

# Public Document Pack



## Development Control Committee \*Supplementary Information\*

Monday, 5 June 2017 6.30 p.m.  
The Board Room - Municipal Building,  
Widnes

A handwritten signature in blue ink that reads 'David W R'.

**Chief Executive**

### **COMMITTEE MEMBERSHIP**

Councillor Paul Nolan (Chair)
Councillor Keith Morley (Vice-Chair)
Councillor John Bradshaw
Councillor Arthur Cole
Councillor Robert Gilligan
Councillor Ron Hignett
Councillor Carol Plumpton Walsh
Councillor June Roberts
Councillor Dave Thompson
Councillor Bill Woolfall
Councillor Geoff Zygodllo

*Please contact Ann Jones on 0151 511 8276 Ext. 16 8276 or  
ann.jones@halton.gov.uk for further information.  
The next meeting of the Committee is on Monday, 3 July 2017*

**ITEMS TO BE DEALT WITH  
IN THE PRESENCE OF THE PRESS AND PUBLIC**

**Part I**

<b>Item No.</b>	<b>Page No.</b>
<b>3. PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE – AB UPDATE LIST</b>	<b>1 - 3</b>

*In accordance with the Health and Safety at Work Act the Council is required to notify those attending meetings of the fire evacuation procedures. A copy has previously been circulated to Members and instructions are located in all rooms within the Civic block.*

**REPORT TO:** Development Control Committee

**DATE:** 5 June 2017

**REPORTING OFFICER:** Strategic Director, Enterprise Community & Resources

**SUBJECT:** Planning Applications to be determined by the Committee – AB Update List

**WARD(S):** Boroughwide

PAGE NO.	LIST A	LIST B	Updated Information
7		17/00193/FUL	<p>Since the report was written, an additional 47 representations have been received. Of the 47 representations received, 42 were a circular style letter with 30 being a shorter letter and 12 being a slightly longer letter all of which have been signed by different households. The result of this is that <b>47</b> households have now objected to the proposed development with <b>2</b> households being in support of the application. The majority of the issues raised have already been addressed, however Members should note the following points and the applicable Officer observations (in <b>BOLD</b>):</p> <ul style="list-style-type: none"> <li>• The agent Lee Rowley is a long standing employee of Halton Borough Council. <b>THIS IS BOTH INCORRECT AND IRRELEVANT.</b></li> <li>• The question regarding trees and hedges has been falsified. <b>THE APPLICANT ACKNOWLEDGES THE PRESENCE OF TREES AND THAT NONE WILL NEED TO BE REMOVED OR PRUNED TO CARRY OUT THE WORKS APPLIED FOR.</b></li> <li>• Halton Borough Council have employees with the name Pickstock. <b>THIS IS IRRELEVANT.</b></li> <li>• A design and access statement should be supplied. <b>THIS IS NOTE REQUIRED WITH THIS HOUSEHOLDER PLANNING APPLICATION.</b></li> <li>• The location plan should have a</li> </ul>

			<p>blue line on it to show other land owned by the owner. <b>THIS IS NOTED HOWEVER THIS DOES NOT AFFECT THE DETERMINATION OF THIS APPLICATION.</b></p> <ul style="list-style-type: none"> <li>• Halton Borough Council Officers have been on site and have witnessed and been shown documentary evidence of the annexed land. <b>NO DOCUMENTARY EVIDENCE HAS BEEN PROVIDED BY THE PERSON MAKING THE ALLEGATIONS DESPITE NUMEROUS REQUESTS.</b></li> <li>• The case officer confirmed that the application was invalidated and then revalidated. <b>THIS WAS DUE TO THE FEE BEING OUTSTANDING AT THE POINT THE APPLICATION WAS MADE ON THE PLANNING PORTAL. THIS WAS SUBSEQUENTLY FOLLOWED UP BY CHEQUE.</b></li> <li>• Restrictive provisions were added into the deeds for Jamar to prevent future developments by future owners that would restrict light and air. <b>THIS IS A LEGAL ISSUE WHICH IS NOT MATERIAL TO THE DETERMINATION OF THIS APPLICATION. THE APPLICATION NEEDS TO BE DETERMINED ON ITS PLANNING MERITS.</b></li> <li>• There has been no consultation with National Grid regarding the high voltage 400KV RMS transmission lines which run across the Jamar site. <b>THESE POWER LINES ACTUALLY RUN FURTHER SOUTH WEST (ABOVE NO.16 AND NO.17 HALTON STATION ROAD) AND THIS IS NOT CONSIDERED TO BE MATERIAL TO THE DETERMINATION OF THIS PLANNING APPLICATION.</b></li> <li>• There are existing TPO's that have not been shown on the plans. <b>THE PLANS SHOW THE LOCATION OF TREES IN THE VICINITY OF THE PROPOSED DEVELOPMENT. IT IS NOTED THAT THERE ARE EXISTING PROTECTED TREES TO THE</b></li> </ul>
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			<b>SOUTH WEST OF THE SITE ON THE OPPOSITE SIDE OF THE RECENTLY CONSTRUCTED SEMI-DETACHED HOUSES.</b>
<b>21</b>		17/00209/P3JPA	