

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 14 March 2011 at Civic Suite, Town Hall, Runcorn

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

Apologies for Absence: Councillor Leadbetter

Absence declared on Council business: None

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

Also in attendance: Councillors Findon and Balmer and 26 Members of the Public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

DEV59 MINUTES

The Minutes of the meeting held on 14 February 2011, having been printed and circulated, were taken as read and signed as a correct record.

DEV60 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.

Councillor Morley abstained from debate and voting on the following application as he had previously been involved with the matter as a Ward Councillor and wished to avoid any suggestion of bias/predetermination.

DEV61 - 10/00147/COU - PROPOSED CONVERSION OF EXISTING BARN TO FORM RESIDENTIAL DWELLING TOGETHER WITH SINGLE STOREY SIDE EXTENSION, 1.5 STOREY REAR EXTENSION AND NEW VEHICULAR ACCESS AT HAREFIELD FARM BARN, WARRINGTON ROAD, RAINHILL, ST HELENS

Action

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

Mr Ian Schofield, the applicant, addressed the Committee and informed Members that he had purchased the barn for the sole purpose of turning it into a family home for his family, which included his 81 year old father. He stated that the plans complied with the guidance and that the extension would not encroach upon his neighbour's privacy. He further stated that the extension would be built incorporating natural energy resources using local craftsmen. He further stated that the Council should be supportive of residents who wished to adapt their homes for the purpose of accommodating elderly relatives.

Caroline Wilson, the applicant's neighbour, then addressed the Committee and spoke against the application.

She stated that the building was currently an agricultural barn and that the proposal would be contrary to Policy GE4. She further commented that the existing property was 2,000 m² and therefore had ample space inside to accommodate an elderly relative without the need for an extension. Plans were then referred to and presented to the Committee, which showed the impact that the extension would have on her property, running the full length of her garden in very close proximity to the fence and her home with the potential to block out sunlight on what was a South facing boundary. She stated that the property was also in the Greenbelt, that the proposal was inappropriate and did not reflect the character of the original barn.

Following Members debate and responses to queries raised, Members agreed with the recommendation to refuse the application.

RESOLVED: That the application be refused as the proposals would result in significant extension and alteration to the appearance and character of the original barn to the detriment of the character of the original barn by means of a single storey side extension. The proposed extension would also, by virtue of its scale and proximity to the boundary to the south of garden space at the attached property at Harefield Farm, Warrington Road, have an overbearing and unacceptable impact on the outlook from that property and amenity space to the detriment of the amenity of residents at that property.

As such the proposals were considered contrary to Policy BE1, BE2 and GE4 of the Halton Unitary Development Plan.

DEV62 - 10/00355/FUL - PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 126 NO. DETACHED TWO STOREY DWELLINGS, ROADS, OPEN SPACE, LANDSCAPING AND ANCILLARY DEVELOPMENT ON LAND TO NORTH EAST OF RAIL LINE, BARROWS GREEN LANE, WIDNES

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

It was noted that since the report was published the Council had received a petition of 127 signatures calling on them to reject the proposed entrance; investigate other site entrances; and to fully consult with local residents on any future proposals. 141 copies of individually signed letters had been received in objection to the scheme. Issues raised related to highway capacity and safety both during and after construction and that an alternative entrance be developed in consideration of the risk, safety and well being of existing and future residents. A number of photographs had also been supplied in evidence of the inadequacy of existing footpaths and Barrows Green Lane, and of work reportedly being carried out prior to approval of planning permission. It was considered that no significant additional issues not previously addressed through the report had been raised.

Officers further reported that 6 more letters of objection had been received, relating to the pedestrian link distance and anti social behaviour. In response it was commented that the link was required as an emergency access point and route from the site. The objectors had requested that the access point be relocated; however the only option for this would use Green belt land that was not part of the submitted application.

The Highway's Officer presented the highway and pathway improvements that had been made, since the application was deferred. The Highways Authority had since raised no objection to the proposals.

Sue McLoughlin addressed the Committee and spoke on behalf of the residents and was a representative of Barrows Green Lane Action Group, objecting to the highway and pathway arrangements. She cited that due diligence

had not been applied with regards to this and provided information relating to the danger of traffic and traffic speeds over the bridge, which was in close proximity to the entrance of the site. She further stated that the entrance to the site would be dangerous to cars and pedestrians and requested that it be relocated to South Lane.

