

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 14 May 2012 at Civic Suite, Town Hall, Runcorn

Present: Councillors Nolan (Chairman), Thompson (Vice-Chairman), Cole, Gilligan, R Hignett, T McInerney and Osborne

Apologies for Absence: Councillors J. Bradshaw

Absence declared on Council business: None

Officers present: A. Jones, L. Davies, M. Noone, R. Cooper, J. Farmer and G. Henry

Also in attendance: Councillors C Loftus, Rowe and S Hill

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

Action

DEV59 MINUTES

The Minutes of the meeting held on 17 April 2012, having been printed and circulated, were taken as read and signed as a correct record.

The Chairman gave thanks to Councillors J Bradshaw, Cole, T McInerney and Gilligan who would be leaving this year and thanked them for their valuable contributions on the Committee over the past year.

DEV60 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.

DEV61 - 11/000429/FUL - PROPOSAL PART DEMOLITION OF EXISTING BUILDING AND CHANGE OF USE OF SITE TO METAL RECYCLING FACILITY, INCLUDING CONSTRUCTION OF TWO STOREY OFFICE BUILDING, SITING OF WEIGH BRIDGE AND ASSOCIATED CABIN, ERECTION OF VARIOUS TIMBER AND STEEL 6M, 7M AND 8M HIGH BOUNDARY TREATMENTS, SITING OF

EXTERNAL PLANT AND MACHINERY AND ASSOCIATED
WORKS AT LAND AT EVERITE ROAD, WIDNES,
CHESHIRE, WA8 8PT

This application had been withdrawn by the applicant prior to the meeting.

DEV62 - 12/00026/FUL - PROPOSED DEMOLITION OF EXISTING
STORES AND CONSTRUCTION OF NEW STORES AT
PDM WIDNES, DESOTO ROAD, WIDNES

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

This application had been deferred from last month's Committee meeting to allow further information to be provided relating to storage and plant capacity.

It was reported that since the deferral, planning officers and the Council's Environmental Health Officer (EHO) had visited the site and met the applicant who had provided further information on the storage and plant capacity as requested. This information was provided to Members and three samples of materials to be stored at the site were made available for Members to inspect. The Council's EHO had confirmed that they had no objection to the proposals.

Members were updated regarding building number four - a bat survey had now been undertaken and it was confirmed that there was no significant bat activity. The Habitat Regulations screening had also been undertaken and identified no likely significant effects subject to the demolition of the buildings being carried out in the summer months. Officers were still awaiting a response from Natural England. To allow for this response and to avoid any delays, officers requested delegated authority be given to issue a decision, subject to the conditions stated below.

RESOLVED: That delegated authority be given to approve the application following receipt of a satisfactory response from Natural England and subject to the conditions relating to the following:

1. Materials condition, requiring the submission and approval of the materials to be used (BE2);
2. Landscaping condition, requiring the submission of both hard and soft landscaping to include replacement tree planting (BE2);

3. Boundary treatments including retaining walls to be submitted and approved in writing (BE2);
4. Construction Management Plan including wheel cleansing facilities to be submitted and approved in writing (BE1);
5. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
6. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/commencement of use (BE1);
7. Submission and agreement of finished floor and site levels (BE1);
8. Site investigation, including mitigation to be submitted and approved in writing (PR14);
9. Restriction of external lighting (PR4);
10. Securing provision of high speed access doors (BE1);
11. Submission and agreement of boundary treatments (BE22);
12. Requiring development be carried out in accordance with the submitted bat survey (GE21);
13. Submission and agreement of a scheme of habitat creation including nest/roost boxes on buildings for birds and bats (GE21);
14. Restricting use to storage in accordance with the approved plans (BE1); and
15. Requiring submission and agreement of development phasing plan and plan for development/construction phase storage (PR1 and PR3).

DEV63 - 12/00142/OUT - OUTLINE APPLICATION (WITH ALL MATTERS RESERVED) FOR UP TO 35 NO. TWO AND THREE STOREY RESIDENTIAL DWELLINGS AT LAND OPPOSITE MOTHERWELL CLOSE, LANARK GARDENS, WIDNES, CHESHIRE

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

Members were advised that since the report was published a flood risk assessment had been submitted to the Environment Agency who had confirmed that they had no objections, subject to conditions relating to surface water runoff and overland flow being added.

It was noted that one further representation had been received from a resident on Falkirk Avenue who was concerned that the proposal would block their driveway. The objection was not upheld for the reasons explained by officers.

It was noted that further conditions would be added in relation to the provision of existing and final levels, delivery hours during construction and one relating to replacement planting for five years. As the completion of ecological surveys was outstanding, officers requested delegated authority to issue the decision upon completion of these and upon receipt of open space funding.

RESOLVED: That delegated authority be given to officers to approve the application following completion of outstanding ecological surveys, finalising negotiations in relation to financial contributions in lieu of onsite open space provision, and finalising the following list of conditions:

1. Standard condition relating to time limit for commencement;
2. Standard outline planning permission condition(s);
3. Condition listing all plans/amended plans (BE1);
4. Wheel wash condition required for construction phase (BE1);
5. Condition(s) in relation to submission of details of hard and soft landscaping including planting scheme (BE1);
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);
11. Condition in relation to the submission and agreement of a construction traffic management plan (BE1);
12. Construction hours to be adhered to throughout the course of the development (BE1);
13. Condition in relation to approval of existing and final levels (BE1);
14. Condition in relation to delivery hours during construction (BE1);
15. Condition in relation to approval of scheme for surface water runoff (PR16);
16. Condition in relation to approval of detail of overland flow (PR16); and
17. Condition in relation to replacement planting for five years (BE1).

DEV64 MISCELLANEOUS ITEMS

The following applications had been withdrawn:-

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| 11/00287/COU | Proposed change of use from social club to office accommodation and related storage at Derwent Road Social Club, Derwent Road, Widnes. |
| 12/00090/ADV | Proposed non-illuminated free standing sign at Entrance to P E Jones Heathlands Site, Norlands Lane, Widnes. |
| 12/00084/FULTEL | Proposed shared telecommunications base station comprising a 20 metre high lattice tower, associated antennas and 2 no. radio equipment cabinets within a secure fenced compound and ancillary development at Land at Bootle Containers Ltd, Ditton Road, Widnes. |

Meeting ended at 6.48 p.m.