

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 3 November 2014 at the Civic Suite, Town Hall, Runcorn

Present: Councillors Nolan (Chairman), Morley (Vice-Chairman), R. Hignett, S. Hill, June Roberts, Rowe, Thompson, Wainwright, Woolfall and Zygadlo

Apologies for Absence: Councillors Cole, C. Plumpton Walsh and J. Stockton

Absence declared on Council business: None

Officers present: A. Jones, J. Tully, T. Gibbs, A. Plant, J. Eaton and J. Farmer

Also in attendance: Two members of the public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

	<i>Action</i>
DEV21 MINUTES	
The Minutes of the meeting held on 8 September 2014, having been 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 - 14/00455/FUL - PROPOSED DEMOLITION OF EXISTING BUILDINGS AND DEVELOPMENT OF 175 NO. DWELLINGS WITH ASSOCIATED INFRASTRUCTURE INCLUDING PARKING, PEDESTRIAN ACCESS, HIGHWAY WORKS, LANDSCAPE AND BOUNDARY TREATMENTS AND PUBLIC OPEN SPACE AREA, VEHICULAR ACCESSES FROM PAGE LANE AND WARRINGTON ROAD (PHASE 1 AND 2); AND SITE CLEARANCE/DEMOLITION AND REMEDIATION, HARD STANDING AND A FURTHER VEHICULAR ACCESS TO SERVE THE SITE FROM WARRINGTON ROAD (PHASE 3) ON LAND BOUNDED BY WARRINGTON ROAD AND PAGE LANE, WIDNES, CHESHIRE.	

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

It was reported that since the publication of the agenda, one additional representation had been received which raised concerns over highway safety due to the addition of new driveways on Page Lane. Amended landscaping plans had been received and the Construction Management Plan had been updated to reflect observations made by the Highway Officer. It was also reported that the Environmental Health Officer confirmed that they had no objections to the proposed development based on the observations made in the report and the suggested conditions.

The Committee was addressed by Mr Lynch on behalf of Halton Housing Trust (HHT). He advised members that the project was a partnership between Russell Homes and HHT which was funded by the HCA. He stated that it was a brownfield site that was originally planned for retail development but no interested parties came forward. This development therefore provided an opportunity to redevelop a site which was currently an eyesore and would be neglected further otherwise. The proposal was to develop high quality homes which would transform the look and feel of the site.

Mr Lynch advised that the scheme itself would provide 175 new affordable homes consisting of semi-detached houses and flats which were near to the town centre. He said they would be of a high design quality with good open space landscaping which was well above the amount that was required according to planning policy. He advised that they had completed consultations with the local community and no objections had been received and the application also complied with all areas of planning policy.

Members discussed the application, in particular the location of the children's play park within the scheme. It was confirmed that the play area would only be accessed through the estate roads and would be fenced all the way around preventing access to the surrounding roads. It was noted that the play area would be managed by HHT. The application was approved subject to the conditions listed below.

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

1. Time Limit – Full Permission.
2. Approved plans.
3. Implementation in accordance with Proposed Site Levels (Policy BE1).
4. Facing Materials to be Agreed (Policies BE1 and BE2).
5. Implementation of Submitted Soft Landscaping Scheme and subsequent maintenance (Policy BE1).
6. Implementation of Submitted Boundary Treatments Scheme and subsequent maintenance (Policy BE1).
7. Breeding Birds Protection – (Policy GE21).
8. Implementation of Open Space and LEAP – (Policy H3).
9. Hours of Construction – (Policy BE1).
10. Implementation of Construction Management Plan (Highways) – (Policy BE1).
11. Restriction of Hours of Use – Phase 3 land – Open Storage Use – (Policy BE1).
12. Provision of Affordable Housing – (Policy CS13).
13. Implementation of Acoustic Fences – (Policy PR2).
14. Ground Contamination - (Policy PR14).
15. Off Site Highway Works – (Policy BE1).
16. Provision and Retention of Parking for Residential Development – (Policy BE1.)
17. Highway to be made good following connection works – (Policy BE1).
18. Precise Access Details to be submitted – (Policy BE1).
19. Implementation of Drainage Strategy – (Policy PR16).
20. Biodiversity Enhancements – (Policy GE21).
21. The requirement for a further Bat Survey if works not commenced within two years of date of decision – (Policy GE21).

DEV24 MISCELLANEOUS ITEMS

The following applications had been withdrawn:

14/00181/HBCFUL Proposed removal of 2m high steel mesh fencing from three sides of ball court and replacement to same line with 6m high steel ball stop fencing, erection of 2.4m high steel mesh perimeter fencing and double gate to existing garden area and creation of new

	pedestrian access to Community Centre grounds from highway footpath at Grangeway Youth and Community Centre, Grangeway, Runcorn, Cheshire, WA7 5HA.
14/00185/FUL	Proposed single storey side and rear extensions at 4 Tarvin Close, Runcorn, Cheshire, WA7 4AW.
14/00233/PLD	Application for a Certificate of Proposed Lawful Development for single storey rear extension at 39 Regency Park, Widnes, Cheshire, WA8 9PH.
14/00352/PLD	Application for certificate of proposed lawful development for single storey rear extension at The Bungalow, Sandy Lane, Preston Brook, Runcorn, Cheshire, WA7 3AW.
14/00309/COU	Proposed change of use from Parish Centre to home of multi-occupancy at St Marie's Parish Centre, Lugsdale Road, Widnes, Cheshire.
14/00267/FUL	Proposed two storey side extension at 193 Cowan Way, Widnes, Cheshire, WA8 5BW.
14/00362/DEM	Prior notification of demolition of former pensioners hut at West Bank Promenade, St Marys Road, Widnes, Cheshire.
14/00410/PLD	Application for a Certificate of Proposed Lawful Development for the application of vinyl graphics to windows at 8 Albert Square, Widnes, Cheshire, WA8 6JW.
14/00303/COU	Proposed change of use from car showroom and garage into gymnasium (use class D2) at 464 – 470 Liverpool Road, Widnes, Cheshire, WA8 7XP.

- 14/00428/FUL** Two proposed front dormers to accommodate loft conversion at 2 Six Acre Gardens, Moore, Cheshire, WA4 6UL.
- 14/00265/FUL** Proposed development of 1 no. detached dwelling at land adjacent to 22 Kemberton Drive, Widnes, Cheshire.
- 14/00404/FUL** Proposed demolition of existing retail unit and development of 2 no. two storey detached houses at former Londis Store, 35 High Street, Hale, Liverpool, L24 4AE.
- 14/00408/FUL** Proposed erection of 1.5 metre high timber fencing to North West and South West boundary at 1 Severn Close, Widnes, Cheshire, WA8 3YS.

The following Appeals had been received / were in progress:

12/00428/S73 - APP/D0650/A/13/2196163

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 south-west of junction between, Newton Lane and Chester Road, Daresbury, Warrington, Cheshire, WA4 4AJ.

Appeal dismissed.

13/00278/FUL - (APP/D0650/V/14/2212165)

Proposed redevelopment of existing high school comprising new school building, provision of new tennis courts, relocation of playing fields, new car parking and associated hard and soft landscaping and demolition of the existing school buildings at The Heath Specialist Technology College.

The Secretary Of State has called the application in for his consideration. This will now be heard by a public Inquiry likely to be in the new year.

Meeting ended at 6.50 p.m.