David Roberts spoke on behalf of Redrow Homes and spoke in support of the application. He presented information and maps to the Committee showing the highway improvements. He provided evidence of research into the traffic flow at the entrance and exit of the site, the amount of traffic, speed of traffic and visibility. Furthermore he stated that traffic calming would be looked at in conjunction with a consultation exercise with residents in the future.

Councillor Balmer then addressed the Committee and commented that developers should invest more in public consultation before submitting applications to the Council as the opinion of residents was crucial to the success of a development. This information would then help the Development Control Committee to reach decisions more effectively.

In response to queries raised by Members it was noted that:

- There was sufficient stopping/braking distance from the bridge to the site entrance;
- Visibility was in excess of the required standard;
- Removal of the hedge would be looked at;
- A second access point would be looked at;
- A 20 mph speed restriction could be looked at provided traffic calming methods were implemented as well, as required by the Police; and
- In principle, meetings with surrounding residents and the Council could be arranged in future, to discuss the highway and pathway concerns.

It was noted that it was the Council's view that the road was safe, as supported by the recommendations in the report, however the Council's Officers and Members would be prepared to meet with residents and to listen to their concerns.

RESOLVED: That the proposal be approved subject to:

- a) The entering into a Legal Agreement for the provision

of a financial contribution towards: off-site public open space, public transport, highway works, Greenway improvements and the establishment of a local liaison meeting;

b) Conditions relating to the following:

- 1) Condition specifying amended plans (BE1);
- 2) No development shall begin until written details and agreement of construction vehicle access routes and construction car parking and management plan (BE1);
- 3) Materials condition, requiring the submission and approval of the materials to be used (BE2);
- 4) Landscaping condition, requiring the submission of both hard and soft landscaping to include replacement tree and hedgerow planting (BE2);
- 5) Boundary treatments including retaining walls to be submitted and approved in writing (BE2);
- 6) Wheel cleansing facilities to be submitted and approved in writing (BE1);
- 7) Construction and delivery hours to be adhered to throughout the course of the development (BE1);
- 8) Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/ commencement of use (BE1);
- 9) Submission and agreement of finished floor and site levels (BE1);
- 10) Conditions relating to restriction of permitted development rights relating to boundary fences etc (BE1);
- 11) Site investigation, including mitigation to be submitted and approved in writing (PR14);
- 12) Conditions relating to tree and hedgerow protection during construction (BE1);
- 13) Conditions relating to surface water management (PR16);
- 14) Submission and agreement of detailed construction of surface water detention pond (BE1);
- 15) Submission and agreement of scheme for protection, planting and management of buffer zone to brook (BE1);
- 16) Prior to commencement a survey for ground nesting birds to be submitted and approved (BE1 and GE21);
- 17) Submission and agreement of biodiversity plan including native planting and wildlife refuge features and bird boxes (BE1 and GE21); and
- 18) Grampian conditions relating to off-site works to

footway to frontages to Barrows Green Lane and speed reduction measures (TP9, TP6 and TP15); and

- c) That if the S106 Agreement or alternative arrangement is not executed within a reasonable period of time, authority be delegated to the Operational Director – Environment and Regulatory Services in consultation with the Chairman or Vice Chairman of the Committee to refuse the application on the grounds that it fails to comply with Policy S25 (Planning Obligations).

DEV63 - 10/00455/FUL - PROPOSED CONSTRUCTION OF NEW DETACHED 2 BEDROOM DWELLING HOUSE, 8 CHAPEL LANE, WIDNES

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

Mr Philip Barron, a local resident, addressed the Committee and spoke against the application. He stated that this development would impact upon the privacy of surrounding neighbours at numbers 47, 49 and 51 as these properties would be overlooked. He referred to the application as 'garden grabbing'. Reference was also made to the potential for flooding due to drainage channel problems and that as the property was situated on a bend, it would be hazardous for cars reversing out of the driveway onto the main road.

Councillor Findon then addressed the Committee and spoke against the application on behalf of local residents. He raised the same concerns regarding the bend in the road and queried the lack of details regarding the provision for a septic tank. Furthermore he agreed that the proposal would have an overbearing impact on the surrounding properties which would result in loss of privacy.

