

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 19 May 2008 at Civic Suite, Town Hall, Runcorn

Present: Councillors Nolan (Chairman), Thompson (Vice-Chairman), P. Blackmore, S. Blackmore, Bradshaw, Hignett, Hodgkinson, Leadbetter, Morley and Polhill

Apologies for Absence: Councillor Osborne

Absence declared on Council business: None

Officers present: A. Plant, M. Simpson, J. Tully and P. Watts

Also in attendance: None

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

DEV1 MINUTES

The Minutes of the meeting held on 7th April 2008, 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.

DEV3 - PLAN NO. 08/00107/FUL - PROPOSED DEMOLITION OF EXISTING GARAGE AND ERECTION OF FOUR-STOREY APARTMENT BLOCK 23 NO. ONE AND TWO BEDROOM APARTMENTS TO THE LAND AT THE FORMER COCK AND TRUMPET GARAGE, HALEBANK ROAD, WIDNES.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was noted that one letter of objection had been received from an adjoining resident details of which were outlined in the report.

Action

Members raised concerns with regards to the number of one bedroom apartments in the Borough in relation to the lack of requirement for them and possibility of being derelict in the future. It was reported that the Council did not have the development planning policies in place to insist that developers remove one bedroom apartments from plans, however there was a steer to aim to keep them to a minimum. It was advised that in this particular development there were 5 one bed and 18 two bed apartments.

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

Strategic Director
- Environment

1. Condition specifying amended plans (BE1)
2. Materials condition, requiring the submission and approval of the materials to be used (BE2)
3. Landscaping condition, requiring the submission of both hard and soft landscaping to include tree planting. (BE2)
4. Boundary treatments including retaining walls to be submitted and approved in writing. (BE2)
5. Securing the provision of a green sedum roof in accordance with the approved plans unless otherwise agreed (BE1)
6. Wheel cleansing facilities to be submitted and approved in writing and used. (BE1)
7. Construction and delivery hours to be adhered to throughout the course of the development. (BE1)
8. Requiring additional details of bin and cycle stores (BE2)
9. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/ commencement of use. (BE1)
10. Submission and agreement of finished floor and site levels. (BE1)
11. Site investigation, including mitigation to be submitted and approved in writing. (PR14)
12. Securing obscure glazing to a set level and in accordance with the approved plans. (BE1)
13. Protection of trees (BE1)

DEV4 - PLAN NO. 08/00208/FUL - PROPOSED THREE-STOREY INNOVATION CENTRE (GROW ON BUILDING) WITH CAR PARKING / MOTORCYCLE SHELTER, EXTERNAL LANDSCAPING AND SUB STATION TO THE LAND AT PLOT 1, DARESBUY SCIENCE & INNOVATION CAMPUS, KECKWICK LANE, DARESBUY, RUNCORN.

The consultation procedure undertaken was outlined

in the report together with background information in respect of the site. It was noted that various agencies and companies raised no objections but the Highways Agency had suggested an extra condition in relation to monitoring site access.

It was reported that Daresbury Parish Council had raised issues, which were outlined in the report.

The Committee was advised that the proposal would have the same characteristics and landscaping as the existing two buildings on the site.

Members queried whether the site would be used for a purely scientific purpose and whether the Council could ensure this. In response it was noted that it was an allocated employment site class B1a and B1b which covers office research and innovation.

The Committee felt that the site had a positive effect on the Borough as a lot of companies were using the facilities as their headquarters.

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

1. Wheel cleansing facilities to be submitted and approved in writing and used during construction. (BE1)
2. Vehicle access, parking, servicing etc to be constructed prior to occupation/ commencement of use. (BE1)
3. Requiring implementation of Travel Plan (TP16)
4. External lighting (BE1)
5. Drainage to be carried out in accordance with the plans submitted (PR16)
6. Landscaping (BE1)
7. Restriction of the use (E5)

The additional condition was reported as follows:

8. Monitoring of site access.

DEV5 APPLICATION TO BE DETERMINED BY ADJACENT AUTHORITIES

The Committee considered an adjoining authority consultation by St Helens Metropolitan Borough Council for a proposed strategic rail freight interchange to provide up to 715,000sq m of rail served warehouse and distribution

Strategic Director
- Environment

buildings; train assembly area; a container depot; a cargo exchange; waste recycling centre; power generating facilities (including 1,850 sq m of ancillary buildings); relocation of 132kv electricity substation and re-routing of 25,000 volt underground cable; part of the Park Centre and bus interchange; part of the Countryside Park included mounded and planted perimeter landscape framework together with ground remodelling. Construction of part of relocated M6 junction 22, access roads, parking, servicing and infrastructure on-site and off-site highway works together with the dismantling and relocation of Newton Park Farm Manor House and Barn. (All matters except for access reserved for future consideration), to the land on both sides of the M6 Motorway between Winwick Road, West Coast main line Liverpool – Manchester railway line and Winwick Way including the former Parkside Colliery, Winwick Road, Newton Le Willows.

It was reported that the Council had previously been consulted on the proposal and application which had now been amended since the original consultation. The amendments to the application were detailed in the report and appeared to have addressed the issues relating to the adequacy of rail capacity for the site. The amendments had also been incorporated into the Supplementary Environmental Statement.

REOLVED: That St Helens MBC is advised that no objection is raised to the principle of an intermodal facility at Parkside.

DEV6 MISCELLANEOUS ITEMS

It was reported that appeals had been lodged following the Council's refusal of the following applications:

Decisions had been received as follows :-

07/00528/FUL Proposed demolition of existing bungalow and erection of 4 No. two storey dwellings at 12 Norton Village Runcorn

This appeal was dismissed

07/00748/FUL Proposed enlargement of existing porch and garage, partition of rear garage to extend current kitchen and creation of second storey above garage at 7 Coniston Close Runcorn

This appeal was dismissed

2) The following applications had been withdrawn: -

07/00894/COU	Proposed change of use of ground floor from computer shop to kebab shop (A3) at 114 Bancroft Road Widnes
08/00006/ADV	Proposed various illuminated signage at ASDA Widnes Road Widnes
08/00057/OUT	Proposed erection of three storey B1 office building with associated car parking and landscaping (total gross external area 2,334sq.m. at Land off Northwich Road Runcorn
08/00059/FUL	Proposed new lighting columns to 5 – a side football pitch at Fords Sports & Social Club 11 Cronton Lane Widnes
08/00063/FUL	Proposed single storey side extension at 4 Havelock Cottage Halebank Road Widnes
08/00076/FUL	Proposal for 7 No. parking bays (within communal grassed area on Land Opposite 9 – 23 Anchor Close Runcorn
08/00178/CAC	Application for Conservation Area Consent for proposed alterations and extensions to existing building at Milner Institute 108 Runcorn Road Moore
08/00183/FUL	Proposed erection of 2 No. semi detached three bedroomed houses on Land Adjacent To 54 Bold Street Runcorn

Meeting ended at 6.49 p.m.