

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 12 February 2007 at Civic Suite, Town Hall, Runcorn

Present: Councillors Nolan (Chairman), Thompson (Vice-Chairman), Blackmore, Hignett, Morley, Leadbetter, Osborne, Polhill, Rowan, Sly and Whittaker

Apologies for Absence: Councillors (none)

Absence declared on Council business: (none)

Officers present: L Beard, L Bolton, G. Henry, A. Pannell, A. Plant, M. Simpson, J. Tully and P. Watts

Also in attendance: 3 officers from the Council and 1 member of public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

Action

DEV52 MINUTES

The Minutes of the meeting held on 17th January 2007 having been printed and circulated, were taken as read and signed as a correct record.

DEV53 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.

DEV54 - PLAN NO. 06/00883/FUL - PROPOSED REDEVELOPMENT OF WINDMILL CENTRE TO PROVIDE RETAIL UNITS (CLASS A1) WITH MEZZANINE FLOORS AT THE WINDMILL CENTRE, LUGSDALE ROAD, WIDNES.

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

The Committee received a presentation from Mr Paul Swales of Stadium Developments Ltd, which informed the Committee that the current site would be demolished and the new development would be located on the site. This

would provide a modern shopping complex that would cater for the needs of the retailer.

It was noted that the development would be on two levels including the car park - with the lower level parking being underground with 24 hour security and CCTV in addition to lighting. The shop fronts would be glazed and separated with masonry. Two walkways to the town centre would also be provided. It was reported that Stadium Developments Ltd would manage the cleaning and landscaping of the site in addition to the security.

The Committee were advised of the schedule of contributions to the Section 106 Agreement being to the Fiddlers Ferry roundabout and Gerrard Street roundabout to enhance the public access and egress from the site and the provision of pedestrian walkways.

Members discussed various issues such as the creation of jobs, increase of traffic, the type of retailers the Borough could expect, waste management strategy, opening times and the prospect of fees for parking. It was advised that parking charges was an issue that needed to be debated and a separate meeting for the Chair, Vice Chair, Portfolio holder, Lead Officer and Mr Paul Swales would be arranged in the near future. It was requested that any comments from Members regarding this issue were to be forwarded to either the Operational Director Environmental and Regulatory Services or the Chairman.

The Chairman thanked Mr Paul Swales for an informative presentation.

RESOLVED: That

- A) The application is referred to the Secretary of State under the Town and Country Planning (Shopping Direction) (England and Wales) (No2) Direction 1993.
- B) Subject to satisfactory receipt of details showing the public realm details and the application not being 'called in' by the Secretary of State, authority be delegated to the Operational Director Environmental and Regulatory Services in consultation with the Chairman and Vice Chairman to approve the application subject to the following conditions and the entering into of a Section 106 agreement for contributions to the gyratory, public transport contribution in lieu of adequate number of car parking

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spaces and public realm onto Widnes Road:

C) Conditions relating to the following:

1. Standard commencement condition
2. Submission of good quality materials (BE2)
3. Boundary treatment (BE2)
4. Landscaping both hard and soft, including tree planting (BE2)
5. Cycle parking (TP6)
6. Provision of Green Travel Plan (TP16)
7. Provision of Bin Storage/Waste (BE1)
8. Wheelwash during construction (BE1)
9. Construction and delivery hours (BE1)
10. Controlled pedestrian crossing (TP7)
11. Improvements to bus stops (TP2)
12. Reconstruction of Gerrard Street footway (TP7)
13. Provision of taxi layby (TP5)
14. Grampian style condition improvements of pedestrian crossing facilities at service entrance, Greenoaks way and Lugsdale Road (TP7)
15. Provision of public art (BE2)
16. Details of footway closures to frontage of site (TP7)
17. Details of lighting scheme (BE2)
18. Provision of recycling facilities (BE2)
19. Details of swept paths (BE2)
20. Parking management plan (TP12)
21. Disabled parking (BE1)
22. No outside storage (BE1)
23. Opening hours (BE1)
24. Delivery Hours (BE1)
25. Site investigation / remediation required to be carried out (PR14)

DEV55 - PLAN NO. 06/00936/FUL - PROPOSED SINGLE STOREY WAREHOUSE TO REPLACE EXISTING WITH INSTALLATION OF 2 NO. BOILERS AND 1 NO. OIL TANK AT SAFFIL LTD, TANHOUSE LANE, 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:-

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1. Standard condition relating to timescale.
2. Details of materials.
3. Landscaping condition.
4. Remediation measures required following ground investigation survey.
5. Scheme for storage and handling of chemical storage.
6. Parking condition to ensure parking provided and maintained at all times.
7. Requirement of travel plan.

DEV56 - PLAN NO. 06/00938/FUL - PROPOSED ERECTION OF 99 DWELLINGS AND ASSOCIATED WORKS TO SITE H3 QUEENSBURY WAY, WIDNES.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was noted that four letters of representation had been received details of which were outlined in the report.

