

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 10 August 2009 in the Civic Suite, Town Hall, Runcorn

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

Apologies for Absence: None

Absence declared on Council business: None

Officers present: R. Cooper, A. Pannell, A. Plant, M. Simpson, J. Tully, P. Watts and R. Wakefield.

Also in attendance: Ward Councillors Philbin, Edge and Jones plus 3 members of the public.

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

Action

DEV23 MINUTES

The Minutes of the meeting held on 6 July 2009, having been printed and circulated, were taken as read and signed as a correct record.

DEV24 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.

DEV25 09/00224/COU - CHANGE OF USE FROM EXISTING GROUND FLOOR OFFICE TO 3 RESIDENTIAL CARE BEDSITS AT 1 PEEL HOUSE LANE, WIDNES

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

It was reported that at the time of writing the report six representations had been received from local residents

raising concerns which were outlined in the report for Members consideration.

Ward Councillor Philbin addressed the Committee and spoke against the application raising concerns as outlined in the report and made reference to the possible creation of nuisance and past history of police visits to similar establishments.

In response the Planning Officer noted that the use of the building would be Class C2 and the facility would have a staff office, toilet facilities, and a lounge area. The building would be staffed 24 hours per day. It was also reported that no further objections had been received.

The Committee also made reference to the issues of car parking. It was queried whether a response had been received from the Police and Community Safety Team, in response it was noted that they had not been consulted. The Committee suggested that the application be deferred until a view had been sought from the Community Safety Team and the Police.

RESOLVED: That the application be deferred in order to obtain a view from the Police and Community Safety Team in terms of issues around anti-social behaviour and disruption to the local community.

DEV26 09/00244/FUL - PROPOSED THREE-STOREY INNOVATION CENTRE (GROW ON BUILDING) WITH CAR PARKING / MOTORCYCLE SHELTER AND EXTERNAL LANDSCAPING TO THE LAND AT PLOT 1, DARESBUY SCIENCE & INNOVATION CAMPUS, KECKWICK LANE, DARESBUY.

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

It was reported that no objections had been received but various agencies had suggested conditions as listed below. Daresbury Parish Council had raised issues which were outlined in the report for information. The report detailed that the proposal was considered to offer a high quality development that was compatible and complementary to its surroundings.

It was reported that the Highways Agency had made

no objection to the proposal but has asked for details to be forwarded to the applicant.

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

1. Wheel cleansing facilities; (BE1)
2. Vehicle access, parking, servicing etc to be constructed prior to occupation/ commencement of use; (BE1)
3. Requiring implementation of Travel Plan; (TP16) and
4. Restriction of the use (E5).

Additional conditions were agreed as follows:

5. Submission of details of the cycle store and substation.

DEV27 09/00250/HBCFUL - PROPOSED REMEDIATION AND RESTORATION OF GOLF COURSE (INCLUDING THE DIVERSION OF STEWARD'S BROOK) AT ST MICHAELS JUBILEE GOLF COURSE, DUNDALK ROAD, WIDNES.

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

The Committee was advised that since the report had been written one further letter of objection had been received details of which were outlined in the report. It was reported that the Environment Agency had responded and did not object subject to conditions.

The site was designated as a Special Site Under Part IIa of the Environment Protection Act 1990; the remedial works were therefore regulated by the Environment Agency, they had no specific conditions relating to contamination.

However, with regards to flood risk they had recommended three further conditions relating to the following:

- the development being carried out in accordance with the flood risk assessment (June 2009),
- the submission of the final design details of the brook,
- and the submission of a landscape management plan

relating to new planting, maintenance, new habitats, and details of buffers.

It was also noted that should any waste materials be imported and used in the restoration scheme appropriate exemptions or authorisation from the Environment Agency should be sought.

The Committee was advised that the removal of any waste off the site shall be taken to an appropriate licensed disposal site and any controlled waste should be removed by a registered carrier.

The Committee was informed that United Utilities raised no objections.

