

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 7 March 2016 at Civic Suite, Town Hall, Runcorn

Present: Councillors Nolan (Chairman), Morley (Vice-Chairman), Cole, R. Hignett, S. Hill, June Roberts, J. Stockton, Thompson and Woolfall

Apologies for Absence: Councillors J. Bradshaw, C. Plumpton Walsh, Wainwright and Zygadllo

Absence declared on Council business: None

Officers present: A. Jones, J. Tully, A. Plant, J. Eaton, J. Farmer and G. Henry

Also in attendance: Councillor N. Plumpton Walsh and 7 Members of the public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

Action

DEV36 MINUTES

The Minutes of the meeting held on 8 February 2016, having been circulated, were taken as read and signed as a correct record.

DEV37 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.

DEV38 - 15/00430/FUL - PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 116 DWELLINGS, ROADS, OPEN SPACE, SUBSTATION AND ALL ASSOCIATED WORKS AT FORMER MARLEY ETERNITY SITE, DERBY ROAD, WIDNES

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

The Committee was advised that two further letters of representation had been received supporting the application but requesting adequate parking provision; a children's play

area; that the works are closely monitored and traffic congestion is considered.

Officers also advised that the Council's Contaminated Land Officers were satisfied that the site could be appropriately and safely remedied since they had received an updated report and appropriate planning conditions could now be applied. Further the applicant had confirmed that in order to avoid delay in commencing the site remediation they were willing to accept planning conditions to demonstrate that risks from contamination to Bowers Brook were minimised by a detailed risk assessment and including any necessary mitigation measures. It was noted that there would be additional conditions required to those contained in the recommendation and that these would be timed to allow the remediation to commence prior to the start of the housing development.

RESOLVED: That the application be approved subject to the addition of the above conditions and conditions below:

- a) A Legal or other appropriate Agreement relating to financial contributions towards off site highway improvements.
- b) Conditions relating to the following:
 - 1) Specifying amended/approved plans;
 - 2) Conditions relating to ground investigation and mitigation (PR14);
 - 3) Environment Agency conditions relating to preliminary risk assessment, site investigation, remediation and verification (PR14);
 - 4) Environment Agency condition relating to discovery of unidentified contamination;
 - 5) Environment Agency condition restricting infiltration of surface water drainage of contaminated land;
 - 6) Materials condition, requiring development be carried out as approved (BE2);
 - 7) Landscaping condition, requiring development be carried out as approved (BE2);
 - 8) Requiring submission and agreement of hard surfacing materials (BE2);
 - 9) Boundary treatments requiring development be carried out as approved (BE2);
 - 10) Requiring detail relating to sound attenuation fencing, trickle ventilation and other means of ventilation in accordance with the submitted noise

- report and implementation prior to occupation (BE1);
- 11) Wheel cleansing facilities to be submitted and approved in writing (BE1);
 - 12) Construction and delivery hours to be adhered to throughout the course of the development (BE1);
 - 13) Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/commencement of use (BE1);
 - 14) Finished floor and site levels condition requiring development be carried out as approved (BE1);
 - 15) Conditions relating to tree protection during construction (BE1);
 - 16) Requiring development be carried out in accordance with the approved RA and mitigation measures (PR16);
 - 17) Submission and agreement of ecology / habitat enhancement features including bird/bat boxes (BE21); and
 - 18) A risk assessment that demonstrates that risks from contamination to Bowers Brook were minimised and includes mitigation measures.
- 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, in consultation with the Chairman or Vice Chairman of the Committee to refuse the application.

The following three applications related to the overall redevelopment of the former Fairfield High School Site located on Peel House Lane, Widnes, so were considered together by the Committee.

DEV39 - 15/00551/FUL - PROPOSED DEVELOPMENT COMPRISING 162 NO. DWELLINGS WITH ASSOCIATED ACCESS ROADS, LANDSCAPING AND INFRASTRUCTURE AT FORMER FAIRFIELD HIGH SCHOOL SITE, PEEL HOUSE LANE, WIDNES

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

It was noted that the former Fairfield High School site was granted a release for non-education use by the Secretary of State under Section 77 of the Academies Act 2010. In relation to the protection of outdoor playing space

for formal sport and recreation, Sport England raised no objection as they were satisfied that the School playing field was surplus to requirements in the light of the Playing Pitch Strategy.

It was reported that Local Ward Councillor Philbin had raised some concerns regarding surface water run-off from the site. In response it was commented that a further drainage strategy had been provided and implementation of an appropriate drainage strategy was recommended at condition number 18 below.

