

DEVELOPMENT MANAGEMENT COMMITTEE

At a meeting of the Development Management Committee on Monday, 6 September 2021 in the Council Chamber - Town Hall, Runcorn

Present: Councillors S. Hill (Chair), Leck (Vice-Chair), Carlin, Hutchinson, A. Lowe, Polhill, J. Stockton and Thompson

Apologies for Absence: Councillors Abbott, J. Bradshaw and Philbin

Absence declared on Council business: None

Officers present: A. Jones, T. Gibbs, A. Plant, J. Eaton, G. Henry, P. Peak and L. Wilson-Lagan

Also in attendance: One member of the press

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

Action

DEV15 MINUTES

The Minutes of the meeting held on 9 August 2021, having been circulated, were taken as read and signed as a correct record.

DEV16 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.

To avoid any allegation of bias, Councillor Polhill declared that he had expressed concerns over parking in the area, when the application was first submitted. He confirmed that he would be determining this application on the basis of the report and the information provided to the Committee. He was advised that this would not affect his voting rights on the item.

DEV17 21/00001/FUL - PROPOSED ERECTION OF THREE STOREY 20 BED SPECIALIST UNIT AND 2 NO. TWO STOREY 4 BED STEP DOWN HOUSES WITH ASSOCIATED PARKING AND SITE IMPROVEMENTS AT FORMER GREENOAKS FARM INDUSTRIAL ESTATE,

WARRINGTON ROAD, WIDNES, WA8 0SY

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

The Committee was advised that since the publication of the Committee Report, one additional representation had been received which queried the location of the development. Further, an email had been received from a person who has not previously made a representation, stating that they wished to voice their opinion at the Committee but did not elaborate on their position with the proposal and did not respond further.

The Committee was addressed by Mr Challinor, who spoke on behalf of the applicant. He provided some background information on the Applicant's 30 years experience in working with local authorities and supporting people with special needs, in particular autism and learning disabilities. He advised that the development would provide independent living opportunities in the form of self-contained flats for people with a high dependency for specialist services, who were transferring from children's to adult services. He described the services that would be available to residents throughout the day in a safe environment that were compliant with the National Autistic Society, who also assessed the services on a regular basis. He also praised the location of the site as it was close to local services, which would be important for future residents.

In response to Members' questions over parking standards for the site, it was confirmed that the Unitary Development Plan (UDP) sets out the maximum standards and in this case it was 3 below that. On balance, this was considered to be acceptable for the development and that parking had been maximised taking into account all other provisions.

The application was approved by the Committee subject to the conditions stated.

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

1. Time limit – full permission;
2. Approved plans;
3. Restriction on use;
4. Submission of proposed site levels (BE1);
5. Submission of facing materials(BE1 and BE2);

6. Submission of soft landscaping scheme and subsequent maintenance (BE1);
7. Implementation of submitted boundary treatments scheme and subsequent maintenance (BE1);
8. Submission of tree protection measures (BE1 and GE27);
9. Breeding birds protection (GE21 and CS20);
10. Submission of bird boxes scheme (GE21 and CS20);
11. Reasonable avoidance measures – amphibians (GE21 and CS20);
12. Reasonable avoidance measures – terrestrial mammals (GE21 and CS20);
13. Lighting scheme to protect ecology (GE21 CS20);
14. Submission of method statement – invasive species (GE21 and CS20);
15. Submission of validation – invasive species (GE21 and CS20);
16. Hours of construction (BE21);
17. Electric vehicle charging point scheme (CS19);
18. Submission of an acoustic assessment (PR8);
19. Implementation of remediation strategy and submission of validation report (PR14 and CS23);
20. Submission of off-site highway works (BE1);
21. Provision and retention of parking and servicing (BE1 and TP12);
22. Submission of a cycle parking scheme (BE1 and TP6);
23. Implementation of framework travel plan (TP16);
24. Submission of a drainage strategy (PR16 and CS23);
25. Foul and surface water on a separate system (PR16 and CS23); and
26. Waste audit (WM8).

DEV18 21/00356/FUL - PROPOSED INDUSTRIAL DEVELOPMENT COMPRISING TWO WAREHOUSE BUILDINGS WITH B2 AND B8 USE CLASSES AND ANCILLARY E(G)(I) OFFICE SPACE, INCLUDING SERVICE YARDS, CAR PARKING, LANDSCAPING AND ASSOCIATED ACCESS INFRASTRUCTURE AT SHELL GREEN, BENNETTS LANE, WIDNES, WA8 0GW

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

Since publication of the report, officers advised the Committee that parking had been increased to 51 spaces to satisfy concerns raised by the Highway Authority; the cycle store for unit two would be relocated; a new footway was proposed across the frontage of the site; and each of the

units would be provided with two Electric Vehicle (EV) charging points.

The Committee agreed with the request for delegation to the Operational Director following completion of the consultation period and that if approved, it be subject to the conditions listed.

RESOLVED: That

- a) delegated powers be given to the Operational Director – Policy, Planning and Transportation, to determine the application in consultation with the Chair or Vice Chair of the Development Management Committee; and
- b) if approved, the application would be subject to the following conditions:
 1. Standard time limits condition (BE1);
 2. Plans condition listing approved drawings (BE1);
 3. Submission and agreement of a construction management plan (BE1);
 4. External facing materials (BE1 and BE2);
 5. Conditions for the submission and agreement of ground investigation report, and remediation strategy and validation (PR14 and CS23);
 6. Flood risk assessment and mitigation (PR16 and CS23);
 7. Conditions for the submission and agreement of an updated drainage scheme and validation (PR16 and CS23);
 8. Foul and surface water on a separate system (PR16 and CS23);
 9. Submission, agreement and implementation of access and footway details off *Shell Green* (BE1);
 10. Lighting details in relation to wildlife protection (GE21 and CS20);
 11. Protection of nesting birds (GE21 and CS20);
 12. Provision of bird nesting boxes (GE21 and CS20);
 13. Reasonable Avoidance Measures (RAMs) for amphibians/reptiles and hedgehogs (GE21 and CS20);
 14. Parking, access and servicing provision (BE1);
 15. Electric vehicle charging points scheme (CS19);
 16. Cycle parking (TP6);
 17. Site waste management (WM8);
 18. Conditions to secure hard and soft landscaping schemes (BE1);
 19. Condition to secure tree protection measures

(BE1); and
20. Existing and proposed site and finished floor
levels (BE1).

Meeting ended at 7.00 p.m.