

DEVELOPMENT MANAGEMENT COMMITTEE

At a meeting of the Development Management Committee on Tuesday, 12 July 2022 at the Civic Suite - Town Hall, Runcorn

Present: Councillors S. Hill (Chair), Leck (Vice-Chair), Abbott, J. Bradshaw, Carlin, Hutchinson, A. Lowe, Philbin, Polhill and Woolfall

Apologies for Absence: Councillor Thompson

Absence declared on Council business: None

Officers present: A. Jones, T. Gibbs, A. Plant, J. Eaton, G. Henry, L. Wilson-Lagan, I. Dignall and I. Mason and A. Blackburn

Also in attendance: Two members of the public and one member of the press

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

		<i>Action</i>
DEV5	MINUTES	
	<p>The Minutes of the meeting held on 6 June 2022, having been circulated, were taken as read and signed as a correct record.</p>	
DEV6	PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE	
	<p>The Committee considered the following applications for planning permission and, in accordance with its powers and duties, made the decisions described below.</p>	
DEV7	22/00015/FUL - PROPOSED RESIDENTIAL DEVELOPMENT OF 20 APARTMENTS, WITH ASSOCIATED PUBLIC OPEN SPACE, LANDSCAPING AND ACCESS ON SITE OF FORMER PANORAMA HOTEL, CASTLE ROAD, RUNCORN	
	<p>The consultation procedure undertaken was outlined in the report together with background information in respect of the site.</p>	
	<p>It was reported that additional conditions had been</p>	

recommended following the response from the Council's retained ecology advisor and further discussions with the Applicant regarding the DALP sustainable development requirements. These were presented in the published AB update list.

Arising from the Officer's presentation, additional conditions were recommended to secure obscure glazing to key windows in order to further minimise overlooking of neighbouring properties and to control hours of construction.

In response to Members' queries, clarity was provided using the plans on the locations of the entrances and exits to the site leading to the parking areas. Further to concerns over the Castle Road junction already being a black spot for accidents, it was commented that this had been raised by Officers with the Applicant, who had since made amendments to the scheme to accommodate the poor visibility at this junction.

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

- a) Financial payment (or a legal or other appropriate agreement) relating to securing financial contributions to open space.
- b) Conditions relating to the following:
 1. Time limit – full permission;
 2. Approved plans (GR1);
 3. External facing materials (GR12);
 4. SUDS (CS7 and CS23);
 5. SUDS verification and validation (CS7 and CS23);
 6. Structural details of all retaining walls within 4m of a highway boundary (GR12);
 7. Details of disabled and EV charge parking spaces to be detailed (C2);
 8. Cycle parking details to be supplied including location;
 9. Boundary treatment details;
 10. Program of restoration for the sandstone wall adjacent to Main Street and Castle Road, including an assessment of its current condition;
 11. Formal agreement entered with the Highway Authority in regard to the site access and re-positioned footway;
 12. Construction management plan including details of site deliveries, contractor parking to be located off highway and reasonable avoidance measures

for nesting birds, terrestrial mammals, amphibians, hedgehogs etc (GR1, GR2 and CS20);

13. Car park to be surfaced and set out prior to occupation (GR1);
14. Foul and surface water shall be drained on separate systems (CS23);
15. Phase 2 ground investigation study / remediation (CS23);
16. Bird and bat boxes details (CS(R)20);
17. Car parking lighting scheme (GR1, GR2 and CS20);
18. Specification of conservation area roof lights (GR1 and HE10);
19. Soft landscaping (GR1 and HE5);
20. Sustainable development and climate change scheme (CS(R)19);
21. Bat inspection prior to infill of cave/tunnel feature;
22. Bat box provision;
23. Lighting scheme to limit spill from site and impact on ecology;
24. Breeding bird check;
25. Bird box nesting compensation;
26. Japanese Knotweed eradication plan; and
27. Construction waste audit.

- c) That if payment is not made (or the Section 106 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 Chair or Vice Chair of the Committee to refuse the application.

DEV8 22/00194/FUL - PROPOSED ALTERATIONS TO YARD AND BUILDING ENVELOPE, INCLUSION OF OPERATIONS HUB AND SHELTERED LOADING AREAS ALONG WITH ASSOCIATED MECHANICAL AND ELECTRICAL EQUIPMENT TO ENSURE CLIENT FUNCTIONALITY AT BORAX UK, GORSEY LANE, WIDNES, WA8 0RP

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

This application was placed in column A of the published AB list and the Committee agreed no further explanation was required, so the application was approved.

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

1. Time limit – full permission;
2. Approved plans;
3. Construction hours (GR12);
4. Implementation of external facing materials (CS(R)18 and GR1);
5. Electric vehicle charging points scheme (C2);
6. Parking and servicing provision (C1 and C2);
7. Implementation of cycle parking scheme (C1);
8. Implementation of drainage strategy (CS23 and HE9); and
9. Sustainable development and climate change scheme (CS(R)19).

DEV9 22/00207/COU - PROPOSED CHANGE OF USE FROM A DWELLING (USE CLASS C3 (A)) TO A CHILDREN'S HOME FOR TWO CHILDREN UP TO THE AGE OF 17 (USE CLASS C2) AT 29 KENNINGTON PARK, WIDNES, WA8 9PE

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

Further to the Officer's presentation, it was noted that a condition was suggested to provide clarity on what was permitted in terms of staffing.

The Committee was addressed by Mr Hallam, the Applicant, who provided some details on his own background from when he was a youth support worker to what he does now. He also commented *inter alia*:

- That he was aware of the representations made from neighbouring properties stating that they had not been advised of the plans – he had since met with some of them and invited them to a coffee morning so they could discuss the proposals with him;
- He set up good quality loving homes which were nicely furnished for the children;
- He recruited high quality staff with the right values needed when caring for children; and
- His relations with neighbours were good and he had made himself available for them to contact him anytime.

Members generally supported the application but recognised that this was a business that needed careful

management and this should be kept in mind. Members also noted that this type of change of use application took away large family homes from the housing market.

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

1. Time Limit – full permission;
2. Approved plans; and
3. Restriction of use.

Meeting ended at 7.10 p.m.