In response it was noted that United Utilities had raised no objection to the application. With regards to exiting the property, it was confirmed that there was sufficient space to turn a car on the driveway without having to reverse onto the road.

RESOLVED: That the application be approved subject to conditions relating to the following, and the addition of a condition relating to drainage:

1. Specifying Amended Plans (BE1);
2. Materials condition, requiring the submission and approval of the materials to be used (BE2);
3. Landscaping condition, requiring the submission of both hard and soft landscaping (BE2);
4. Submission and agreement of drainage details (BE1);
5. Boundary treatments to be submitted and approved in writing (BE2);
6. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
7. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/ commencement of use (BE1);
8. Submission and agreement of finished floor and site levels (BE1);
9. Site investigation, including mitigation to be submitted and approved in writing (PR14);
10. Protection of trees/ hedgerows (BE1); and
11. Restricting permitted development rights relating to extensions, outbuildings and addition of windows and dormers.

DEV64 - 10/00482/OUT - APPLICATION TO EXTEND TIME LIMIT OF EXTANT PLANNING PERMISSION 07/00681/OUT (OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR DEVELOPMENT OF SANDYMOOR LOCAL CENTRE INCLUDING UP TO 34 NO. DWELLINGS AND INCLUDING UP TO 3,000 SQM OF COMMERCIAL, RETAIL HEALTH, RECREATION AND LEISURE FLOORSPACE) ON LAND OFF PITTS HEATH LANE, SANDYMOOR, RUNCORN

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

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

1. Reserved matters condition, for the submission of and approval prior to the commencement of development;
2. Time limit for the submission of reserved matters;
3. Time limit for the commencement of development;
4. Reserved matters to be submitted and carried out as approved;
5. Requiring development to satisfy the standards and guidance of the Local Planning Authority and specifying maximum heights for the proposed

- buildings to 3 storeys and in accordance with the submitted heights schedule (BE1);
6. Materials condition, requiring the submission and approval of the materials to be used (BE2);
 7. Drainage condition, requiring the submission and approval of drainage details (BE1);
 8. Drainage condition, requiring the implementation of appropriate oil interceptor (BE1);
 9. Requiring agreement and implementation of a scheme of compensatory flood storage works (BE1);
 10. Requiring the development is carried out in strict accordance with the recommendations of the submitted ecological survey (GE21);
 11. Landscaping condition, requiring the submission of both hard and soft landscaping (BE2);
 12. Requiring a full arboricultural method statement and tree protection plan (BE1);
 13. Tree protection and requiring that no trees be felled unless agreed through detailed submission (BE1);
 14. Requiring a comprehensive landscaping plan including new and replacement tree planting (BE1);
 15. Site investigation, including mitigation to be submitted and approved in writing (PR14);
 16. Boundary treatments including retaining walls to be submitted and approved in writing (BE2);
 17. Wheel cleansing facilities to be submitted and approved in writing (BE1);
 18. Details of disabled access and parking to be submitted and approved in writing; (BE2);
 19. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
 20. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/ commencement of use (BE1);
 21. Agreement and implementation of cycle parking provision (TP6);
 22. Restricting number of ground floor retail/ commercial units in non-retail (A1) use to no more than approximately 50 per cent (TC9);
 23. Requiring submission and agreement of details relating to external flues/ air conditioning or extraction units/ any other plant (BE1);
 24. Specifying floor space limits for retail uses (TC4);
 25. Submission and agreement of finished floor and site levels (BE1);
 26. Restricting opening hours in accordance with details to be agreed (BE1);
 27. Restricting external lighting (PR4); and
 28. Requiring submission and agreement of details of ancillary development including recycling and refuse

facilities, CCTV, substation etc (BE1).

DEV65 - 10/00515/FUL - PROPOSED PARTIAL DEMOLITION AND REDEVELOPMENT OF EXISTING HIGH SCHOOL, WITH ASSOCIATED WORKS, LANDSCAPING AND ACCESS IMPROVEMENTS AT WADE DEACON HIGH SCHOOL, BIRCHFIELD ROAD, WIDNES, CHESHIRE, WA8 7TD

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

Since the report was published the applicant had submitted details to address concerns raised by the residents of 93a and 93b Highfield Road. These included the provision of landscaping to the side of 93b and the provision of obscured glazing to the lower window panels on the 1st and 2nd floors. These would be subject to conditions. They also proposed to provide weld mesh fencing to the side on 93b to maximum height of 3.6 m, for extra security. The applicant had discussed this with the residents, and the planning department was carrying out a seven day consultation to the nearest resident affected.

