

## DEVELOPMENT CONTROL COMMITTEE

*At a meeting of the Development Control Committee on Monday, 8 June 2009 at Civic Suite, Town Hall, Runcorn*

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

Apologies for Absence: Councillors Leadbetter and Morley

Absence declared on Council business: None

Officers present: A. Jones, L. Capper, R. Cooper, J. Farmer, A. Pannell, A. Plant and P. Shearer

Also in attendance: None

### ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

		<i>Action</i>
DEV9	MINUTES	
	<p>The Minutes of the meetings held on 8<sup>th</sup> June 2009, having been printed and circulated, were taken as read and signed as a correct record with the following amendment:-</p> <p><b><u>DEV 5 – 09/00129/OUT</u></b> – “Outline application with all matters reserved for the development of up to 469 residential dwellings on land at Sandymoor South, Runcorn”, the report be amended to clarify that it is envisaged that the detailed proposal can include a mix of all residential types including detached dwellings townhouses and apartments.</p>	
DEV10	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>	
DEV11	- 09/00096/FUL - FULL APPLICATION FOR REDEVELOPMENT OF GARAGE/FILLING STATION/FORMER DRILL HALL AND ADJACENT LAND	

TO DEVELOP/PROVIDE 31 NO. APARTMENTS (UP TO 6 STOREYS) SURREY STREET GARAGE & GARAGES, SURREY STREET AND DRILL HALL, GREENWAY ROAD, RUNCORN

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

It was noted that this application was deferred from the last meeting of the Development Control Committee held on 18 May 2009, as it was resolved that information relating to the aesthetics of the development were required to help the Committee to reach a decision, especially bearing in mind that the existing surrounding buildings were of the Victorian era.

It was noted that the developer had submitted further information that was requested and this was provided to the Committee Members prior to the meeting.

The Committee heard a further representation from S. Howard, an objector to the scheme. She made reference to the petition of 250 signatories objecting to the development and that it would impact on the daily lives of nearby residents and businesses. She further commented that the Council had sold the land that the garages were on to the developer but had not offered to sell them to the residents who were leasing them. The Bridge Retail Park could not be used as an example of nearby modern development as this could not be seen from the area. She felt that the development would not add value to a period housing area such as this and that the bridge aspect of the development was poor. She reiterated the opinion that numbers 66 and 68 Greenway Road would be overlooked and that the development would add to the already existing parking problems. She raised concerns about noise and disturbance from construction and the effect on the nursery children. She also expressed doubts about the effectiveness of the screening of the balconies to reduce overlooking. She commented that the objectors were in agreement that something needed to be done with the land in question; however this should be a development that was in keeping with the surroundings that exist presently.

The Committee received a representation from the developer, S. Parker, who disagreed with the comments regarding the overlooking of the above properties as the distance between them was more than 30 metres and complied with planning regulations. He stated that he

believed the scheme was not overdevelopment and that the plans submitted with the objectors appeal were not accurate. A petition of 401 signatures had been submitted in support. He reassured the Committee that 'Busy Bees' would not be affected in any way during the construction period and confirmed that the height of the building was compliant with planning and there were no houses along side or directly facing the building. He stated that the development brought together four pieces of land that would otherwise be difficult to develop separately or find alternative uses for.

In response it was noted:

- That with regards to the garages, the Council had not received any purchase requests from the residents leasing them;
- The parking ratio was in line with the standard requirement for flats, 1.3 spaces per unit, making a total of 41;
- The contrast of the proposed building in comparison to its surroundings was not a reason for refusal of an application;
- Hours of construction would be strictly imposed and further condition added to reflect this (weekdays from 0730 – 1830 hours);
- The balcony areas of the development would include screening, so that overlooking was minimal;
- Recent development in the nearby area such as the train station and retail park was provided as examples of successfully combining modern with old;
- The distance between the development and the nearest existing house was given as 30 metres and that the development consists of 4 one bed roomed apartments and 27 two bed roomed apartments;
- The height of the Drill Hall part of the development would be 10.5 metres;
- Although there was no dedicated parking for construction vehicles, a Construction Management Programme would be added to the conditions;
- Parking would be prohibited by the developer on Albert Street, which would be for residents only; and
- A further condition would be added, Parking Management Plan, which would stipulate that the parking spaces on the development must be numbered.