The Committee agreed the approval of the application subject to the conditions listed below.

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

- 1) Time limit – full permission;
- 2) Approved plans;
- 3) Submission of proposed site levels (BE1);
- 4) Facing materials to be agreed (BE1 and BE2);
- 5) Submission of detailed soft landscaping scheme, implementation and subsequent maintenance (BE1);
- 6) Implementation of submitted hard landscape and boundaries layout and subsequent maintenance (BE1);
- 7) Breeding birds protection (GE21);
- 8) Hours of construction (BE1);
- 9) Removal of permitted development – all dwellings (BE1);
- 10) Submission of a construction environmental management plan (BE1);
- 11) Implementation of remediation method statement and submission of a completion report (PR14);
- 12) Provision and retention of parking for residential development (curtilage) (BE1);
- 13) Retention of garages (BE1);
- 14) Implementation of site access from Peel House Lane (linked to application 15/00552/FUL) (BE1);
- 15) Implementation of access and servicing provision (BE1);
- 16) Traffic calming scheme (BE1);
- 17) Off-site highway works scheme (BE1);
- 18) Submission of drainage strategy for approval and subsequent implementation (PR16);
- 19) Scheme for electrical vehicle charging points (CS23);
- 20) Noise mitigation measures scheme (PR8);
- 21) Scheme for bird nesting boxes (GE21);
- 22) Ecological mitigation strategy (GE21); and

23) Submission of a waste audit (WM8).

DEV40 - 15/00552/FUL - PROPOSED CONSTRUCTION OF ACCESS ROAD PROVIDING ACCESS TO CEMETERY AND HOUSING DEVELOPMENT INCLUDING LANDSCAPING AT FORMER FAIRFIELD HIGH SCHOOL SITE, PEEL HOUSE LANE, WIDNES

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

The Committee approved the application subject to the conditions listed below.

RESOLVED: That the application is approved subject to the following conditions:

- 1) Time limit – full permission;
- 2) Approved plans;
- 3) Submission of proposed site levels (BE1);
- 4) Implementation of detailed soft landscaping scheme and subsequent maintenance (BE1);
- 5) Implementation of submitted hard landscape and boundaries layout and subsequent maintenance (BE1);
- 6) Breeding birds protection (GE21);
- 7) Hours of construction (BE1);
- 8) Submission of a construction environmental management plan (BE1);
- 9) Implementation of access and servicing provision (BE1);
- 10) Submission of drainage strategy for approval and subsequent implementation (PR16); and
- 11) Submission of a waste audit (WM8).

DEV41 - 15/00553/HBCFUL - PROPOSED CONSTRUCTION OF A NEW CEMETERY, ACCESS ROAD AND MAINTENANCE DEPOT WITH ASSOCIATED INFRASTRUCTURE AT FORMER FAIRFIELD HIGH SCHOOL SITE, PEEL HOUSE LANE, WIDNES

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

The Committee was advised that an updated drainage proposal had been received and observations from the Environment Agency were still awaited.

The Committee agreed to approve the application subject to the following conditions.

RESOLVED: That

- a) Delegated authority is given to the Operational Director – Policy, Planning and Transportation, in consultation with the Chairman or Vice Chairman of the Development Control Committee, to make the decision once the drainage design has been amended to the satisfaction of the Environment Agency and the Lead Local Flood Authority; and
- b) The application be approved subject to the following suggested conditions and any additional conditions required following the submission of further information and subsequent consultation:
 - 1) Time limit – full permission;
 - 2) Approved plans;
 - 3) Implementation of proposed site levels (BE1);
 - 4) Implementation of landscaping and boundary treatments scheme (BE1);
 - 5) Breeding birds protection (GE21);
 - 6) Protection of woodland habitat (GE21);
 - 7) Construction management plan (Highways) (BE1);
 - 8) Implementation of access road under application 15/00552/FUL (BE1);
 - 9) Provision of parking and servicing with cemetery (BE1); and
 - 10) Implementation of drainage strategy 9 PR16).

In order to avoid any allegation of bias Councillor R Hignett took no part in the following item as he had been involved with the scheme.

