

## DEVELOPMENT CONTROL COMMITTEE

*At a meeting of the Development Control Committee on Monday, 14 February 2011 at Civic Suite, Town Hall, Runcorn*

Present: Councillors Nolan (Chairman), Thompson (Vice-Chairman), E. Cargill, Hignett, Hodgkinson, Leadbetter, McInerney, Morley, Osborne and Redhead

Apologies for Absence: Councillors J. Bradshaw

Absence declared on Council business: None

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

Also in attendance: Councillor Balmer and 35 Members of the Public

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

#### DEV51 MINUTES

The Minutes of the meetings held on 10 January 2011, having been printed and circulated, were taken as read and signed as a correct record.

#### DEV52 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.

*Councillor Osborne did not take part in the debate of this item as he was absent for the Officer's presentation.*

#### DEV53 - 10/00355/FUL - PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 126 NO DETACHED TWO STOREY DWELLINGS, ROADS, OPEN SPACE, LANDSCAPING AND ANCILLARY DEVELOPMENT ON LAND TO NORTH EAST OF RAIL LINE, BARROWS GREEN LANE, WIDNES

The consultation procedure undertaken was outlined

*Action*

in the report together with background information in respect of the site.

It was noted that one further letter of objection had been received in relation to the scheme; however, the issues raised had been addressed within the report. The Committee were made aware of the objection of Councillor Murray.

Mr Sameria addressed the Committee who spoke against the application citing that consideration and due diligence had not been applied to the entrance of the development, which was positioned on a blind corner at Barrows Green Lane and Derby Road. He spoke on behalf of the residents who had requested that the entrance be relocated to South Lane. Further concerns raised were the impact of construction traffic on the area and then increased traffic after completion of the project.

Councillor Balmer addressed the Committee on behalf of residents, objecting to the application on the same grounds mentioned by the previous speaker, adding the following points of concern:

- The impact of the size of construction vehicles passing through the area;
- The potential for mud on the highway from construction;
- An already dangerous junction and fast road would become more hazardous;
- Construction traffic, coupled with traffic flow from the quarry would impact on the area; and
- The width of the road was too narrow.

In response it was noted that following concerns with the width of the Road near to the junction with Derby Road, a swept path analysis was carried out by the applicant on Barrows Green Lane. This showed that cars and HGV's would be able to pass safely thus making it difficult to sustain an objection on these grounds. It was further noted that traffic calming methods would be used to slow down the traffic on the road and that a 3m footway/cycle way was included on the plan, along the site frontage.

Members debated the application and after considering the points of concern raised by residents regarding the entrance to the development and issues of access, agreed to defer the application until the next meeting of the Committee so that these highway and access matters could be clarified.

RESOLVED: That the application be deferred so that the highway matters raised could be investigated further.

DEV54 - 10/00440/S73 - APPLICATION TO VARY CONDITION NO 1 OF EXTANT PLANNING PERMISSION 05/00433/COU (PROPOSED CONVERSION OF EXISTING FARM HOUSE INTO OFFICE ACCOMMODATION) TO ALLOW EXTENSION OF TIME LIMITS FOR A FURTHER 3 YEARS AT COMMONSIDE FARM, DARESBUY LANE, WARRINGTON

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 conditions relating to the following:

1. Standard Condition relating to timescale and duration of the permission;
2. Requiring development be carried out in accordance with the required Reasonable Avoidance Measures (GE21);
3. Materials condition, requiring the submission and approval of the materials to be used (BE2);
4. Protection of trees and ponds during construction (BE1, GE21);
5. Landscaping condition, requiring the submission of both hard and soft landscaping (BE2);
6. Restricting future access to Daresbury Lane (BE1);
7. Controlling surface water discharge (PR5);
8. Vehicle access, parking, servicing etc to be constructed prior to occupation/ commencement of use (BE1);
9. Ensuring retention of access, parking and servicing areas at all times. (TP12, BE1);
10. Submission and agreement of boundary treatment (BE2);
11. Restricting use to B1 offices (GE1);
12. Restricting external storage (GE1);
13. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
14. Provision of bin storage; and
15. Agreement and provision of cycle parking (BE1).

