

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 7 November 2016 at Civic Suite, Town Hall, Runcorn

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

Apologies for Absence: Councillor Morley

Absence declared on Council business: None

Officers present: A. Jones, J. Tully, M. Noone, A. Plant, A. Brennan and J. Eaton and P. Peak

Also in attendance: 14 members of the public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

Action

DEV20 MINUTES

The Minutes of the meeting held on 3 October 2016, having been circulated, were taken as read and signed as a correct record.

DEV21 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.

To avoid any allegation of bias, Councillor R Hignett took no part in the following item as he had presented the items previously to Executive Board, as the relevant Portfolio holder.

DEV22 - 16/00317/OUT - OUTLINE APPLICATION, WITH ALL MATTERS RESERVED, FOR RESIDENTIAL DEVELOPMENT OF UP TO 62 DWELLINGS WITH LANDSCAPING, CAR PARKING AND ECOLOGY AREA ON FORMER PLAYING FIELDS AND CAR PARK AT PICOW FARM ROAD, RUNCORN

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

Members received information in relation to the scheme from the Council's Highway's Officer who presented the results of parking surveys undertaken at various times of the day on Picow Farm Road. In summary it was noted that the net loss of spaces would be between 2 and 3 and it was felt that the displaced vehicles would park further down the Road or within the site itself.

Officers advised that they would recommend that the developer commissioned a scheme of double yellow lines to protect the junction and that they would also request them to fund a scheme of H-bar markings for the frontages of driveways of both new and existing properties.

The Committee was addressed by Mrs Bennison, who objected to the proposal on behalf of local residents. She argued that the site was dedicated greenspace and should remain so as there were no other greenspace areas within 5 sq miles of this site; the nearest one being Runcorn Common. She stated that the site should be available for local children to play on. Further she explained that the scheme would affect the existing property values on Picow Farm Road; that there would be a loss of light; and that they would be overlooked from the new development. She urged the Committee to listen to the residents of the area and keep the site for the community.

Mr Gee, acting as agent on the application, then addressed the Committee, responding to some of the claims of the objectors. He commented that the report discussed, on pages 15, 16 and 17, why the site had not been used for 8 years and the reasons for this were provided. He further stated that the site was highly accessible for future residents due to the location and that it would bring in new families to the area who would contribute to the local economy. With regards to parking, he was aware of the present situation of rail users parking along Picow Farm Road, however the scheme would provide sufficient parking for residents so the situation would not be exacerbated.

Members discussed the application and one Member raised concerns over the existing parking situation on Picow Farm Road from the railway customers and the fact that they thought this development would actually exacerbate the situation. The Committee also discussed the Environmental Health issues relating to noise in paragraph 4.4 of the report.

After taking the Officer's report and presentation into consideration, and hearing the representations made by the speakers, the Committee voted and the majority agreed to

approve the application, subject to the conditions listed below.

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

- 1) Time limit – outline permission;
- 2) Submission of reserved matters;
- 3) Development parameters;
- 4) Site levels (BE1);
- 5) Facing materials to be agreed (BE1 and BE2);
- 6) Breeding birds protection (GE21);
- 7) Tree protection (BE1);
- 8) Hours of construction (BE1);
- 9) Construction management plan (Highways) (BE1);
- 10) Off-site highway works (BE1);
- 11) Implementation of mitigation (Section 4.7 of the Amphibian survey) (GE21);
- 12) Reasonable avoidance measures – hedgehogs (GE21);
- 13) Habitat management plan (GE21);
- 14) Site waste management plan (WM8);
- 15) Japanese Knotweed method statement;
- 16) Invasive species validation report;
- 17) Bat friendly lighting scheme (GE21);
- 18) Foul water (PR16);
- 19) Surface water regulatory scheme (PR16);
- 20) Investigation of suitability of infiltration (PR16);
- 21) Final discharge rates (PR16);
- 22) Models showing overland flow routes (PR16);
- 23) Ground contamination (Phase 2 site investigation, remediation strategy, validation report) (PR14);
- 24) Noise mitigation measures (PR2); and
- 25) Electric vehicle charging points (CS19).

To avoid any allegation of bias Councillor R Hignett took no part in the following item as he had presented the items previously to Executive Board, as the relevant Portfolio holder.

DEV23 - 16/000338/FUL - PROPOSED DEVELOPMENT, CONSTRUCTED IN TWO PHASES, OF WAREHOUSING INCLUDING INTERNAL THREE STOREY OFFICE AND LABORATORY ELEMENT (USE CLSSSES B2/B8) WITH ASSOCIATED ACCESS, INFRASTRUCTURE AND LANDSCAPING ON LAND TO SOUTH OF DENNIS ROAD, VENTRUEFIELDS TRADE PARK, WIDNES

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

Officers advised that since the publication of the agenda one more objection had been received from a neighbouring property on Turnstone Business Park relating to the potential for vibration from HGV's using the site impacting upon their testing operations. It was reported that the objector was located in an area where HGV movements were already frequent. Further information relating to vibration levels was passed to the Committee Members for inspection.

