

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 6 June 2011 at Civic Suite, Town Hall, Runcorn

Present: Councillors Nolan (Chairman), J. Bradshaw, Hignett, McInerney, Osborne, Gilligan, Balmer and A.Cole

Apologies for Absence: Councillors Thompson, Hodgkinson and Leadbetter

Absence declared on Council business: None

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

Also in attendance: None

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

| | | <i>Action</i> |
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| DEV1 | MINUTES The Minutes of the meetings held on 16 May 2011, 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 below; | |
| DEV3 | - 10/00254/FUL - REDEVELOPMENT OF SITE FOR THE ERECTION OF AN A1FOOD STORE (1710 SQM GEA), 2 NO A1 NON-FOOD RETAIL UNITS (1784 SQM GEA) AND AN A4 FAMILY PUB/RESTAURANT (697 SQM GEA), WITH ASSOCIATED PARKING, RECONFIGURES VEHICULAR SITE AND PEDESTRIAN ACCESS AND LANDSCAPING AT VESTRIC HOUSE, WEST LANE, HALTON LEA, RUNCORN, WA7 2PE It was reported to the Committee that this application had been withdrawn from this meeting, and that it would be considered at a future meeting of the Development Control Committee. | |

DEV4 - 1/00113/OUT - OUTLINE APPLICATION FOR UP TO 84 DWELLINGS (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT, SCALE RESERVED MATTERS) ON LAND AT KILNAMARTYRA STABLES, NORLANDS LANE, WIDNES

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

It was reported that an additional objection had been received from a resident who raised the same concerns as already mentioned from 3 other local residents.

RESOLVED: That the application be approved subject to:-

- a) The entering into a Legal Agreement for the provision of a financial contribution towards off-site public open space as necessary, off-site highway improvements; transport sustainability; and
- b) Conditions relating to the following:-
 1. Standard Outline conditions (BE1);
 2. Reserved matters to incorporate highway linkage directly into the developed site to the south of the site (BE1);
 3. Reserved matters to comply with the New Residential Development Guidance and the Designing for Community Safety SPD (BE1, BE2 and BE22);
 4. No development shall begin until written details of a construction management plan has been approved in writing (BE1);
 5. Materials condition, requiring the submission and approval of the materials to be used (BE2);
 6. Landscaping condition, requiring the submission of both hard and soft landscaping to include replacement tree and hedgerow planting (BE2);
 7. Boundary treatments including retaining walls to be submitted and approved in writing (BE2);
 8. Wheel cleansing facilities to be submitted and approved in writing (BE1);
 9. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
 10. Conditions relating to the agreement and implementation of bin stores provision (BE1);
 11. Conditions relating to the agreement and implementation of cycle storage provision (TP6);

12. Submission and agreement of finished floor and site levels (BE1);
13. Site investigation, including mitigation to be submitted and approved in writing (PR14);
14. Conditions relating to tree and hedgerow protection during construction (BE1);
15. Conditions relating to the enhancement of the hedgerow along the north boundary and the hedge and trees to the east boundary (BE1);
16. Conditions relating to surface water management (PR16);
17. Submission and agreement of details of management of overland flow (PR16);
18. Prior to commencement a survey for ground nesting birds to be submitted and approved; (BE1 and GE21);
19. Submission and agreement of biodiversity plan including native planting and wildlife refuge features and bird boxes (BE1 and GE21);
20. Submission of details of equipped children's play provision (H3); and
21. Submission of maintenance management plan for children's play provision (H3).

- c) That if the S106 Agreement or alternative arrangement was not executed within a reasonable period of time, authority be delegated to the Operational Director – Policy, Planning and Transportation, Environment and Regulatory Services, in consultation with the Chairman or Vice Chairman of the Committee to refuse the application on the grounds that it failed to comply with Policy S25 (Planning Obligations).

To avoid any allegation of predetermination or bias (as the applicant was a Ward Member colleague) Councillor Cole took no part in the debate and did not vote on the following item.

DEV5 - 11/00174/FUL - PROPOSED SINGLE STOREY REAR EXTENSION AT 3 PRIORY CLOSE, RUNCORN

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 time limits for implementation; and

2. Requiring materials to match the existing dwelling (H6).

DEV6 MISCELLANEOUS ITEMS

The following applications had been withdrawn :-

08/00274/HSC Application for continuation of consent under Planning (Hazardous Substances Consent) Regulations 1992, as amended 1999, following change of control of part of the land at Ineos Chlor Ltd Runcorn Site HQ, Runcorn, Cheshire.

08/00275/HSC Application for continuation of consent under Planning (Hazardous Substances Consent) Regulations 1992, as amended 1999, following change of control of part of the land at Ineos Chlor Ltd Runcorn H Q, Runcorn, Cheshire.

11/00104/FUL Proposed two storey extension to existing unit to provide reception and offices at Midas Engineering Supplies Ltd Faraday Road, Runcorn, Cheshire.

The following application had gone to appeal:-

10/00385/FUL Proposed two storey and single storey rear extension at 16 Main Street, Runcorn, Cheshire

Planning Appeal Decisions: - None

Meeting ended at 7.10 p.m.