DEV55 - 10/00493/OUT - PROPOSED EXTENSION OF TIME LIMIT FOR IMPLEMENTATION OF 05/00289/OUT AT HALTON LEA SHOPPING CENTRE, EAST LANE, RUNCORN, CHESHIRE

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 application not being called in by the Secretary of State under the Town and Country (Shopping Development) (England and Wales) (No. 2) Direction, authority be delegated to the Operational Director – Environment and Regulatory Services, in consultation with the Chairman or Vice Chairman, to approve the application subject to:

- 1) 106 agreement in relation to provision of improved public transport facilities and services, parking, pedestrian and cycle links, travel plan, mezzanine restriction and integration of new unit into existing shopping centre and demolition of existing structures; and
- 2) The following conditions:-
  - a) Conditions on reserved matters x 3(BE1);
  - b) Amended plans (BE1 and BE2);
  - c) Wheel wash (BE1);
  - d) Boundary treatment (BE22);
  - e) Highways on-site and off-site improvements (as per condition 8 of 05/00289/OUT) (BE1 and TP17);
  - f) Construction hours (BE1);
  - g) Noise survey and mitigation measures (PR2);
  - h) Drainage (BE1);
  - i) Oil interceptor (BE1);
  - j) Site investigation and remediation (PR14);
  - k) Mezzanine floor restriction (BE1);
  - l) Restricted amount of non-food goods (BE1);
  - m) Prevention of sub-division of store, without further assessment (BE1); and
  - n) Free car parking (TP12).

DEV56 - 10/00500/FUL - PROPOSED 3 STOREY BUILDING TO PROVIDE 47 EXTRA CARE FLATS FOR THE ELDERLY WITH SUPPORTING COMMUNAL FACILITIES, ASSOCIATED PARKING AND LANDSCAPING ON LAND TO REAR OF 247-261 LIVERPOOL ROAD AND 94-104 BLUNDELL ROAD, WIDNES, CHESHIRE

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

of the site.

Since the submission of the report it was noted that six further objections had been received. This included one from a planning consultant acting on behalf of residents. This objection was accompanied by a petition containing 27 signatures. The concerns raised related to amenity, character and appearance of the site together with potential for contamination and car parking issues. All issues raised had been addressed through the report. The Committee were made aware of the objection of Councillor Murray.

An amendment to the report was noted: that the applicant had actually carried out a phase II contamination report, not a phase 1.

The Committee was addressed by Mr Niels Skovgaard, agent for the application. He stated that the development would consist of high quality homes for older people that were supported by communal care facilities 24 hours a day. The homes would be fully accessible with parking and have soft landscaped surroundings. He commented that findings had shown that the potential for contamination was low level and a risk assessment had been submitted for review by HBC Environmental Health, who had since reported that the risks were minor. In conclusion he stated that there were six other similar successful schemes to this in the region and that this site would prove to be a valuable much needed resource for the local people.

The Committee then received Mr Steve Goodwin, who spoke on behalf of residents objecting to the application. He stated that the size and mass of the area would have a detrimental impact on local residents. Further, the three storey elevation would overlook the surrounding two storey properties and that the proposal was out of character with the surrounding area, making it obvious that the applicant had no understanding of the local area and had not made any character assessment. He further cited that there were some inaccuracies in the application and that it was contrary to Policies BE1 and BE2. In conclusion he urged to Committee to refuse the application based on the above and its failure to comply with BE1 and BE2.

Moirá Dickinson from Age UK, addressed the Committee and spoke in support of the application. She stated that she had been involved with similar projects before and that in her experience they promote health and well being, improved quality of life and encouraged

community cohesion amongst the elderly residents and surrounding neighbours. Furthermore, there were benefits to the local business community as elderly residents were more likely to shop locally and use local facilities, thus regenerating local economies.

