

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 11 January 2016 at Civic Suite, Town Hall, Runcorn

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

Apologies for Absence: Councillors Cole, J. Stockton and Wainwright

Absence declared on Council business: None

Officers present: A. Jones, J. Tully, T. Gibbs, M. Noone, A. Plant, J. Eaton, I. Dignall and G. Henry

Also in attendance: Councillor Howard and 15 Members of the Public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

DEV24 MINUTES

The Minutes of the meeting held on 8 December 2015, having been circulated, were taken as read and signed as a correct record.

DEV25 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.

- DEV26 - 12/00139/LBC - PROPOSED RENEWAL OF LISTED BUILDING CONSENT 04/01065/LBC FOR PROPOSED PART DEMOLITION, RESTORATION AND CONVERSION OF HALL AND OUTBUILDINGS INTO 22 NO. RESIDENTIAL UNITS AND ERECTION OF 9 NO. HOUSES (31 NO. RESIDENTIAL UNITS IN TOTAL) AT DARESBURY HALL, DARESBURY
- 12/00140/FUL - PROPOSED RENEWAL OF PLANNING PERMISSION 04/01064/FUL FOR PROPOSED PART DEMOLITION, RESTORATION AND CONVERSION OF HALL AND OUTBUILDINGS INTO 22 NO. RESIDENTIAL

Action

UNITS AND ERECTION OF 9 NO. HOUSES (31 NO. RESIDENTIAL UNITS IN TOTAL) AT DARESBURY HALL, DARESBURY

- 12/00141/FUL - PROPOSED ALTERATIONS TO MANAGERS HOUSE AND ERECTION OF NEW ASSOCIATED GARAGE BLOCK AT DARESBURY HALL, DARESBURY

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

These three applications were for the same sites, Daresbury Hall, so were considered by the Committee under a single report. Members agreed that the applications be approved subject to the conditions listed below.

RESOLVED: That delegated authority is given to the Operational Director – Planning, Policy and Transportation, in consultation with the Chairman or Vice Chairman to:

- a) approve the application, subject to conditions based on those listed below;
 - b) agree the recommended Section 106; and
 - c) notwithstanding that the application may be called in by the Secretary of State.
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- In order to comply with Section 91 of the Town and Country Planning Act 1990.

2. Prior to the commencement of development, a sample, full detailed drawings and a detailed specification of the external finishing materials to be used in the construction of all new development (including hard surfaced areas), shall be submitted to and approved in writing by the Local Planning Authority.

Reason:- In the interests of visual amenity, and to comply with Policy BE2 of the Halton Unitary Development Plan.

3. Prior to the commencement of development, details of all drainage works shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be implemented to

the satisfaction of the Local Planning Authority prior to the completion of development and shall be maintained at all times thereafter.

Reason:- To ensure adequate drainage provision and as the submitted application is deficient with respect to these details and to comply with Policy PR5 of the Halton Unitary Development Plan.

4. Prior to the commencement of development, full details of the location, height, design and illumination levels for any proposed external lighting and street lighting shall be submitted to and approved in writing by the Local Planning Authority.

Reason:- In order to ensure that these are designed to retain the rural character of the Green Belt and the setting of the Listed Building in accordance with Policies BE9 of the Halton Unitary Development Plan.

5. Prior to the commencement of development, an updated arboricultural report shall be submitted and approved in writing by the Local Planning Authority. This report should demonstrate full compliance with British Standard 5837 and include a full tree survey, a woodland management plan, a tree protection plan and a method statement to ensure the continued healthy existence of all trees shown to be retained on the approved plan.

Reason:-In order to avoid the damage to the trees on site, in the interests of visual amenity and in accordance with the provisions of Section 197 of the Town and Country Planning Act 1990.

6. Prior to the commencement of development, details of the treatment of all site boundaries shall be submitted to and approved in writing by the Local Planning Authority. The treatments so approved shall then be provided in full prior to the occupation of the dwellings and apartments; and shall thereafter be retained to the satisfaction of the Local Planning Authority.

Reason:- In order to secure the satisfactory development of the site in the interests of visual amenity, and to comply with Policy BE2 of the Halton Local Plan.

7. Prior to the commencement of development, details

of the new entrance gate piers shall be submitted to and agreed in writing with the Local Planning Authority.

Reason:- In the interests of visual amenity and to protect the historical and architectural character of the Listed Building and its grounds and to comply with Policy BE10 of the Halton Unitary Development Plan.

8. Prior to the commencement of development, a sample and full detailed drawings and a detailed specification of the external finishing materials to be used in the repair, alteration and extension of the existing buildings that are to be retained, shall be submitted to and approved in writing by the Local Planning Authority.

Reason:- In the interests of visual amenity, and to comply with Policy BE2 of the Halton Local Plan.