It was noted that one further representation had been received in relation to the transport statement and concerns over the potential impact caused by more traffic in the area. These issues had already been addressed in the committee report and an update on highway matters was provided at the committee meeting.

It was noted that the following additional conditions would be added to the application:

- Amended plans condition listing the amended plans; and
- A recommendation in relation to the provision of obscured glass to the 1st and 2nd floors of the south facing elevation of the new school building.

Mr Scott addressed the Committee, who was the Consultant working on the design of the school. He commented that the new school would create an enhanced learning environment for 1,500 pupils in one facility as opposed to the current two. There would be an extension to the west of the building and a new 600 seat performance hall would be added. The front entrance would be enhanced by opening it up and the 1920's style of the building would

be preserved.

In response to Members queries it was confirmed that there would be a drop off facility within the grounds of the school, thus providing parents with a safe drop off place without having to stop on the main road. Traffic calming measures would also be implemented around the entrance to the school.

RESOLVED: That the application be approved subject to the following conditions and additional two conditions mentioned above: -

1. The development to which this permission relates must begin no later than the expiration of 3 years from the date of this permission (BE1 and BE2);
2. The development hereby approved shall be carried out in total accordance with the listed approved plans and documents (BE1 and BE2);
3. The hours of demolition/construction of building on site shall be restricted to 07:00 hours to 18:00 hours Monday to Friday, 07:30 hours to 14:00 hours on Saturday with no work at any other time including Sundays and Public Holidays (BE1 and BE2);
4. No façade or roofing work shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority (BE2);
5. No hard landscaping or road work shall take place until details and samples of all surfacing materials to roadways, parking and servicing areas have been submitted to and approved in writing by the Local Planning Authority (BE1 and BE2);
6. No works to the boundary shall take place until details of the position, design, materials and type of all walls and/or fences or permanent boundary treatment, whether or not shown to be erected on the approved plans, have been submitted to and approved in writing (BE1 and BE2);
7. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, or removed without the prior written consent of the Local Planning Authority (BE1 and BE2);
8. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced (BE1 and BE2);
9. The development hereby approved shall be carried

out in accordance with the requirements of the Level 1 Flood Risk Assessment by Cundall dated 16 December 2010 (PR16);

10. Conditions for final hard and soft landscaping including full planting scheme to be submitted for approval (BE1 and BE2);
11. Prior to the commencement of development a method statement shall be submitted to and approved in writing by the Local Planning Authority, which outlines the method of construction, details of deliveries to the site during construction, how and where materials will be unloaded and details of where contractor's vehicles will park;
12. No works shall begin at the site until full details of the wheel wash facilities have been submitted to and approved in writing by the Local Planning Authority (BE1 and BE2);
13. Hedge or tree removal shall be undertaken outside the bird nesting season (GE21);
14. The development hereby approved shall be carried out in accordance with the submitted Site Waste Management Plan dated 16 December 2010;
15. Prior to the installation of any external lighting full details of all floodlighting shall be submitted to and approved in writing by the Local Planning Authority;
16. Prior to the first occupation of the main building details of soffit bat boxes and bat tubes shall be submitted to and approved and be installed;
17. The development shall be carried out in accordance with the mitigation measures outlined in the submitted ecological surveys (GE21);
18. Details of the proposed final ground levels and finished floor levels shall be submitted to and approved in writing (BE1 and BE2);
19. The development shall be carried out in accordance with the proposed phasing plans submitted with the application unless otherwise agreed in writing by the Local Planning Authority;
20. Condition relating to any further relevant SI work, required including risk assessment and mitigation and validation (PR14);
21. Details of a scheme for source separation and or storage of different types of waste generated by the development and appropriate bin storage facilities shall be submitted to and approved in writing;
22. Prior to the occupation the existing Travel Plan shall be updated and reviewed in accordance with current guidelines with appropriate new targets and measures Set, It should be regularly monitored in accordance with the timescales set out in the plan

with the results being submitted to the Local Planning Authority;

