

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 16 March 2009 in the Civic Suite, Town Hall, Runcorn

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

Apologies for Absence: Councillors J. Bradshaw and Leadbetter

Absence declared on Council business: None

Officers present: P. Watts, L. Capper, J. Farmer, A. Jones and A. Plant

Also in attendance: None

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

	<i>Action</i>
DEV70 MINUTES	
<p>The Minutes of the meetings held on 12th January 2009, having been printed and circulated, were taken as read and signed as a correct record.</p>	
DEV71 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>	
DEV72 - 09/00020/FUL - PROPOSED NEW PETROL FILLING STATION, SALES BUILDING, CANOPY, PUMP ISLANDS, UNDERGROUND STORAGE TANKS, ATM, CAR WASH FACILITY, A/C UNITS, FLOOD LIGHTS AND PARKING	
<p>The consultation procedure undertaken was outlined in the report together with background information in respect of the site.</p>	
<p>It was noted that with regards to condition number (9) relating to approval of external lighting, this would be</p>	

amended to 'prior to occupation' as it is not necessary prior to commencement. Furthermore, the lighting would be required round the clock due to a 24-hour service being provided so the condition should reflect this.

RESOLVED: That application number 09/0020/FUL be approved subject to conditions relating to the following:

1. Amended Plans (BE2);
2. Materials samples condition, requiring implementation in accordance with the approved details (BE2);
3. Details of proposed retaining wall, including full structural calculations required and agreed in writing prior to commencement of development (BE1);
4. Landscaping condition, requiring the submission of both hard and soft landscaping, including bin storage screening, and approval prior to commencement of development (BE2);
5. Details of boundary treatments prior to commencement of development (BE22);
6. Ground Investigations and remediation proposal prior to commencement of development (PR14);
7. Wheel cleansing facilities to be submitted and approved in writing and used during construction prior to commencement of development (BE1);
8. Restriction of construction and construction delivery hours (BE1);
9. Details of luminance levels of all external lighting including canopy lighting to be submitted and approved prior to occupation of development (BE1);
10. Details of vehicle circulation signage to be submitted to and approved prior to commencement of development (BE1);
11. Vehicle access, parking, servicing etc to be constructed prior to occupation/ commencement of use (BE1);
12. Agreement and implementation of cycle parking provision prior to occupation and use (TP6);
13. Restricting external lighting (BE1);
14. Restricted Delivery Times to between 07.30hrs to 20.00hrs (BE1);
15. Restricted hours of operation of A3 Café to between 07.00hrs and 22.00hrs (BE1); and
16. Deliveries to the retail unit shall take place from the main forecourt and at no time shall delivery vehicles park on the public highway adjacent to the site for the purposes of servicing the retail unit (BE1).

EXISTING FACTORY TO PROVIDE ADDITIONAL WAREHOUSE SPACE, PROVISION OF 2.4M HIGH PALADIN FENCING WITH 2 NO. SETS OF GATES TO FRONT ELEVATION, INSTALLATION OF 4 NO. ADDITIONAL WINDOWS T FIRST FLOOR (FACING TUDOR ROAD) AND CONSTRUCTION OF EUROPEAN DATA CENTRE TO REAR.

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

It was noted that no amendments or revisions had been received following the submission of the application.

RESOLVED: That application number 09/00032/FUL be approved subject to conditions relating to the following:

1. Materials condition, requiring implementation in accordance with the approved details (BE2);
2. Landscaping condition, requiring the submission of both hard and soft landscaping (BE2);
3. Submission, agreement and implementation of habitat management plan (GE19);
4. Protection of SINC during construction through erection of protective fencing in accordance with details to be agreed (GE19);
5. Wheel cleansing facilities to be submitted and approved in writing and used during construction (BE1);
6. Vehicle access, parking, servicing etc to be constructed prior to occupation/ commencement of use (BE1);
7. Agreement and implementation of cycle parking provision (TP6);
8. Restricting external lighting (BE1);
9. Conditions relating to protection of trees (BE1); and
10. Submission and agreement of additional details relating to screening to external plant and refuse and recycling areas.