Following Members' debate it was confirmed that the application before the Committee had met the required policies and guidance. Members' requested that a condition be added restricting the use of the building.

RESOLVED: That

- a) Authority is delegated to the Operational Director, Environment and Regulatory Services, in consultation with the Chairman or Vice Chairman, to agree the appropriate wording of the condition restricting the use of the building; and
- b) Subject to the following conditions: -
  - 1) Standard commencement condition 3 years;
  - 2) Condition listing approved plans and amended plans;
  - 3) Prior to commencement details of materials to be submitted for approval (BE2);
  - 4) Conditions restricting hours of construction and deliveries (BE1);
  - 5) Prior to commencement details of wheel cleansing facilities to be submitted and approved in writing (BE1); ;
  - 6) Details of final design of access improvements onto Liverpool Road including pedestrian and vehicular (BE1);
  - 7) Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/ commencement of use, and retained for life of development (BE1);
  - 8) Condition requesting details of boundary treatments to be submitted and approved in writing (BE2);
  - 9) Prior to commencement detailed site investigation, including mitigation to be submitted and approved in writing (PR14);
  - 10) Condition(s) requiring the submission of both hard and soft landscaping to include planting and cultivation schedule (BE1);
  - 11) Condition for replacement planting if lost with 5 years (BE2);
  - 12) Conditions relating to tree protection during

- construction and lifetime of development (BE1);
- 13) Condition replacement tree planting of any of those shown to be retained if lost during construction (BE1, BE2);
  - 14) Condition relating to the submitted tree report and working methods around those trees to be retained at the access on Heath Road (BE1);
  - 15) Drainage condition, requiring the submission and approval of foul and surface water drainage prior to commencement (BE1);
  - 16) Submission and agreement of finished floor and site levels. (BE1);
  - 17) Condition restricting the use of the communal café, lounge and care facilities remains ancillary to the extra care facility (BE1);
  - 18) Condition requesting prior to occupation that bin storage area provided and that all waste and recycling receptacles are provided on site (BE1);
  - 19) Condition requesting submission of travel plan prior to the occupation of the development (TC16);
  - 20) Prior to occupation details approved, submitted and implemented for secure cycle storage (TC6);
  - 21) Construction management plan submitted prior to commencement to show traffic and personnel traffic can be accommodated in the site (BE1);
  - 22) Condition for details of external lighting to be approved prior to implementation (BE1, PR4); and
  - 23) Condition restricting the use of the property.

DEV57 - 10/00519/FUL - PROPOSED NEW 60 BED HOTEL, RESTAURANT AND ASSOCIATED CAR PARKING AND LANDSCAPING AT LAND ADJACENT TO ASHLEY WAY AND EARLE ROAD, 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 approval condition (BE1);
- 2) Condition listed relevant submitted plans and information;
- 3) Prior to commencement submission of external material samples (BE2);
- 4) Condition relating to any further relevant SI work, required mitigation and validation required;
- 5) Prior to commencement submission of boundary treatment details (BE22);

- 6) Prior to commencement details of existing and proposed levels on and adjacent to the site (BE1);
- 7) Prior to commencement details of drainage (BE1);
- 8) Prior to commencement submission of landscaping scheme (BE1);
- 9) Prior to commencement submission of soft landscaping including planting and cultivation scheme (BE1);
- 10) Prior to commencement details of wheel wash to be submitted, facilities to be used during the course of construction (BE1);
- 11) Conditions limiting hours of construction and construction deliveries (BE1);
- 12) No construction work shall be carried out and there shall be no deliveries between 07.30 hours and 19.00 hours. (BE1);
- 13) Details of pedestrian and cycle access from exiting footway/cycleway (BE1);
- 14) Condition restriction the uses to specifically a hotel and /restaurant as shown on submitted plans;
- 15) Prior to the occupation of the buildings details of secure covered cycle storage;
- 16) Prior to the commencement of development a construction management plan shall be submitted (BE1); and
- 17) Condition(s) relating to the development being carried out in accordance with the Flood Risk Assessment PR16.

