

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 3 October 2016 at The Board Room - Municipal Building, Widnes

Present: Councillors Nolan (Chair), Cole, Gilligan, R. Hignett, C. Plumpton Walsh, June Roberts, Thompson, Woolfall and Zygadlo

Apologies for Absence: Councillors Morley and J. Bradshaw

Absence declared on Council business: None

Officers present: A. Jones, J. Tully, M. Noone, A. Plant, J. Eaton and A. Moyers

Also in attendance: None

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

Action

DEV16 MINUTES

The Minutes of the meeting held on 1 August 2016, having been circulated, were taken as read and signed as a correct record.

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 - 16/00369/P3JPA - PROPOSED CHANGE OF USE FROM B1 OFFICES TO 34 RESIDENTIAL STUDIO FLATS AT MIDWOOD HOUSE, TRAVIS STREET, WIDNES

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

The Committee was reminded that the application was not a full planning application, and that a change of use from Class B1(a) offices to Class C3 (dwellinghouses) was permitted development under Part 3, Class O, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as Amended).

The report set out a number of instances where this change of use was not permitted development and it was noted that none of the instances outlined in the report applied to this proposal. It was therefore permitted by Class O, subject to the condition that before beginning the development, the developer shall apply to the Local Planning Authority (LPA) for a determination as to whether the prior approval of the LPA would be required with regards to the following four considerations:

1. Transport and highways impacts of the development;
2. Contamination risks on the site;
3. Flooding risks on the site; and
4. Impact of noise from commercial premises on the intended occupiers of the development.

Taking into account the responses set out in the Officer's report the Committee agreed that the proposal was acceptable and prior approval was not required. It was noted that development under Class O was permitted subject to the condition that it must be completed within a period of 3 years, starting with the prior approval date.

RESOLVED: That prior approval for the change of use from Class B1(a) offices to Class C3 (dwellinghouses) was not required.

DEV19 - REVIEW OF NEW LOCAL WILDLIFE SITES IN THE BOROUGH

The Committee received a report from the Strategic Director – Enterprise, Community and Resources, requesting them to approve the addition of two newly identified Local Wildlife Sites (LWS) at Gigg Lane and Keckwick Brook Corridor; approve the removal of one LWS at Runcorn East Railway Station; and approve boundary amendments to two LWS's (Haystack Lodge and Haddocks Wood Pasture), on the Local Wildlife Sites List. Members noted that such approval would be for development control purposes only since formal adoption was for the development plan procedure. However, this approval would assist the Committee in determining applications pending formal adoption of the LWS.

It was reported that the LWS List formed part of the evidence base that informed Development Management decisions, and supported the production of the Delivery and Allocations Local Plan that would replace the remaining policies from the Unitary Development Plan.

The report provided supporting and background information around the *Natural Environment and Rural Communities Act 2006*, which placed a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity. It also explained the procedures for Local Wildlife Site selection; and for the adoption and removal of Local Wildlife Sites. The Committee was also provided with maps, descriptions and survey information on the areas, attached at Appendix 1 to the report.

Officers advised Members of the addition of one sentence to paragraph 3.12 as follows, "*However formal approval for forward planning proposals is not affected and will continue to be applied*".

RESOLVED: That for Development Control purposes the Committee approves:

- 1) the addition of new Local Wildlife Sites at:
 - Gigg Lane; and
 - Keckwick Brook Corridor;
- 2) the deletion of a Local Wildlife Site at Runcorn East Railway Station; and
- 3) boundary changes to:
 - Haystack Lodge; and
 - Haddocks Wood Pasture Local Wildlife Site.

Meeting ended at 6.45 p.m.