DEV74 - 09/00049/REM - RESERVED MATTERS APPLICATION (WITH ALL MATTERS FOR CONSIDERATION) RELATING TO 07/00526/OUT FOR PROPOSED SINGLE STOREY WAREHOUSING (2 NO.UNITS) WITH ASSOCIATED CAR PARKING AND LANDSCAPING

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

of the site.

Since the application had been submitted, an amended plan had been received amending the car parking layout to retain existing landscaping/trees, which provides an existing screen to the site. An additional relevant condition was recommended to retain and protect these trees.

Amended recommendation to approve subject to conditions only, no legal agreement was required.

RESOLVED: That application number 09/00049/REM be approved subject to a legal agreement and conditions relating to the following:

1. Conditions on the time limits on submission of reserved matters;
2. Requiring submission and agreement of materials (BE2);
3. Requiring submission and agreement of boundary treatments (BE22);
4. Requiring approval of detailed soft and hard landscape works (BE2);
5. Vehicle access, parking, servicing etc to be constructed prior to occupation / commencement of use and retained;
6. Prior to commencement details of ground investigations condition;
7. Prior to commencement details of external lighting;
8. Submission and agreement of finished ground/ floor levels (BE1);
9. Provision of cycle parking (TP6);
10. Requiring wheel cleansing facilities throughout construction phase (BE1);
11. Condition(s) restricting construction and delivery hours (BE1); and
12. Approval of details of bin storage, prior to occupation (BE2).

DEV75 MISCELLANEOUS ITEMS

It was noted that an appeal had been received following the Council's refusal of the following application:-

08/00531/FUL - Proposed conversion of existing building to a single dwelling at Place Farm, Warrington Road, Rainhill, Widnes, Cheshire.

It was noted that the following applications had been withdrawn: -

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| 07/00063/HSC | Application for Hazardous Substances Consent to store 44 tonnes of Isobutylene at Aroma Fine Chemicals Ltd, Dans Road, Widnes, Cheshire; |
| 08/00362/FUL | Proposed erection of 3 No. temporary commercial units (incorporating a Post Office, a Betting Shop and a Chemist) to house existing shops from the current shopping centre whilst the building is being demolished and site is being redeveloped on Land At Chester Close, Runcorn, Cheshire; |
| 08/00439/HSC | Application for Hazardous Substances Consent to store and use propylene oxide at Dans Road, Widnes, Cheshire; |
| 08/00459/FUL | Proposed development of 75 No. new dwellings for rent and shared ownership comprising a mix of apartments, bungalows and 2,3 + 4 bed houses on Land Opposite Murdishaw Play Building, Barnfield Avenue, Murdishaw, Runcorn, WA7 6EP; |
| 08/00573/FUL | Proposed first floor extension above existing garage and part garage conversion at 20 Clanfield Avenue, Widnes, Cheshire, WA8 4LY; and |
| 08/00589/FUL | Proposed erection of 1 No. detached house with integral garage at 5 Weston Road, Runcorn, Cheshire, WA7 4JU. |

The Planning Briefs offering guidance for the redevelopment of the below schools where considered by the Committee, which agreed to their adoption for development control purposes:

1. St Peter & Paul Catholic College, located at Highfield Road, Widnes;
2. The Bankfield, located at Liverpool Road, Widnes;

3. Wade Deacon High School, located at Birchfield Road, Widnes;
4. Halton High School, located at Barnfield Avenue, Murdishaw, Runcorn;
5. St Chads Catholic High School, located at Grangeway, Halton Lodge, Runcorn;
6. The Bridge/KS4 Gateway, located at Chadwick Road, Astmoor, Runcorn;
7. The Grange Comprehensive , located at Latham Avenue, Runcorn;
8. The Heath, located at Clifton Road, Runcorn; and
9. Cavendish School, located at Lincoln Close, Runcorn.

RESOLVED: That

1. the information be noted; and
2. the Committee agreed to the adoption of the 'Building Schools for the Future' Planning Briefs for development control purposes.

Meeting ended at 6.41 p.m.