#### DEV58 MISCELLANEOUS ITEMS

##### **The following applications had been withdrawn :-**

10/00474/FUL	Proposed new sub-station at Former Lion Foods Site Faraday Road, Runcorn, Cheshire
10/00484/FUL	Ground floor infill and first floor extension at 30 Lunts Heath Road, Widnes, Cheshire
10/00502/TEL	Prior notification of proposed telecommunications development consisting of 15m monopole, equipment cabinets and ancillary development at Corner Of Deacon Road And Appleton



Village, Widnes, Cheshire

**The following applications had gone to appeal:-**

10/00350/FUL Proposed rear conservatory at 56 Penrhyn Crescent, Runcorn, Cheshire

**The following appeals had been withdrawn:-**

10/00013/FUL Proposed residential development comprising 18 No. courtyard houses, detached garages, private access road and private open space at Former Dawsons Dance Centre Lunts Heath Road, Widnes, Cheshire

**Planning Appeal Decisions:-**

10/00310/FUL Proposed conservatory to side of 11 Sefton Avenue, Widnes, Cheshire

**ALLOWED**

10/00167/FUL Proposed first floor side extension at 1 Battersea Court, Widnes, Cheshire

**ALLOWED**

09/00501/FULTEL Proposed installation of a radio base station consisting of a 17.5m Jupiter 811E column, 1 No. Cannon Type G cabinet, 1 No. Vodafone RBS 3107 cabinet and associated ancillary equipment on Verge Adjacent to Busway to north of Halton Haven, Barnfield Avenue, Runcorn, Cheshire

**ALLOWED**

- 10/00348/FUL Proposed change to existing front and rear dormer roof from flat to pitch at 2 Malin Close, Hale, Liverpool  
**DISMISSED**
- 10/00077/COU Proposed conversion of existing dwelling into 2 No. residential units at 161 Greenway Road, Widnes, Cheshire  
**DISMISSED**

### **Planning Obligations in relation to Employment and Training Opportunities**

The Construction Halton project was being led by the Council's Adult Learning and Skills Development Division.

The overall aim of Construction Halton was to provide a mechanism that would ensure people from disadvantaged groups and areas within Halton were able to access jobs and training opportunities arising in the construction industry.

The Construction Halton Business Plan, published in January 2010, set out how this would be achieved:-

- using **procurement processes and planning** to effect change, embedding obligations into public sector contracts to ensure developers, and subsequently contractors address targeted employment and training issues;
- engaging with employers and contractors to ensure that **recruitment and training provision** was more relevant and demand led – thereby providing the industry with a supply of suitably qualified labour;
- providing tailored **pre-recruitment support and routeways** that would enable local unemployed/workless people to access jobs within the industry – through greater integration and more flexible use of mainstream programmes and funding; and
- encouraging and **assisting Halton based SMEs** to access opportunities arising from the new planned development activity in the area.

Planning agreements, negotiated under Section 106, offered the Council a significant opportunity to secure developer support for targeted recruitment and training initiatives, to assist in tackling the high levels of economic exclusion and worklessness in the Borough.

This note was to inform members that the Council would be looking to negotiate planning obligations with developers and occupiers of major new job creating developments to secure initiatives and/or contributions towards the recruitment and training of local people. The training schemes should offer help particularly to disadvantage groups so that they may obtain the necessary skills to increase their job opportunities.

### **Opus Application**

Members were advised that the Council had still not received the draft Legal Agreement in respect of the Opus application. The Committee instructed that if this matter was not satisfactorily resolved within 28 days, then the application should be refused.

*Meeting ended at 7.52 p.m.*