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

- 1) Standard 3 year expiry;
- 2) Materials condition;
- 3) Travel plan shall be submitted to and approved in writing by the Local Planning Authority (LPA);
- 4) Prior to the occupation of the premises hereby approved a scheme detailing all off-site highway works shall be laid out and surfaced to the satisfaction of the LPA;
- 5) Travel plan, including secure cycle storage, shall be submitted to and approved in writing by the LPA prior to occupation;
- 6) Submission and approval of contaminated land report;
- 7) Construction management plan;
- 8) Drainage condition; and
- 9) Existing and proposed levels condition.

DEV24 - 16/00462/P3PPA - PROPOSED CHANGE OF USE FROM B8 WAREHOUSE TO 13 RESIDENTIAL APARTMENTS AT 89 HIGH STREET, RUNCORN

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 B8 (storage or distribution centre) to Class C3 (dwellinghouses) was permitted development under Part 3, Class P, 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 by Class P. It was noted that none of these instances applied to this proposal, so it was therefore permitted 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 6 considerations (a, b, c, d, e and f) as set out in the report.

The Officer's report advised that, based on these 6 considerations, it was determined that the proposal was acceptable and prior approval was not required. The Committee agreed with the Officer's recommendations.

RESOLVED: That development under Class P is permitted subject to the condition that the use of the building falling within Class C3 (dwellinghouses) is begun before 15 April 2018.

DEV25 MISCELLANEOUS ITEMS

The following applications had been withdrawn:

15/00569/COU Proposed conversion of existing sandstone barn/storage building attached to existing dwelling, including extension of the barn, to form 1 no. residential dwelling at 5 Weston Road, Runcorn, Cheshire, WA7 4JU.

15/00570/LBC Application for Listed Building Consent for proposed conversion of existing sandstone barn/storage building, attached to existing dwelling, including extension of the barn, to form 1 no. residential dwelling at 5 Weston Road, Runcorn, Cheshire, WA7 4JU.

16/00245/PLD Application for a certificate of proposed Lawful Development for creation of single storey extension to replace existing single storey extension on the same footprint at 14 Bentinck Street, Runcorn, Cheshire, WA7 1EH.

08/00042/FUL Proposed rear conservatory at 9 Nicholas Road, Widnes, Cheshire, WA8 8ST.

16/00290/NMA Proposed Non Material Amendment to Planning Permission 08/00310/FUL to amend single storey rear extension roof from single slope to centre pitch and

amend positioning of window and door openings to rear extension at 14 Burnsall Drive, Widnes, Cheshire, WA8 4SE.

16/00239/FUL Proposed two storey side extension (addition of first floor extension to north east elevation) at 22 New Barnet, Widnes, Cheshire, WA8 9GR.

16/00335/PLD Application for a Certificate of Proposed Lawful Development for single storey side extension at 30 Aston Green, Runcorn, Cheshire, WA7 3BP.

The following applications had gone to appeal:

15/00108/S73 Proposed removal of condition 1 from Planning Permission APP/D0650/C/10/2126943 to allow the permanent retention of a mixed use for the keeping of horses and a residential gypsy caravan site and the variation of condition 5 to allow the stationing of 12 caravans at any time (of which no more than one shall be a static caravan or mobile home) at land to the South West of Junction between Newton Lane and Chester Road, Daresbury, Cheshire.

15/00300/FUL Proposed erection of 1 no. two storey dwelling with associated car parking and landscaping at Land Adjacent To 2 Chelsea Cottages, Chester Road, Preston Brook, Runcorn, Cheshire, WA7 3AT.

16/00035/FUL Proposed single storey front extension at 119 Cradley, Widnes, Cheshire, WA8 7PN.

16/00163/FUL Proposed construction of 1 no. detached bungalow suitable for occupation by disabled person(s) (DDA Compliant) with associated landscaping and access on part of rear garden at 117 Birchfield Road, Widnes, Cheshire, WA8 7TG.

- 16/00121/FUL** Proposed two storey front extension at 24 Seaton Park, Runcorn, Cheshire, WA7 1XA.
- 15/00115/COU** Proposed Change of Use to residential caravan site for up to 8 caravans including the laying of hardstanding and erection of three amenity blocks at Former Ivy House, Marsh Lane, off Brindley Road, Runcorn, Cheshire, WA7 1NS.
- 15/00005/FUL** Proposed construction of a single storey side extension and single storey rear extension at 117 Birchfield Road, Widnes, Cheshire, WA8 7TG.

The following Appeal Decisions had been made:

Dismissed:

- 15/00300/FUL** Proposed erection of 1 no. two storey dwelling with associated car parking and landscaping at land adjacent to 2 Chelsea Cottages, Chester Road, Preston Brook, Runcorn, Cheshire, WA7 3AT.
- 16/00035/FUL** Proposed single storey front extension at 119 Cradley, Widnes, Cheshire, WA8 7PN.
- 12/00428/S73** Proposed removal of condition 1 from Planning Permission APP/D0650/C/10/2126943 to allow the permanent retention of a mixed use for the keeping of horses and a residential gypsy caravan site at land to the South West of Junction between Newton Lane and Chester Road, Daresbury, Warrington, Cheshire.

Meeting ended at 7.10 p.m.