

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 10 November 2008 in the Civic Suite, Town Hall, Runcorn

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

Apologies for Absence: Councillor J. Bradshaw

Absence declared on Council business: None

Officers present: J. Farmer, A. Jones, E. Latham, A. Pannell, A. Plant, M. Simpson, K. Sparks and J. Tully

Also in attendance: 3 Members of the public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

	<i>Action</i>
DEV50 MINUTES	
The Minutes of the meeting held on 13 th October 2008, having been printed and circulated, were taken as read and signed as a correct record.	
DEV51 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.	
DEV52 - PLAN NO. 08/00470/FUL - APPLICATION FOR THE PROPOSED DEMOLITION OF EXISTING BLOCK OF DECK ACCESS FLATS AND CONSTRUCTION OF 36 NO. NEW DWELLINGS (FOR RENT) AT NOS 1-16 AND 101-140 KEEPERS WALK, CASTLEFIELDS, RUNCORN	
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 representation had been received details of which were outlined in the report.

Members raised concerns in relation to the following:

- additional safety measures with it being a school;
- hours of construction and demolition;
- residents parking; and
- provision of recyclables.

In response it was noted that safety measures would be met due to Construction Design Management (CDM) regulations. It was advised that demolition would be scheduled during the summer holidays and that the Council's highways department were satisfied with the amended parking layout plans. It was also reported that the condition relating to bins and storage could be expanded to include recyclables.

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

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 replacement tree planting (BE2);
4. Boundary treatments including retaining walls to be submitted and approved in writing (BE2);
5. Wheel cleansing facilities to be submitted and approved in writing (BE1);
6. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
7. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/ commencement of use (BE1);
8. Agreement and implementation of cycle parking provision (TP6);
9. Finished floor and site levels (BE1);
10. Conditions relating to restriction of permitted development rights relating to extensions and outbuildings, and boundary fences etc; (BE1)
11. Site investigation, including mitigation to be submitted and approved in writing (PR14);
12. Conditions relating to tree protection during construction (BE1);
13. Bins/ storage provision including recyclables (BE1); and

Strategic Director
- Environment

14. Requiring details of solar panel installations (BE1).

DEV53 - PLAN NO. 08/00479/FUL - APPLICATION FOR THE ERECTION OF 15 DWELLINGS, PROVISION OF ACCESS AND ASSOCIATED WORKS AT EIGHT TOWERS PUBLIC HOUSE, WEATES CLOSE, WIDNES.

The Committee was advised that the above-mentioned planning application had been withdrawn by the applicant.

DEV54 - PLAN NO. 08/00481/FUL - APPLICATION FOR THE PROPOSED DEMOLITION OF EXISTING BLOCK OF DECK ACCESS FLATS AND CONSTRUCTION OF 34 NO. FLATS INCLUDING CAR PARKING AND CYCLE FACILITIES AT 101-244 HEDGE HEY, CASTLEFIELDS, RUNCORN

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

One letter of representation had been received, details of which are outlined in the report.

Members requested that the conditions be extended in relation to bins and storage to include recyclables.

RESOLVED: That application No. 08/00481/FUL be approved subject to conditions relating to the following:

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 replacement tree planting (BE2);
4. Boundary treatments including retaining walls to be submitted and approved in writing (BE2);
5. Wheel cleansing facilities to be submitted and approved in writing (BE1);
6. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
7. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/ commencement of use (BE1);
8. Agreement and implementation of cycle parking provision (TP6);

Strategic Director
- Environment

9. Finished floor and site levels (BE1);
10. Site investigation, including mitigation to be submitted and approved in writing (PR14);
11. Conditions relating to tree protection during construction (BE1);
12. Bins/ storage provision to include recyclables (BE1); and
13. Requiring details of solar panel installations (BE1).