23. Prior to the opening of the new entrance road, the existing bus layby on Birchfield Road shall be removed and reinstated as footway in accordance with detailed plans and specification to be submitted to and approved in writing;
24. Prior to the first occupation of the main building the existing vehicular access to the school from Birchfield Road shall be removed and reinstated as a pedestrian access, in accordance with details to be submitted to and approved in writing;
25. Prior to first occupation the new vehicular access to the site shall be provided in full accordance with details and specification to be submitted to and approved in writing;
26. Details of the cycle parking shall be submitted to and approved in writing;
27. Condition confirmation of lighting details of the MUGA (GE12);
28. Condition for full design details of playing field and indoor provision (GE12);
29. Condition for the detail of works to upgrade existing pitches to be submitted (GE12);
30. Condition for further phasing plan to ensure playing pitch and sports provision during construction (GE12);
31. Condition for further submission of a community use scheme prior to first occupation (GE12);
32. Condition that no development shall commence until a scheme to limit the surface water run-off has been submitted to and approved (PR16);
33. Condition that no development shall commence until a scheme to manage the risk of flooding from overland flow of surface water (PR16); and
34. Condition requiring the implementation of off site highway improvements.

Councillor Hodgkinson declared a personal interest in the following item as his wife was on the Board of Governors for the Grange School.

DEV66 - 11/00003/HBCFUL - PROPOSED NEW SCHOOL BUILDING WITH ANCILLARY DEVELOPMENT INCLUDING HIGHWAYS, PARKING, LANDSCAPING AND PLAYING FIELDS WITH DEMOLITION OF EXISTING SCHOOL BUILDINGS AT THE GRANGE SCHOOL, LATHAM AVENUE, RUNCORN, WA7 5DX

The consultation procedure undertaken was outlined

in the report together with background information in respect of the site.

Since the report was published four further letters of representation had been received in relation to the scheme raising additional issues not previously raised through the report, relating to access for emergency vehicles, given parking and highway conditions, and impacts associated with the proposed wind turbine. A letter had also been received from Derek Twigg MP requesting that objections be brought to the attention of the Committee.

It was noted that the applicant had now formally confirmed their withdrawal of the wind turbine element of the scheme and on that basis Liverpool John Lennon Airport had confirmed that they raised no objection.

Mr Dyson, the Architect for the design of the School, addressed the Committee. He commented that the design of the new school would provide a single unified school under one roof. The final design was the result of 18 months dialogue, public consultation and engagement with the community.

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

1. Standard approval condition (BE1);
2. Conditions relating to amended plans and listing relevant submitted plans and information;
3. Requiring development and use be carried out in accordance with listed plans and documents including mitigation measures and recommendations unless otherwise agreed (BE1);
4. Requiring submission and agreement of a construction and environmental management plan including dust and noise mitigation, vehicle access routes and construction car parking (BE1);
5. The development shall be carried out in accordance with the proposed phasing plans submitted with the application unless otherwise agreed in writing by the Local Planning Authority;
6. Materials condition requiring the submission and approval of the materials to be used (BE2);
7. Landscaping conditions requiring the submission and implementation of both hard and soft landscaping to include replacement tree planting. (BE2);
8. Boundary treatments to be submitted and approved in writing (BE2);
9. Wheel cleansing facilities to be submitted and

- approved in writing (BE1);
10. Conditions relating to external lighting requiring design, installation and maintenance in accordance with ILEA guidelines and prior agreement of floodlighting to be installed;
 11. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
 12. Vehicle access, parking, servicing etc to be constructed prior to occupation/ commencement of use (BE1);
 13. Conditions relating to the agreement/ implementation of bin stores, substation(s) and cycle parking provision (TP6);
 14. Submission and agreement of finished floor/ site levels (BE1);
 15. Site investigation, including mitigation to be submitted and approved in writing (PR14);
 16. Conditions relating to tree protection during construction (BE1);
 17. Conditions relating to surface water management (PR16);
 18. Submission and agreement of detailed construction of surface water detention pond (BE1);
 19. Prior to commencement a survey for nesting birds to be submitted and approved (BE1 and GE21);
 20. Submission and agreement of biodiversity plan including native and wildlife planting refuge features and bird boxes (BE1 and GE21);
 21. Conditions relating to provision and implementation of a surface water regulation system (PR16);
 22. Condition that no development shall commence until a scheme to manage the risk of flooding from overland flow (PR16); and
 23. Conditions relating to standards phasing and implementation of playing pitch / sports facility provision and submission of details of community use scheme prior (GE12).

