

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 14 September 2015 at Civic Suite, Town Hall, Runcorn

Present: Councillors Nolan (Chairman), Morley (Vice-Chairman), J. Bradshaw, Cole, R. Hignett, S. Hill, C. Plumpton Walsh, June Roberts, Thompson, Woolfall and Zygadlo

Apologies for Absence: Councillors J. Stockton and Wainwright

Absence declared on Council business: None

Officers present: A. Jones, J. Tully, A. Plant, R. Cooper and I. Dignall

Also in attendance: 5 Members of the public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

		<i>Action</i>
DEV5	MINUTES The Minutes of the meeting held on 3 August 2015 having been circulated, were taken as read and signed as a correct record.	
DEV6	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.	
DEV7	- 12/00100/OUT - OUTLINE APPLICATION (WITH ALL MATTERS RESERVED) FOR CONSTRUCTION OF UP TO 53 DWELLINGS AT THE HEATH BUSINESS PARK, RUNCORN The consultation procedure undertaken was outlined in the report together with background information in respect of the site. Officers referred to the updated information in relation to the application as provided in the supplementary AB list.	

It was noted that the Environment Agency confirmed they did not require consulting and United Utilities and Sabic had no objections. Two further representations had been received raising issues already addressed in the Committee report, relating to loss of employment land, COMAH and Planning for Risk, Transport, Landscape and ecology. One other representation raised concerns in relation to wildlife; in particular bats and birds of prey. It was noted that the required mitigation measures would be attached in a condition relating to wildlife.

The Committee was also advised that the proposed housing would include replacement planting and landscaping that would contribute to enhancing biodiversity, conditions for this had already been recommended and further conditions were recommended as listed on the update.

The Committee was addressed by Mr John Lewis, the applicant, who provided Members with some background information as to why the application had been made. He advised the Committee that The Heath Business and Technical Park was privately owned and funded and had required major investment over the years in order to keep up with competitors. He advised them of the multi-use facilities available at The Heath and provided details of the numbers of companies that have used the Park over the years and the employment created due to this. He advised that the application was important for the future of The Heath and for the contribution The Heath made to the Halton economy.

Members discussed the application and agreed with the officer recommendation. They requested however that the delegated matters return to the Committee when the full application was received and considered again at Committee.

RESOLVED: That

- a) powers be delegated to the Operational Director – Policy, Planning and Transportation, in consultation with the Chairman or Vice Chairman of the Development Control Committee to make a final determination once the application has been referred to the Health and Safety Executive, to request whether or not they wish the application to be called in by the Secretary of State;
- b) if the application was not called in, the application would be approved, subject to a Section 106, and

issued subject to the following conditions:

1. Standard outline conditions (BE1);
 2. Reserved matters to comply with the New Residential Development;
 3. Guidance and the Designing for Community Safety SPD (BE1, BE2 and BE22);
 4. No development shall begin until written details of a construction management plan have been approved in writing (BE1);
 5. Materials condition, requiring the submission and approval of the materials to be used (BE2);
 6. Landscaping conditions, requiring the submission of both hard and soft landscaping to include replacement tree and hedgerow planning (BE2);
 7. Boundary treatments including retaining walls to be submitted and approved in writing (BE2);
 8. Prior to commencement the submission of details of any retaining walls;
 9. Wheel cleansing facilities to be submitted and approved in writing (BE1);
 10. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
 11. Submission and agreement of existing and proposed site and finish floor levels (BE1);
 12. Prior to commencement condition for foul and surface water drainage details;
 13. No trees, hedges or shrubs shall be removed during the bird nesting season (months of March to August inclusive), unless approved in writing by the Local Planning Authority. Any application to remove trees, hedges or shrubs shall be accompanied by a statement from a suitably qualified ecologist confirming that nesting or fledging birds would not be affected by works to remove the vegetation;
 14. Prior to commencement of the development a scheme for the provision of bird and bat boxes within the site shall be submitted to and approved in writing by the Local Planning Authority; and
 15. Prior to commencement of development, a scheme for sensitive lighting of open spaces shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include measures to minimise light spillage onto trees and woodlands; and
- c) if the Section 106 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).

DEV8 - 15/00014/OUT - PROPOSED INDUSTRIAL BUILDING ON CORNUBIA ROAD, WIDNES

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

RESOLVED: That

- a) delegated powers be given to the Operational Director – Policy, Planning and Transportation, in consultation with the Chairman or Vice Chairman of the Development Control Committee to make the decision once the applicant has provided a satisfactory contaminated land report;
- b) once the LPA has received this report, the application be approved subject to the following conditions:
 1. Standard outline conditions for the submission of reserved matters applications x 3 conditions (BE1);
 2. Plans condition listing relevant drawings ie, site location / red edge (BE1 and TP 17);
 3. Prior to commencement the submission of a reserved matters proposal which incorporates a full proposal for drainage of the site (BE1);
 4. Prior to commencement submission of existing and proposed levels (BE1);
 5. Prior to commencement submission of materials (BE1 and CS11);
 6. Prior to commencement submission of hard and soft landscaping (BE1);
 7. Prior to commencement submission of a construction / traffic management plan which will include wheel cleansing details (TP17);
 8. Prior to commencement details of boundary treatment (BE22);
 9. Condition relating to any further site investigations required, implementation of remediation strategy and verification (PR14 and CS23); and
- c) if a satisfactory contaminated land report is not received within a reasonable time scale, the

application will be refused for non-compliance with the National Planning Policy Framework, Policy PR14 'Contaminated Land' of the Unitary Development Plan and CS23 'Pollution and Risk' of the Core Strategy.

Councillor June Roberts declared Disclosable Pecuniary Interest in the following item. She was in the process of leaving the room when the item was approved without debate.

DEV9 - 15/00395/FUL - PROPOSED DROPPED KERB AND FORMATION OF SINGULAR VEHICULAR ACCESS AT 117 HIGHFIELD ROAD, WIDNES

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 standard 3 year expiry date.

DEV10 MISCELLANEOUS ITEMS

The following applications had been withdrawn:

15/00326/NMA

Proposed non material amendment to Planning Permission 14/00667/FUL to facilitate addition of window at the first floor level on the rear elevation at 29 Cleadon Way, Widnes, WA8 9PD.

15/00363/COU

Proposed change of use from agricultural land to domestic curtilage at Pipistrelle Barn, Chester Road, Daresbury.

The following appeals had been received/were in progress:

15/00202/FUL

Proposed two storey rear extension at 22 Oakmere, Runcorn.

15/00034/P3JPA

Proposed conversion of office building in 448 self-contained apartments, East Lane House, East Lane, Runcorn.

Appeal allowed.

Meeting ended at 6.52 p.m.