

DEVELOPMENT MANAGEMENT COMMITTEE

*At a meeting of the Development Management Committee on Tuesday, 7 March 2023
at the Civic Suite - Town Hall, Runcorn*

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

Apologies for Absence: None

Absence declared on Council business: None

Officers present: A. Jones, T. Gibbs, A. Plant, G. Henry, L. Wilson-Lagan, K. Butler and L. Crampton

Also in attendance: Four members of the public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

	<i>Action</i>
DEV29 MINUTES	
<p>The Minutes of the meeting held on 6 December 2022, having been circulated, were taken as read and signed as a correct record.</p>	
DEV30 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>	
DEV31 22/00548/FUL - PROPOSED ERECTION OF SINGLE STOREY WAREHOUSE AT CRODA EUROPE LTD, FOUNDRY LANE, WIDNES, WA8 8UB	
<p>The consultation procedure undertaken was outlined in the report together with background information in respect of the site.</p>	
<p>Officers advised the Committee that a number of conditions relating to construction management, ecology, site investigation and drainage were considered 'prior to commencement of development' conditions. In order to</p>	

avoid delay, the applicant requested that they be allowed to submit this information for consultation prior to determination. It was requested therefore, that authority be delegated to the Operational Director, in consultation with the Chair or Vice Chair, to determine the application on that basis. Any additional conditions would be worded appropriately based on consultation responses received. The Committee agreed this.

RESOLVED: That authority be delegated to the Operational Director – Planning, Policy and Transportation, to determine the application in consultation with the Chair or Vice Chair of the Committee, following the satisfactory consultation regarding the prior to commencement of development conditions. Any additional conditions recommended by them to be added to the list below:

1. Standard time limits condition (GR1);
2. Plans condition listing approved drawings (GR1);
3. Submission and agreement of a construction method statement including HRA avoidance measures and timing of development (GR1/GR2/HE1);
4. External facing materials (GR1);
5. Submission and agreement of ground investigation report and remediation strategy (HE8);
6. Submission of validation report (HE8);
7. Foundation design (GR1);
8. Submission and agreement of drainage scheme (HE9);
9. Foul and surface water on a separate system (HE9);
10. Provision of bird nesting boxes (HE1);
11. Trees – methodology and timing of tree removal (HE1); and
12. Protected mammals – pre construction investigation / protective construction techniques (HE1).

DEV32 22/00374/FUL - PROPOSED CONSTRUCTION OF 16 NO. 1 BED APARTMENTS WITH ASSOCIATED AMENITY SPACE, CAR PARKING, BIN AND CYCLE STORAGE AT THE CROFT, 1 HALTON LODGE AVENUE, RUNCORN, WA7 5YQ

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

Officers advised Members that the description of the development had been amended to say '*one bed affordable apartments*' as the development would provide 100% affordable housing. An additional condition was

recommended to secure this and an appropriate mix of dwellings.

The applicant had requested that submissions be allowed for any conditions that would be 'prior to commencement of development' conditions, in order to minimise delay. Officers requested delegated authority to the Operational Director, in consultation with the Chair or Vice Chair, to determine the application on this basis. Any additional conditions would be worded appropriately based on consultation responses received. This was agreed.

Members commented that this proposal would benefit the local community and make use of a derelict site.

RESOLVED: That authority be delegated to the Operational Director – Planning, Policy and Transportation, to determine the application in consultation with the Chair or Vice Chair of the Committee, following the satisfactory consultation regarding the prior to commencement of development conditions. Any additional conditions recommended by them to be added to the list below:

1. Time;
2. Approved plans;
3. Site levels;
4. Material details;
5. Landscaping details;
6. Boundary treatments;
7. Vehicle access, parking and servicing to be constructed prior to occupation / use;
8. Cycle parking details;
9. Drainage scheme;
10. Drainage verification report;
11. Contaminated land;
12. Breeding birds;
13. RAMs for hedge hogs;
14. Tree protection; and
15. Soft tree felling technique.

DEV33 MISCELLANEOUS ITEMS

It was noted that the following appeals had been received / were in progress:

21/00629/COU

Proposed change of use from dwelling (Use Class C3) to dental practice (Use Class E (e)) with onsite parking provision for 8 vehicles at 34 Cronton Lane, Widnes, WA8 5AJ.

22/00292/FUL

Proposed erection of a secure replacement 2.4m high brick perimeter wall to vehicle impound yard at DVLA Pound, Waterloo Road / Barn Street, Widnes, WA8 0QF.

22/00019/PLD

Application for a Lawful Development Certificate for a proposed use of development for the installation of a solar farm (ground mounted solar photovoltaic panels) at Liverpool John Lennon Airport, land bounded by Dungeon Lane, Hale Road and Baileys Lane, to the East of Liverpool John Lennon Airport, Speke, Liverpool, L23 1YD.

22/00103/FUL

Proposed construction of front dormer and rear dormer to newly formed first floor at 265 Hale Road, Hale, Liverpool, L24 5RF.

22/00285/ADV & 22/00284/FUL

The retrospective application for planning consent for the installation of a car park management system on existing car park comprising 4 no. pole mounted automatic number plate recognition (ANPR) cameras and 6 no. park and display machines at car park at Green Oaks Shopping Centre, Widnes, WA8 6UA.

21/00016/OUT

Outline application with all matters other than access reserved for the erection of two semi-detached dwellings and four detached dwellings on the existing Church field and the retention of the existing scout hut at Hough Green Scout and Guide Group Hall and Church Field Hall Avenue, Widnes.

It was noted that the following appeal had been determined:

22/00113/COU

The proposed ground floor and first floor flats to be changed into 5 bed Home of Multiple Occupation (HMO), 65 Widnes Road, Widnes – refused and appeal dismissed.

Meeting ended at 6.42 p.m.