RESOLVED: That application number 09/00096/FUL be approved subject to a Section 106 agreement in relation to the provision of off-site public open space, the additional conditions mentioned above and the following conditions: -

- 1 Standard 3 year condition; (BE1)
- 2 Entering into a Legal Agreement in relation to the provision of off-site public open space; (H3)
- 3 Prior to commencement submission of material samples; (BE2)
- 4 Prior to commencement submission of boundary treatment details; (BE22)
- 5 Prior to commencement ground investigation; (PR14)
- 6 Prior to commencement details of, including materials, of boundary wall to the north side of No.66 Greenway Road. Details as agreed to be implemented in full prior to the commencement of development; (BE1 and BE22)
- 7 Prior to commencement submission of landscaping scheme; (BE1)
- 8 Prior to commencement submission of species planting scheme; (BE1)
- 9 Provision of 9 car parking spaces as shown on the Surrey Street Garage site, to replace the garages demolished as a result of this proposal, shall be provided to the satisfaction of the Local Planning Authority prior to the commencement of development of the site; (BE1)
- 10 Prior to the commencement of development details of the layout of the individual garages designed to replace those to be demolished shall be submitted to and approved in writing by the Local Planning Authority. Any individual garages to be built in accordance with these details and Drawing No. PRO712/0502/-19 shall be completed within 24 months of the date of the commencement of the scheme approved under 09/00096/FUL; (BE1 & BE2)
- 11 Prior to the commencement of development details of the external bin storage area shall be submitted to and approved in writing by the Local Planning Authority. Details as approved implemented prior to commencement; (BE1 and BE2)
- 12 Prior to the commencement of development details of all cycle storage shall be submitted to and approved in writing. Details as approved implemented prior to commencement; (BE1 and TP6)
- 13 Prior to the commencement of development details of the treatment of all balconies proposed shall be approved in writing. These details shall incorporate sufficient privacy protection on units 5,

- 6, 10, 11, 15, 16, 20, 21, 23 and 25, these to remain throughout the lifetime of the development; (BE1 and BE2)
- 14 Prior to commencement provision/upgrading of a cycleway adjacent to the expressway embankment to a minimum width of 3m, clear of vegetation and landscaping, existing boundary and hedging to be retained; (BE1 and TP6)
- 15 Landscaping implementation; (BE1)
- 16 Prior to the commencement of development a construction management plan to be provided and approved plan to be adhered to throughout the course of construction; (BE1)
- 17 Prior to commencement details of wheel-wash facilities to be used during the course of construction; (BE1)
- 18 Prior to occupation the provision of a footpath linkage along Shaw St to a minimum width of 2m; (BE1 and TP7)
- 19 Limitation of hours of construction and construction deliveries; (BE1)
- 20 Restriction in any use of former Drill Hall site and Albert Street for construction site access; (BE1)
- 21 All construction and delivery traffic to be parked within the construction site unless approved in writing by the LPA; (BE1)
- 22 Compliance with the recommendations of the Bat Survey; (GE21)
- 23 Maintenance of rear access to properties No's 52 – 62/62A Greenway Road to the satisfaction of the LPA to be retained throughout the lifetime of the development; (BE1)
- 24 Prior to commencement details of existing site levels of site and adjacent land and proposed finished floor and site levels; (BE1)
- 25 Prior to commencement submission of drainage details; (BE1)
- 26 Prior to commencement details to be submitted to comply with RSS policy EM18 – renewable and low carbon energy; (RSS EM18)
- 27 Amended plans in relation to layout of replacement/garages or parking to include removal of 1<sup>st</sup> access on Surrey Street and widening of footpath to entrance to the 6 storey building; (BE1 and BE2)

It was noted that Cllr S Blackmore requested that her vote against the application be noted and recorded in the minutes.