It was reported this application followed an earlier planning permission for residential development of 107 dwellings. The current application proposed to erect 99 dwellings and was suggested would make the properties more marketable. Separation between dwellings had also been increased to improve privacy distances.

The Committee raised concerns regarding the urgent need for the filter road into the estate. In reply it was noted that the Council's Highways department had assured the planning department that it would be completed by the end of 2007 as the contract was out to tender and would be determined in the near future.

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

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1. Condition specifying amended plans (BE1)
2. Materials condition, requiring the submission and

- approval of the materials to be used (BE2)
3. Drainage condition, requiring the submission and approval of drainage details to include a surface water regulation system. (BE1)
 4. Landscaping condition, requiring the submission of both hard and soft landscaping to include replacement tree planting. (BE2)
 5. Boundary treatments including any retaining walls to be submitted and approved in writing. (BE2)
 6. Wheel cleansing facilities to be submitted and approved in writing and used throughout construction. (BE1)
 7. Construction and delivery hours to be adhered to throughout the course of the development. (BE1)
 8. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/ commencement of use. (BE1)
 9. Submission and agreement of finished floor and site levels. (BE1)
 - 10.2 conditions relating to restriction of permitted development rights relating to garage conversions and frontage boundary fences etc. (BE1)
 11. Site investigation, including mitigation to be submitted and approved in writing. (PR14)
 12. Protection of drainage ditches during construction (BE1)
 13. Site investigation, including mitigation to be submitted and approved in writing and implemented. (PR14)

Additional conditions were reported as follows:-

14. Provision of adequate visibility splay for the parking at one plot; and
15. Restriction of permitted development rights on extensions and out buildings.

DEV57 MATTER RELATING TO ADJOINING AUTHORITY CONSULTATION

PLAN NO. 06/00929/ADJ – Adjoining Authority Consultation to St Helens Metropolitan Borough Council for a proposed strategic rail freight interchange on a site of 272 hectares and around the former Parkside Colliery, to provide:- up to 715,000 sq metres of rail served warehouse and distribution buildings, train assembly area, a container depot, a cargo exchange, multi modal secure access terminal, waste recycling centre, up to 18,600 sq m of Parkside Business Centre (B office space), up to 9,300 sq m Park Centre to include: - up to 4,300 sq m recreation and leisure space, up to 2,500 sq m (A retail space, up to 2,500 sq m of (A3, A4,A5) space for eating

and drinking, Crèche, power generating facilities (including 1,850 sq m of ancillary buildings), a Countryside Park, new highway works including a relocated M6 junction 22, public transport interchange, access, parking, servicing, infrastructure and landscaping, ground re-modelling, the re-location of Newton Park Farm Manor House Barn. The application is an outline application with all matters except for access reserved for future consideration to the land on both sides of M6 motorway between Winwick Road, West Coast Main Line Liverpool – Manchester railway line and Winwick Lane including the former Parkside Colliery Winwick Road, Newton Le Willows.

The Committee was informed that this proposal was an adjoining authority consultation by St Helens Metropolitan Borough Council in respect of an outline application for Strategic Rail Freight Interchange. The Committee was advised of a number of anomalies which were detailed in the report.

RESOLVED: That St Helens MBC be advised that while no objection is raised to the principle of an intermodal facility at Parkside, it would ask that the anomalies identified within the submission be addressed and the points raised within the report be considered.

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DEV58 MATTER RELATING TO TREE PRESERVATION ORDER

The Committee considered an objection made to The Heath, Runcorn No.4, (T P O 107) Tree Preservation Order 2006.

Application No 06/00594/OUT was approved by this Committee on 9th October 2006. The plans showed which trees would have to be felled and which trees should be retained and incorporated in to the development. A Tree Preservation Order was subsequently made under delegated powers on 20th October 2006 so that the most significant of those trees shown for retention were now subject to statutory protection.

RESOLVED: That the order is confirmed without modification.

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DEV59 MISCELLANEOUS ITEMS

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

06/00384/TEL Application for prior approval for 12.5m high monopole accommodating 3 No. antennas, 1 No.300mm dish antenna radio equipment housing and ancillary development at Grass verge off Tower Lane Runcorn Cheshire

It was noted that the following applications had been withdrawn:-

06/00730/FUL Proposed four storey mixed use development including 2 No. ground floor business (Class B1) units, 16 No. 1 bed apartments, associated car parking and landscaping at Former Tabu Nightclub 4-8 Victoria Road Widnes Cheshire.

06/00881/FUL Proposed two storey extension to existing travelodge at Fiddlers Ferry Road Widnes Cheshire.

06/00897/COU Proposed change of use from part residential and part retail (Water Garden Centre) to residential and alteration to/extension of Harefield Cottage Warrington Road Bold

Meeting ended at 7.08 p.m.