DEV55 - PLAN NO. 08/00484/FUL - APPLICATION FOR THE ERECTION OF TWO NEW OFFICE BUILDINGS (USE CLASS B1, 1654 SQ METRES) WITH ASSOCIATED EXTERNAL WORKS AT THE HEATH BUSINESS AND TECHNICAL PARK, THE HEATH, RUNCORN

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

It was reported that there would be no removal of existing trees and the Council's highway engineer had assessed the amended parking ratio and it was now in accordance with standards.

RESOLVED: That application No. 08/00484/FUL be approved subject to the following conditions.

Strategic Director
- Environment

1. Time limit (BE1);
2. Specifying approved use (E3);
3. Tree protection conditions (BE1);
4. Route for construction traffic (BE1);
5. Travel plan update (TP16);
6. Drainage to pass through oil interceptor (BE1);
7. Materials to be used shall be in accordance with plans details of coloured panels a facing brick to be agreed (BE1); and
8. Construction management plan (BE1).

DEV56 MISCELLANEOUS ITEMS

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

08/00367/COU	Proposed use of existing building for secure care and treatment of medium and low secure mentally ill patients (25 No. medium and 50 No. low secure)
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Use Class C2 at Meadow Lodge,
Bennetts Lane, Widnes, Cheshire, WA8
0GT

08/00368/COU Proposed use of existing building for
secure care and treatment of low secure
mentally ill patients (Maximum 75
patients) Use Class C2A at Meadow
Lodge, Bennetts Lane, Widnes,
Cheshire, WA8 0GT

08/00382/FUL External alterations to planning
application 05/00903/FUL at Meadow
Lodge, Bennetts Lane, Widnes,
Cheshire, WA8 0GT

Appeals were lodged following the Council's refusal
of the following applications:-

Decisions had been received as follows :-

07/00767/FUL Proposed erection of 10 No. nursery
units for B1 and B8 uses at Catalyst
Trade Park, Waterloo Road, Widnes,
Cheshire

This appeal was allowed

The issues were that the development would
prejudice the delivery of the Mersey Gateway and the lack of
information contained within the submission in relation to a
flood risk assessment and traffic generation.

On the issue that the scheme would prejudice the
deliverability of the Mersey Gateway the Inspector
concluded within the development plan there is no
identifiable route, even though there is strong policy support
in local and regional policies. There was still a considerable
way to go before implementation of the project as at the time
of the report no date had been set for a Public Inquiry. He
considered that to allow the appellant's proposal would not
make the process any more complex or that it would, on its
own, materially prejudice the achievement of the Council's
objective.

In relation to the lack of information, the Environment
Agency withdrew their objection following the refusal of the
proposal. The Inspector concluded that although the
information contained within the Design and Access

Statement was sparse that the proposal would not have an unacceptable impact on the highway network.

08/00203/FUL Proposed single storey side extension at 85 Moughland Lane, Runcorn, Cheshire, WA7 4SG

This appeal was allowed

The issues were whether the proposed extension would lead to the loss of front to rear access and would harm the appearance of the street scene because of its affect on bin storage. The inspector concluded that there were properties where the side gap had been completely filled and that the bin storage could be adequately screened and conditioned. As such, the proposed development would not have an unacceptable effect on the appearance of the area.

08/00282/COU Proposed change of use from shop (Class A1) to hot food takeaway (Class A5) at 44 Langdale Road, Runcorn, Cheshire, WA7 5PU

This appeal was dismissed

The following applications have been withdrawn: -

08/00447/FUL Proposed single storey side/rear extension at 29 Sandringham Road, Widnes, Cheshire, WA8 9HD

08/00460/COU Proposed conversion of barn to dwelling house at Barn Unit 3, Village Farm, Chester Road, Daresbury, Warrington, Cheshire, WA4 4AJ

08/00493/FUL Proposed first floor extension above existing garage at 7 Lessingham Road, Widnes, Cheshire, WA8 9F

Meeting ended at 6.38 p.m.