DEV12 - 09/00144/OUT - OUTLINE APPLICATION (WITH LANDSCAPING MATTERS RESERVED) FOR THE ERECTION OF 13 NO. DWELLINGS WITH ACCESS AND ASSOCIATED WORKS AT LAND ADJACENT TO EIGHT TOWERS, WEATES CLOSE, WIDNED, CHESHIRE, WA8 3RH

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

The Committee received a representation from L. Dunn, an objector to the scheme. She lives directly behind the area and claimed that the development would cause disruption during construction and result in the loss of a playing field for children. She commented that the plot of land was surrounded by main roads which would be detrimental to the value of the properties and therefore, they could prove difficult to sell. Furthermore it would cause traffic congestion in the area and mean that the bus stop would need to be relocated. The plans also made no provision for extra parking for residents.

In response it was noted:

- That the removal of the mound had been agreed in principle previously and was controlled by planning permission;
- The value and sales of properties were not planning matters;
- The relocation of the bus stop had already been done;
- Parking on the pavement would be prevented by bollards; and
- There would be additional spaces at the rear of the development for additional resident parking.

Due to concerns Members raised with regards to the safety aspect of the road and buses being able to turn safely, it was agreed that a safety audit and vehicle tracking plan was needed and a site visit required to compare the previous scheme with that before the Committee.

It was agreed therefore that this item be deferred until the next meeting of the Development Control Committee on 6 July 2009 so that Members could make a site visit and receive the safety audit.

**RESOLVED:** That application 09/00144/OUT be deferred until the next meeting of the Development Control

Committee on 6 July 2009, so that the above can be used in consideration of the application.

*(Cllr Osborne declared an interest in the following item as he is a Member of the Trans Pennine Trail Committee).*

DEV13 - 09/00163/HBCFUL - PROPOSED CONSTRUCTION OF METAL ART PIECE IN THE FORM OF A FLOWER WITH PERFORATED METAL PETALS AND WIND TURBINES (TO POWER INTEGRATED LIGHTING) ON WIDNES WARTH, WIDNES

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

It was noted that no further representations had been received in respect of the application.

Since the report, the Committee were advised that the following amendments had been made:

- Landscape services department had asked for further details of the reinstatement and establishment of soft landscaping after construction. A landscaping condition was recommended to be attached to the permission;
- The Council's contaminated land officer had reviewed the proposal, taking into account ground conditions, due to contamination in the area a condition was recommended to be attached to the permission for a working plan of construction details;
- The Council's Highways Engineers had asked that should any damage be made to the Trans Pennine Trail during the works that they were made good following the work. A condition was recommended to be attached to the permission;
- Liverpool John Lennon Airport had no objection;
- The Environment Agency had no objection; and
- British Waterways had no comments to make.

RESOLVED: That application 09/00163/HBCFUL be approved subject to conditions relating to the following:-

- 1) Work carried out in accordance with the recommendations of the submitted Biodiversity Study; and
- 2) Ground condition Survey/implementation.

DEV14 - 09/00170/FUL - PROPOSED TEMPORARY SITING OF A MODULAR BUILDING (FOR A PERIOD OF 5 YEARS) TO PROVIDE A GP SURGERY WITH ASSOCIATED CAR PARKING AND NEW ACCESS TO NORTON HILL ON LAND A WINDMILL HILL COUNTY PRIMARY SCHOOL, NORTON HILL, RUNCORN

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

The Committee were advised that since the report the following amendments had been made:

- The Council's tree officer had been consulted, the proposal was satisfactory, and conditions were recommended for tree protection measures and secondly for a landscaping scheme to be approved in writing;
- Sport England had no objection provided the site was restored to its original condition;
- The Council's highways engineer had been consulted and amendments had been made to the plans reducing the slope off the access road, and the pedestrian footpath so that it was DDA compliant. The bin store and cycle storage location had also been amended. An amended plans condition was recommended to be attached to the permission; and
- Sabic UK Petrochemicals had stated that they would not be affected by the proposal.

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

1. Time limits – 5 year temporary period; and
2. Restoration of the site back to playing field following the cessation of use and the removal of the building.

#### DEV15 MISCELLANEOUS ITEMS

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

A decision had been received as follows :-

08/00219/FUL      Proposed detached garage at Land to the west of 54 Lunts Heath Road, Widnes



**This appeal was dismissed**

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

09/00104/FUL      Proposed single storey extensions to front and side together with detached replacement garage at 54 Sandiway Avenue, Widnes

*Meeting ended at 7.45 p.m.*