

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 6 June 2016 at The Board Room - Municipal Building, Widnes

Present: Councillors Nolan (Chair), Morley (Vice-Chair), J. Bradshaw, Cole, Gilligan, R. Hignett, June Roberts, Woolfall and Zygadlo

Apologies for Absence: Councillors C. Plumpton Walsh and Thompson

Absence declared on Council business: None

Officers present: A. Jones, J. Tully, T. Gibbs, M. Noone, A. Plant and G. Henry

Also in attendance: One member of the public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

		<i>Action</i>
DEV1	MINUTES The Minutes of the meeting held on 16 May 2016, having been circulated, were taken as read and signed as a correct record.	
DEV2	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. <i>In order to avoid any allegation of bias Councillor R Hignett took no part in the following item as he had been involved with the scheme on Executive Board.</i>	
DEV3	- 14/00382/HBCFUL - PROPOSED CONSTRUCTION OF 5 NO. RAILWAY SIDINGS TO BE IMPLEMENTED ON A PHASED BASIS TO SERVE THE MERSEY MULTIMODAL GATEWAY (3MG) CONNECTING TO THE NATIONAL RAIL NETWORK WEST COAST MAINLINE VIA DITTON JUNCTION SIDINGS AT DITTON STRATEGIC RAIL FREIGHT PARK / 3MG, HALEBANK, WIDNES	

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

Members were advised of the following updates received since the publication of the report.

- 1) The plan shown within the report was out of date as the application site had been extended to include Network Rail land to the east. The more up to date plan was included within the plans section of the report;
- 2) Since the withdrawal of the high level lighting no subsequent comments had been received from Halebank Parish Council;
- 3) The Council's advisor on archaeological matters had confirmed that an archaeological watching brief secured by condition was acceptable;
- 4) The Council's Highways and Lead Local Flood Authority (LLFA) had confirmed that they raised no objection subject to an additional condition relating to detailed drainage design; and
- 5) Condition 14 was an error and would be deleted.

It was reported that Natural England had submitted comments that there was currently insufficient information to determine likely significant effects to demonstrate compliance with the Habitats Regulations. A response was provided which confirmed that the Council had fulfilled its requirements in this regard, subject to submission and agreement of a detailed Construction Management Plan; which was recommended by condition. Officers requested that authority be delegated subject to the usual tests to allow Officers to respond to Natural England and overcome their concerns.

Officers provided clarity to Members over update number two above. The Committee then agreed to approve the application subject to the conditions listed below.

RESOLVED: That authority be delegated, on confirmation by Natural England and/or expiration of the relevant notification period, to the Operational Director, Policy, Planning and Transportation, in consultation with the Chair or Vice Chair of the Development Control Committee to approve the application subject to the following conditions:

1. Standard 3 year permission (BE1);
2. Specifying approved and amended plans and

documents and requiring development be carried out as approved;

3. Condition requiring submission and approval of a Construction Environmental Management Plan including wheel wash facilities and scheme of dust management (BE1);
4. Condition restricting routing of construction and delivery traffic to Lovel's Way (BE1);
5. Conditions requiring construction and delivery hours to be adhered to throughout the course of the development (BE1);
6. Condition securing a programme of archaeological work in accordance with a written scheme of investigation (BE6);
7. Environment Agency condition relating to submission and agreement of a scheme to limit surface water runoff (PR16);
8. Condition securing a scheme of site investigation and remediation within specified area of site (PR14);
9. Condition relating to discovery of unidentified contamination (PR14);
10. Condition restricting audible warning devices from being used within the site (PR2);
11. Condition requiring submission and agreement of verification report for the removal of animal remains (PR14);
12. Condition restricting outside storage (BE1);
13. Condition requiring submission and agreement of details of low level lighting (PR4); and
14. Condition requiring submission and agreement of detailed drainage design (PR16).

DEV4 - 16/00125/FUL - PROPOSED ERECTION OF 36 NO. DWELLINGS AND ASSOCIATED INFRASTRUCTURE (RE-PLAN OF PLOTS 75-106 OF APPROVED APPLICATION 14/00575/FUL) WITH THE ADDITION OF A FURTHER 4 UNITS ON LAND AT SANDYMOOR PHASE 1, LAND OFF WALSINGHAM DRIVE, SANDYMOOR, RUNCORN, WA7 1QD

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

Officers advised the Committee that the reference to 'mews style' on page 41 under 'The Proposal' was included in error. It was also confirmed that the Council's Highways and LLFA Officer had confirmed that they raised no objection subject to a slight amendment to the landscaping at one driveway to improve visibility. The applicant had

agreed an alternative plant species which was considered acceptable; this would be secured by an additional condition.

The Committee agreed to approve the application.

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

1. Standard 3 year permission (BE1);
2. Specifying approved and amended plans and documents and requiring development be carried out as approved (BE1);
3. Requiring development be carried out in accordance with the approved construction Environmental Management Plan (BE1);
4. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
5. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/commencement of use (BE1);
6. Condition restricting permitted development rights relating to frontage boundary fences etc (BE1);
7. Conditions relating to tree and hedgerow protection during construction (BE1); and
8. Condition requiring that, notwithstanding the submitted landscape plans, the 2 no. Phormium Jester either side of the driveway access to plots 22 and 23 are deleted and replaced with 2 no. Lavendula Augustifolia as agreed by email dated 6 June 2016.

Meeting ended at 6.45 p.m.