

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 6 July 2009 at Civic Suite, Town Hall, Runcorn

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

Apologies for Absence: Councillors Morley and Osborne

Absence declared on Council business: None

Officers present: P. Watts, C. Halpin, A. Plant, P. Shearer, J. Tully and R. Wakefield

Also in attendance: Councillors Balmer and McInerney and 22 members of the public.

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

	<i>Action</i>
DEV16 MINUTES	
The Minutes of the meeting held on 8 th June 2009, having been printed and circulated, were taken as read and signed as a correct record subject to the following amendment.	
<ul style="list-style-type: none">• DEV9 – date of the meeting be amended to 18th May 2009.	
DEV17 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.	
DEV18 09/00144/OUT - OUTLINE APPLICATION (WITH LANDSCAPING MATTERS RESERVED) FOR THE ERECTION OF 13 NO. DWELLINGS WITH ACCESS AND ASSOCIATED WORKS ON LAND ADJACENT TO EIGHT	

TOWERS, WEATES CLOSE, WIDNES, WA8 3RH

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

The Committee was advised that no further representation had been received in respect of the application since the report had been written.

Members were also updated on the safety audit received following the site visit.

Councillor McInerney addressed the Committee in objection to the application, raising concerns regarding siting of the access road and loss of landscaping.

It was noted that the previous application for this development had been upheld at appeal by Secretary of State following refusal by the Committee and that if the application was refused it was anticipated that an appeal, if submitted, would be upheld incurring costs to the Council.

The Committee considered the application and representations made.

RESOLVED: That Application No. 09//00144/OUT be approved subject to conditions and that authority be delegated to Operational Director, Environmental and Regulatory Services to negotiate conditions with the applicant.

DEV19 09/00177/FUL - RETROSPECTIVE APPLICATION FOR RETENTION OF BOUNDARY FENCE TO SIDE OF 12 BUCKINGHAM AVENUE, WIDNES, WA8 9EP

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

Since the report was written one further objection had been received stating that the proposal disregarded documents and schedules of the sale of the properties, would set a precedent, loss of amenity on the estate and devalue properties in the area.

Mr Horabin addressed the Committee on behalf of the applicant in support of the application.

Mr Baston addressed the Committee in objection to

the application.

Councillor Balmer addressed the Committee in objection to the application raising concerns that the fence was inappropriate to the character of the area.

The Committee considered the recommendation in the report but felt that insufficient attention had been given to the requirements of UDP Policy BE 22 (Boundary Walls and Fences) in relation to the character and appearance of the area.

The Committee considered the application and the representations made.

RESOLVED: That Application No. 09/00214/FUL be refused due to being inappropriate to the character and appearance of the area contrary to UDP Policy BE 22 (Boundary Walls and Fences).

DEV20 09/00198/COU - PROPOSED CHANGE OF USE OF ADJACENT VACANT LAND TO DOMESTIC GARDEN AND ERECTION OF 1.8M HIGH FENCING AT 86 ARLEY DRIVE, 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 had been written.

Mr Strickland addressed the Committee on behalf of the applicant in support of the application.

Mr Bray addressed the Committee in objection to the application.

The Committee considered the application and in doing so noted that there would be no loss of the remaining tree on site and that the application had been amended to leave a strip of land between the fence and the back of the highway.

RESOLVED: That Application No. 09/00198/COU be approved subject to conditions relating to the following:

- 1) Time limits on commencement.

2) Condition(s) for the removal of permitted development rights for enlargements and ancillary buildings (classes A, E of part 1 of the GPDO) and the hard surfacing (class F of part 1 of the GPDO), and for additional fences (class A of part 2 of the GPDO).

3) Condition(s) for the protection and retention of trees.

DEV21 09/00214/FUL - PROPOSED CONSTRUCTION OF 9 NO. NEW FLATS (FOR RENT) ON LAND AT MUNCASTER COURT, RUNCORN

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 was written.

RESOLVED: That Application No. 09/00214/FUL be approved subject to conditions relating to the following:

- 1) Materials condition, requiring the submission and approval of the materials to be used (BE2).
- 2) Landscaping condition, requiring the submission of both hard and soft landscaping to include replacement tree planting (BE2).
- 3) Boundary treatments to be submitted and approved in writing (BE2).
- 4) Wheel cleansing facilities to be submitted and approved in writing (BE1).
- 5) Construction and delivery hours to be adhered to throughout the course of the development (BE1).
- 6) Vehicle access, parking, servicing etc. to be constructed prior to the occupation of properties/commencement of use (BE1).
- 7) Conditions relating to the agreement and the implementation of bin stores, cycling provision (TP6).
- 8) Site investigation, including mitigation to be submitted and approved in writing (PR14).
- 9) Agreement of details and construction design of all

retaining walls (BE1).

10) Protection of trees (BE1).

11) Submission and agreement of details of solar panels/photovoltaic panels (BE2).

12) Provision of bins prior to occupation (BE1).

DEV22 MISCELLANEOUS ITEMS

It was noted that the following application had been withdrawn:

09/00155/FUL – Proposed first floor extension above existing garage at 7 Lessingham Road, Widnes, Cheshire WA8 9FU.

Meeting ended at 7.45 p.m.