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

1. Standard time limits condition; (BE1)
2. Condition for details of all boundary treatments; (BE22)
3. Condition for details of wheel cleansing facility to be used during the course of construction; (BE1)
4. Condition for details of a scheme for dust suppression; (PR1)
5. Condition(s) restricting hours of construction/working/deliveries; (BE1)
6. Condition(s) for full landscaping scheme including planting and final golf course design and implementation; (BE1)
7. Condition(s) for the final design of the Steward's Brook diversion;
8. Conditions relating to location and heights of stock piles; (BE1)
9. Condition relating to the submission of a validation report upon the completion of the site remediation works to ensure works have been carried out to required specification; (S6 and PR14)
10. No trees shown to be retained shall be felled or pruned without the Council's consent; (BE1)
11. No works shall be carried out within the designated root protection areas without consultation with the Council's Landscape Officer; (BE1)
12. Details planting scheme to be submitted; (BE1) and
13. Before site works commence, all trees shown to be retained shall be protected by fencing in accordance with British Standard 5837 (BE1)

The following additional conditions were also agreed.

14. The development being carried out in accordance with the flood risk assessment (June 2009);
15. the submission of the final design details of the brook;
16. the submission of a landscape management plan relating to new planting, maintenance, new habitats and details of buffers; and
17. the development to be carried out in accordance the Flood Risk Assessment.

DEV28 09/00253/FUL - PROPOSED CONSTRUCTION OF NEW TWO-STOREY CHURCH/MEETING HOUSE, RE-LAYING OF CAR PARK, CAR PARK LIGHTING AND BOUNDARY FENCES TO THE SITE OF FORMER CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, CLIFTON ROAD, RUNCORN.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was noted that two comments had been received in support of the improvement and design of the building.

It was reported that National Grid had indicated the presence of one of their pipelines and their advice would be forwarded to the applicant.

It was further noted that following further consultation with the Health and Safety Executive had since confirmed that they did not advise on safety grounds against the granting of planning permission in this case.

The Committee was also informed that the car park layout had been re-designed following comments received from the Mersey Gateway Team, and there was an additional condition to incorporate this. The Planning Officer made reference to another condition in relation to the provision of a travel plan.

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

1. Standard approval; (BE1)
2. Prior to commencement materials submission; (BE2)
3. Prior to commencement details of all boundary treatments; (BE22)
4. Prior to commencement Green Travel Plan submission; (TP16)

5. Prior to commencement a detailed landscaping scheme to be submitted; (BE1)
6. Prior to commencement details landscape specie scheme to be submitted; (BE1)
7. Before site works commence, all trees shown to be retained shall be protected by fencing in accordance with British Standard 5837; (BE1)
8. No works shall be carried out within the designated root protection areas without consultation with the Council's Landscape Officer; (BE1)
9. Prior to commencement of Transport Assessment details; (TP14)
10. Prior to commencement details of wheel cleansing facility to be used during the course of construction; (BE1)
11. Restricted hours of construction; (BE1)
12. Landscaping implementation; (BE1)
13. No trees shown to be retained shall be felled or pruned without the Council's consent; (BE1) and
14. Submission of any future lighting to be approved in writing; (BE1)

Additional conditions were agreed as follows:

15. Submission of a travel plan; and
16. submission of a car parking plan.

DEV29 09/00276/FUL - ADJOINING AUTHORITY CONSULTATION BY WARRINGTON BOROUGH COUNCIL REGARDING AN OUTLINE APPLICATION FOR COMMUNITY SPORTS HUB COMPRISING A RETAIL STORE, LEISURE CENTRE (INCLUDING SWIMMING POOL), LIBRARY, CRECHE, HEALTH CENTRE, SPORTS PITCHES, LOCAL PARK ACCESS AND CAR PARKING TO THE LAND AT ORFORD PARK, WINWICK ROAD, WARRINGTON.

The Committee considered a report for an adjoining authority consultation by Warrington Borough Council on an outline application.

It was reported that the proposed development was located to the immediate north of Warrington Town Centre and involved the development of a former landfill site, which adjoined the Warrington Collegiate, William Beaumont Community High School and the existing Orford Park.

The Committee was advised that the proposals included provision for a 2322sqm. retail unit over 2 floors for suggested sports retail use. The scheme would be primarily

RESOLVED: That Warrington Borough Council is informed that Halton Borough Council raises no objections.

09/00222/FUL Proposed extension of ground floor kitchen and addition of first floor bathroom at 189 Liverpool Road Widnes.

Meeting ended at 6.58 p.m.