

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 5 July 2010 at Civic Suite, Town Hall, Runcorn

Present: Councillors Nolan (Chairman), Thompson (Vice-Chairman), P. Blackmore, J. Bradshaw, E. Cargill, Hignett, Hodgkinson, Leadbetter, McInerney, Morley and Osborne

Apologies for Absence: None

Absence declared on Council business: None

Officers present: P. Watts, G. Ferguson, A. Plant and J. Tully

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

Action

DEV7 MINUTES

The Minutes of the meeting held on 7 June 2010, having been printed and circulated, were taken as read and signed as a correct record.

DEV8 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.

DEV9 - 10/00104/OUT - PROPOSED ERECTION OF 18 NO. TWO STOREY DWELLINGS WITH CAR PARKING AND NEW ACCESS ROAD (FROM WEATES CLOSE), TO THE LAND BOUNDED BY WEATES CLOSE AND DANS ROAD, WIDNES.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was reported that the Health and Safety Executive had raised no objections on safety grounds. It was further noted that United Utilities had raised no objections to the proposal.

It was further reported that two local residents has raised concerns regarding the proposal, details of which were outlined in the report for information.

RESOLVED: That the Operational Director Environment and Regulatory, in consultation with the Chair of the Committee, be authorised to approve the application subject to the transfer of land to the west of the site and the following conditions:

Operational
Director
Environment and
Regulatory

- a) The entering into an appropriate legal covenant/agreement to transfer the land to the west of the site, relating to the extant planning permission 09/00144/FUL, into the Council's ownership;
- b) The entering into a S.106 Legal Agreement for a financial contribution towards the provision of off-site public open space.

And the following conditions:-

- 1. Standard approval condition (BE1)
- 2. Prior to commencement submission of material samples (BE2)
- 3. Prior to the commencement of development, details shall be provided to demonstrate through submission of an Energy Strategy, how at least 10% of the proportion of the developments energy requirements is to be secured through the provision of renewable technology within the scheme. For implementation prior to first occupation and maintained throughout the development lifetime (RSS – EM18)
- 4. Prior to commencement submission of boundary treatment details (BE22)
- 5. Prior to commencement ground investigation (PR14)
- 6. Prior to commencement details of existing and proposed levels on and adjacent to the site (BE1)
- 7. Prior to commencement details of drainage (BE1)
- 8. Prior to commencement submission of landscaping scheme including scheme for replacement tree planting on the Warrington Road frontage (BE1)
- 9. Prior to commencement submission of specie planting scheme (BE1)
- 10. Prior to commencement submission of detailed management scheme for non adoptable areas of car parking and landscaping for submission, approval and implementation throughout the lifetime of development (BE1)
- 11. Landscaping implementation (BE1)
- 12. Prior to commencement details of acoustic barrier

between the site and the public house site adjacent to be implemented prior to occupation and retained thereafter (BE1 and BE22)

13. Prior to the commencement of development a construction management plan to be provided and approved plan to be adhered to throughout the course of construction (BE1)
14. Prior to commencement details of wheel wash facilities to be used during the course of construction (BE1)
15. Limitation of hours of construction and construction deliveries (BE1)
16. Dwellings to be fitted with a sufficient level of protective thermal double glazing to bedrooms, living rooms and kitchens, to be approved in writing by the Local Planning Authority prior to commencement, installed prior to occupation and retained thereafter (BE1)
17. Provision of required bin storage facilities for all individual dwellings at developer's expense. (BE1)

DEV10 - 10/00150/FUL - PROPOSED ERECTION OF 20 NO. TWO AND THREE BEDROOM HOUSES WITH ASSOCIATED LANDSCAPING TO THE LAND OFF RIVENMILL CLOSE, WIDNES.

The Committee was advised the applicant had asked that the application be deferred. The Committee agreed to the request

DEV11 MISCELLANEOUS ITEMS

The Committee was advised that appeals had been received following the Council's refusal of the following applications:-

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| 09/00404/OUT | Outline application (with appearance, landscaping, layout and scale matters reserved) for residential development (up to 5 No. dwellings) on Land to rear of 8 Moughland Lane Runcorn |
| 10/00027/COU | Proposed change of use of existing retail premises to Indian hot food takeaway (Use Class A5) at 12 Cronton Lane Widnes |

It was further noted that appeals had been lodged

following the Council's refusal of the following applications:-

Decisions had been received as follows :-

09/00206/OUT Outline application (with all matters reserved) for demolition of existing bungalow and erection of 2 No. dwelling houses at 22 Rock Lane Widnes

This appeal was dismissed

09/00418/FUL Proposed erection of 1 No. two storey (end of terrace) dwelling at Welsh Chapel Waterloo Road Runcorn

This appeal was dismissed

It was noted that the the following applications had been withdrawn :-

10/00122/FUL Proposed garage conversion, side / rear extension and first floor extension at 13 Azalea Grove Runcorn

10/00160/FUL Proposed amendment to planning consent 09/00326/FUL (for construction of 1 No.two storey dwelling) to include additional windows at Land adjacent to 54 Lunts Heath Road Widnes

Meeting ended at 6.47 p.m.