of the background information in respect of the site.

RESOLVED: That a letter of be sent to Warrington Borough Council, expressing Halton Borough Councils' concerns, in relation to the information in the Transport Assessment, potential impact on highway safety at Moore Lane and Runcorn Road junction and sustainable access by employees.

DEV53 MISCELLANEOUS ITEMS

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

09/00197/FUL Proposed erection of 2 No. three storey detached dwellings (resubmission of 08/00611/FUL) on Land Adjacent to 1 Norton Tower Cottage Norton Lane Runcorn

The Committee were also advised that the following applications had been withdrawn:-

08/00374/FUL Proposed two storey side and first floor rear extension at 9 Neptune Close Runcorn

08/00388/FUL Proposed two storey rear and single storey kitchen extension at 101 Runcorn Road Moore

09/00348/FUL Proposed detached garden room at 4 Sandringham Road Widnes

09/00361/COU Proposed change of vacant land to garden area and erection of 2m boundary fence at 23 Southway Widnes

09/00367/FUL Proposed construction of 2 No. apartments on Land at Clarendon

09/00395/FUL	House Clarendon Close Runcorn Proposed single storey rear extension at 15 Embleton Grove Runcorn
09/00402/FUL	Proposed loft conversion and rear first floor terrace at 21 Peelhouse Lane Widnes

Meeting ended at 7.46 p.m.