DEV42 - 15/00584/OUT - PROPOSED HYBRID APPLICATION SEEKING FULL PLANNING PERMISSION FOR DEVELOPMENT COMPRISING: TOWN CENTRE CAR PARK, PUBLIC HOUSE/RESTAURANT (USE CLASS A4) WITH ANCILLARY MANAGER'S ACCOMMODATION, ACCESS ROADS, PARKING AND SERVICING AREAS AND LANDSCAPING AND OUTLINE PERMISSION (WITH ALL MATTERS RESERVED) FOR A COMMERCIAL UNIT OF UP TO 195 SQUARE METRES (USE CLASS A1, A3, A5) ON LAND BOUNDED BY BRIDGEWATER CANAL, DARESURY EXPRESSWAY AND GREENWAY ROAD, RUNCORN, CHESHIRE

The consultation procedure undertaken was outlined

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

The Committee was advised that the Ecological Consultant had advised that the trees on site were category 2 as detailed in the update list. It was noted that the Merseyside Environmental Advisory Service advised that the sensitive working methods outlined in the Preliminary Ecological Appraisal be followed and secured by a condition. They were also satisfied that checks for water vole activity were appropriate. Now that these ecological issues had been addressed it was noted that delegated authority was no longer requested.

The Chairman requested that the case officer contact the archaeologist to see if a condition needed to be attached to any permission.

The Committee agreed to approve the application subject to the additional condition mentioned above and the following listed conditions.

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

Conditions applicable to all parts of the proposal:

- 1) Remediation strategy (PR14);
- 2) Verification report (PR14);
- 3) Unidentified contamination (PR14);
- 4) No piling or other foundation design using penetrative methods (PR14);
- 5) Detailed drainage strategy (PR16 and CS23);
- 6) Implementation of pedestrian crossing phase (BE1);
- 7) Breeding bird protection (GE21);
- 8) Lighting scheme to protect ecology (GE21);
- 9) Water vole protection (GE21);
- 10) Japanese knotweed eradication (GE21); and
- 11) Bridge works over Bridgewater Canal (BE1).

Conditions – Tenant Phase 1 – Public House

- 1) Time Limit – full permission;
- 2) Approved plans;
- 3) Facing material (BE1);
- 4) Hard landscaping and boundary treatments (BE1);
- 5) Soft landscaping (BE1);
- 6) Construction management plan (BE1);
- 7) Implementation of parking and servicing (BE1);
- 8) Implementation of cycle parking (BE1);

- 9) Implementation of Bridgewater access phase (BE1);
and
- 10) Site levels (BE1).

Conditions – Tenant Phase 2 – Outline application for Commercial Unit

- 1) Time Limit – outline permission;
- 2) Submission of reserved matters; and
- 3) Implementation of Bridgewater Access Phase and Western Access Phase (BE1).

Conditions – Town Centre Car Park and Western Access Phase

- 1) Time limit – full permission;
- 2) Approved plans;
- 3) Hard landscaping and boundary treatments (BE1);
- 4) Soft landscaping (BE1);
- 5) Site levels (BE1);
- 6) Construction management plan (BE1); and
- 7) Implementation of Bridgewater access phase and Western access phase before first use of Town Centre Car Park (BE1).

DEV43 - 15/00027/FUL - PROPOSED TWO STOREY ANNEXE EXTENSION TO EXISTING HOTEL TO CREATE AN ADDITIONAL 27 LETTING ROOMS INCLUDING ANCILLARY SERVICES, CAR PARK ALTERATIONS, CYCLE PARKING AND INTERNAL ALTERATIONS TO THE MAIN HOTEL TO CREATE TWO NEW FULLY ACCESSIBLE ROOMS AT PREMIER INN, CHESTER ROAD, PRESTON BROOK, RUNCORN, CHESHIRE, WA7 3BA

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

Members were referred to the update list where it was confirmed that the access/exit could remain where it was as the internal alterations to the car park did not affect the highway network. Further, the addition of 27 bedrooms and loss of 2 parking spaces had been demonstrated not to have a negative impact on the operation of the site, and that the level of parking required could be accommodated within the site. It was also reported that a further planning condition was recommended for a scheme to provide an electric vehicle charging point.

RESEOLVED: That the application be approved subject to the following conditions:

- 1) Standard condition relating to timescale and duration of the permission;
- 2) Condition listing approved plans (BE1 and BE2);
- 3) Submission of materials (BE2);
- 4) Details and provision of secure cycle parking (TP6);
- 5) Access and parking/layout, cycle parking provision to be implemented as approved (BE1);
- 6) Details of final drainage scheme (BE1);
- 7) Conditions specifying construction hours and hours of deliveries for building materials (BE1);
- 8) Construction traffic management plan and wheel wash facilities (BE1);
- 9) Details of existing final site levels (BE1);
- 10) Submission of a green travel plan (TP16).

Meeting ended at 6.55 p.m.