DEV67 - 11/00018/FUL - 11/00018/FUL - PROPOSED EXTENSION OF TIME LIMIT FOR IMPLEMENTATION OF 07/00832/FUL AT FORMER EXPRESS DAIRIES, SEWELL STREET/PERRY STREET, RUNCORN, CHESHIRE

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

RESOLVED: That the application be approved subject to:

a) the entering into a Section 106 Legal Agreement for a financial contribution towards off site improvements and public open space within a reasonable timescale from the date of the Committee Resolution, but no later than 4 months. Should the applicant fail to achieve this, the decision of refusal to be delegated to the Operational Director – Environment and Regulatory Services in consultation with the Chairman or Vice Chairman of the Committee to refuse the application on the grounds that it fails to comply with Policy S25 (Planning Obligations).

b) and the following conditions:

- 1) Provision of amended plans removing Type A balcony detail and improvement of bin and cycle storage (BE1);
- 2) Submission of material samples prior to commencement (BE2);
- 3) Prior to commencement submission of existing and proposed levels (BE1);
- 4) Tree protection measures to be agreed prior to commencement and implemented (BE1);
- 5) Provision of and implementation of landscaping scheme x 3 (BE1);
- 6) Prior to commencement ground investigation and remediation where necessary (PR14);
- 7) Provision of highway works improving junction of Picton Avenue and Sewell Street prior to commencement of apartment block (BE1);
- 8) Provision of resident car parking, 5 spaces at junction of Picton Avenue and Sewell Street and 9 spaces to rear of Picton Avenue in accordance with approved plans prior to commencement of apartment block (BE1);
- 9) Approval of boundary treatment (BE22);
- 10) Approval of balcony and roof garden boundary treatment (BE22 and BE1);
- 11) Approval of secure bin store details prior to commencement (BE2);
- 12) Approval of secure cycle store details prior to commencement (BE2 and TP6);
- 13) Approval of any additional lighting to the external building elevations (BE1);
- 14) Prior to occupation details of scheme of recycling separation within each kitchen of residential unit to be approved (BE1 and BE2);
- 15) Prior to occupation provision of submitted and approved waste recycling separation receptacles in each kitchen of each residential unit (BE1 and

- BE2);
- 16) Prior to occupation implementation of noise attenuation measures (PR8);
 - 17) Vehicle, car parking and servicing to be laid out prior to occupation (BE1);
 - 18) Wheel cleansing details, including method statement and implementation (BE1); and
 - 19) Hours of construction and deliveries (BE1).

DEV68 MISCELLANEOUS ITEMS

The following application had been withdrawn :-

10/00514/ADV	Proposed installation of 1 No non-illuminated directional sign at Ring O Bells, Chester Road, Daresbury, Cheshire
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Planning Appeal Decisions:-

10/00350/FUL	Proposed rear conservatory at 56 Penrhyn Crescent, Runcorn, Cheshire
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ALLOWED

Decision received from the Local Government Ombudsman:

A complaint was made to the Local Government Ombudsman in relation to a planning application for a replacement church at Church of Latter Day Saints, Clifton Road. The complaint was in relation to the consultation carried out by the Council and that the resident had not been notified. The complainant also stated that had he been aware of the application he would have objected on the grounds of the affect the development has on his view.

The decision of the Ombudsman was that he was satisfied that the publicity of the planning application complied with the law and that the objection the complainant would have made would not have swayed the Council from reaching a different decision. The loss of a view and the possible devaluation of his property cannot be taken into account by the Council in reaching their decision. The distance from the complainant's house could not reasonably allow the Council

to refuse the application on the grounds of loss of amenity from the overlooking of his garden.

The Local Government Ombudsman was satisfied that there had been no maladministration in the way the Council had dealt with the planning application.

Meeting ended at 8.12 p.m.