

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 10 October 2011 at Civic Suite, Town Hall, Runcorn

Present: Councillors Nolan (Chairman), Thompson (Vice-Chairman), J. Bradshaw, A.Cole, Hignett, Hodgkinson, T McInerney and Osborne

Apologies for Absence: Councillors Balmer, Gilligan and Leadbetter

Absence declared on Council business: None

Officers present: A. Jones, J. Tully, T. Gibbs, M. Noone, A. Plant, J. Farmer and Evans

Also in attendance: Councillor Stockton and 11 Members of the Public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

DEV21 MINUTES

The Minutes of the meetings held on 15th and 30th August 2011, having been printed and circulated, were taken as read and signed as a correct record.

DEV22 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.

DEV23 - 10/00397/OUT - OUTLINE APPLICATION FOR THE DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF UP TO 168 RESIDENTIAL DWELLINGS (WITH APPEARANCE, LANDSCAPING, LAYOUT, SCALE AND ACCESS MATTERS RESERVED) ON LAND AT HALTON ROAD, RUNCORN

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

Action

The Committee was addressed by Mr Paul Musgrove, a local resident who spoke against the application on behalf of some residents on Halton Road, Halton Crescent and Stonehills Lane.

He commented that there was already limited parking available in the area, which would worsen, particularly along Stonehills Lane with the development of houses 1 to 9. He also made reference to inadequate roads leading to and from the development, and alleyways which would encourage people to congregate and cut through. He also commented that there would be disruption to residents from noise during construction and access to the local school would be hampered by increased traffic and parking along the road.

Councillor Stockton then addressed the Committee and spoke on behalf of local residents against the application. He cited that noise from construction; loss of privacy for existing residents; loss of habitat and pollution would occur from the development. He also raised traffic, congestion and highway safety concerns; the potential for ground contamination from the previous use of the land; and doubts over whether the existing infrastructure of the area would be compromised.

Members discussed the application and raised concerns over the density of the project and also the narrowness of some of the roads around the site which could have the potential for parking problems and lead to traffic congestion in the area. It was the consensus that these issues should be looked at more closely and was agreed therefore, that the application be deferred so that these issues could be put forward to the applicant so they had the opportunity to submit a revised scheme.

RESOLVED: That the application be deferred so that the issues raised could be referred to the applicant for consideration.

DEV24 - 11/00290/FUL - APPLICATION FOR A NEW PLANNING PERMISSION TO REPLACE EXTANT PLANNING PERMISSION IN ORDER TO EXTEND THE TIME LIMIT FOR IMPLEMENTATION ON 08/00273/FUL, FOR THE PROPOSED DEMOLITION OF THREE STOREY HOTEL AND ERECTION OF 15 NO SELF CONTAINED FLATS IN A THREE STOREY BLOCK AT FORMER PANORAMA HOTEL SITE, CASTLE ROAD, 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 the following:

- a) The entering into of a Legal Agreement for the provision of a financial contribution towards off-site public open space as necessary;
- b) Conditions relating to the following:
 1. Standard condition relating to timescale and duration of the permission;
 2. Condition listing the relevant plans;
 3. Submission of sample materials (BE2);
 4. Conditions for access (including visibility splay) and parking/layout, cycle parking provision (BE1, TP12);
 5. Site investigations and remediation required (PR14);
 6. Details of drainage (BE1);
 7. Conditions for landscaping and planting schemes to be approved in writing (BE1);
 8. Condition for details of boundary treatment and retention of stone boundary wall (BE12);
 9. Conditions specifying construction and delivery hours (BE1);
 10. Wheel wash facilities (BE1);
 11. Details of finished floor and site levels (BE1, BE2);
 12. Provision of recycling separation inside each apartment (BE1);
 13. Full details of external bin store and provision of receptacles prior to occupation (BE1, BE2);
 14. Conditions for tree protection measures (GE27);
 15. Condition for the details of any retaining walls to be agreed in writing (BE1, BE2);
 16. Condition for the recording of the boundary walls (BE12);
 17. Condition for method statement for the construction including highway management (BE1);
 18. Condition for Archaeological watching brief (BE6);
 19. Condition for the submission of details for the disposal of foul and surface waters (BE1); and
- c) That if the S106 Agreement or alternative arrangement was not executed within a reasonable period of time, authority be delegated to the Operational Director – Policy, Planning and

Transportation, in consultation with the Chairman or Vice Chairman of the Committee to refuse the application on the grounds that it failed to comply with Policy S25 (Planning Obligations).

DEV25 - 11/00292/FUL - APPLICATION FOR A NEW PLANNING PERMISSION TO REPLACE AN EXTANT PLANNING PERMISSION IN ORDER TO EXTEND THE TIME LIMIT FOR IMPLEMENTATION ON 07/00772/FUL (PROPOSED ERECTION OF 10 NO SINGLE/PART TWO STOREY DETACHED AND SEMI DETACHED INDUSTRIAL BUILDINGS (USE CLASSES B1/B2/B8) AND UP TO 39 NO OFFICE UNITS IN 5 NO TWO STOREY BLOCKS (USE CLASS B1) ASSOCIATED EXTERNAL WORKS/STRUCTURES AND SUB STATION AT LAND BOUNDED BY BENNETTS LANE AND DANS ROAD AND GORSEY LANE, WIDNES, 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 conditions relating to the following:

1. Materials condition, requiring the submission and approval of the materials to be used (BE2);
2. Specifying amended plans (BE1);
3. Requiring that the scheme be implemented in full accordance with the approved plans/ details unless otherwise agreed (BE1);
4. Boundary treatments to be submitted and approved in writing (BE2);
5. Wheel cleansing facilities to be submitted and approved in writing and used during construction (BE1);
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/ commencement of use (BE1);
8. Agreement and implementation of cycle parking provision (TP6);
9. Agreement and implementation of bins and recycling areas, feature shelter, seating, planters and other street furniture BE2;
10. Requiring implementation of Travel Plan (TP16);
11. Restricting external lighting (BE1);
12. Restricting external security shutters (BE1);
13. Restricting external storage and working (BE1);

14. Site investigation, including mitigation to be submitted and approved in writing (PR14);
15. Protection of trees (BE1);
16. Drainage (PR16); and
17. Details of off site cycleway to be provided on the frontage of the site.

DEV26 MISCELLANEOUS ITEMS

The following applications had been withdrawn :-

11/00181/FUL Proposed single and two storey rear extension at 82 Farnworth Street, Widnes, Cheshire WA8 9LW.

10/00254/FUL Proposed redevelopment of site for the erection of an A1 food store (1710sq.m. GEA), 2 No. A1 non-food retail units (1784 sq.m. GEA) and an A4 family pub/restaurant (697 sq.m. GEA) with associated parking, reconfigured vehicular and pedestrian access and landscaping provision at Vestric House, West Lane, Runcorn Cheshire

Planning Appeal Decisions:-

11/00135/FUL Retrospective application to change flat roof dormer window to pitched roof dormer window at 8 Bandon Close, Hale, Liverpool, L24 5RZ
DISMISSED

10/00496/FUL Proposed replacement of flat roof of front dormer to a pitched roof at 4 Bandon Close, Hale, Liverpool, L24 5RZ
DISMISSED

Meeting ended at 7.06 p.m.