9. Prior to the commencement of the development hereby approved details of wheel cleansing facilities for heavy commercial and site vehicles shall be submitted for the approval of the Local Planning Authority. Such details as are approved shall be implemented, maintained and used throughout the construction period of the development.

Reason:- To ensure that satisfactory measures are in force so as to alleviate any impact dust and dirt may have on the local environment, and to comply with Policy BE1 of the Halton Unitary Development Plan.

10. Prior to commencement of development, the visibility splays shown on plan 4166/S/L/1 shall be provided. The approved details shall be maintained at all times to the satisfaction of the Local Planning Authority.

Reason:- In the interest of highway safety and to comply with Policies BE1 and TP17 of the Halton Unitary Development Plan.

11. Prior to the commencement of development, details of the provisions made for barn owls, shall be submitted, together with details of the timing of the works to the satisfaction of the Local Planning Authority.

Reason:- In order not to deter the roosting of barn owls, a species protected by the Wildlife and

Countryside Act 1981 and to comply with Policy GE21 of the Halton Unitary Development Plan.

12. No work on site (including the pre-construction delivery of equipment or materials) shall commence until the Local Planning Authority has been notified in writing of the proposed date of commencement and has confirmed that the protective fencing around the trees has been erected to its satisfaction.

Reason:- In order to avoid the damage to the trees on site, in the interests of visual amenity and in accordance with the provisions of Section 197 of the Town and Country Planning Act 1990.

13. No development shall take place until the applicant, or his agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority.

Reason:- To ensure the proper investigation of the site due to its historic importance and to comply with Policy BE6 of the Halton Unitary Development Plan.

14. No development shall take place until full details of a scheme and programme for the restoration of the pond within the site, including details of the timing of the works, have been submitted to and approved in writing by the Local Planning Authority.

Reason:- In the interests of enhancing the habitat and the amenity value of the pond and to comply with Policy BE1 and BE2 of the Halton Unitary Development Plan.

15. Before any site works commence, robust temporary fencing shall be erected to adequately protect all existing trees shown to be retained. The location and specification of this fencing shall be in accordance with British Standard 5837 "Trees in relation to construction".

Reason:- In order to avoid damage to the trees on the site, in the interests of visual amenity and in accordance with the provisions of Section 197 of the Town and Country Planning Act 1990.

16. All roadways within the site shall be to the width and

in the location as shown on the approved plans. There shall be no alterations to the existing roads, including re-surfacing, until full details of the proposed hard surface and construction specification have been submitted to and approved in writing by the Local Planning Authority.

Reason:- In the interests of visual amenity and in accordance with the Council's, duty under Section 197 of the Town and Country Planning Act 1990 and in accordance with Policy BE1 of the Halton Unitary Development Plan as the construction and alteration of roadways is likely to have an adverse impact on the trees on the site unless adequately controlled.

17. Within the protective zones surrounding each tree, as defined by the fencing, there shall be no raising or lowering of levels, no storage of soil, debris or building materials, no installation of underground services, kerbing, or any kind of hard surfacing, no passage of vehicles or any other sort of site activity without prior consultation with the Council's Tree Officer.

Reason:- In order to avoid damage to the trees on the site, in the interests of visual amenity and in accordance with the provisions of Section 197 of the Town and Country Planning Act 1990.

18. Any tree that suffers serious injury during the period of construction, or dies within three years of completion of the development, shall be felled and replaced with a tree (or trees) of suitable size and species, to the satisfaction of the Local Planning Authority in the first available planting season thereafter.

Reason:- To ensure the satisfactory landscaping of the site in the interests of visual amenity and in accordance with the provisions of Section 197 of the Town and Country Planning Act 1990.

19. Where it is necessary to install underground services in proximity to retained trees and the routes are clearly shown on the approved plans, the work shall be carried out strictly in accordance with NJUG (National Joint Utilities Group) Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees.

Reason:- In order to avoid damage to the trees on the site, in the interests of visual amenity and in accordance with the provisions of Section 197 of the Town and Country Planning Act 1990.

20. Where it is necessary to construct hard surfacing such as paths or driveways in proximity to retained trees and these are clearly shown on the approved plans, the work shall be carried out in accordance with Arboricultural Practice Note 12 'Through the trees to development' and supervised on site by a qualified arboriculturalist.

Reason:- In order to avoid damage to the trees on the site, in the interests of visual amenity and in accordance with the provisions of Section 197 of the Town and Country Planning Act 1990.

21. Prior to the occupation of the premises hereby approved the vehicle access, service and parking areas shall be laid out and surfaced to the satisfaction of the Local Planning Authority in accordance with the approved plans, and shall be retained at all times thereafter within the curtilage of the site for use exclusively in connection with the development hereby approved.

Reason:- To ensure the satisfactory development of the site in the interests of highway safety, and to comply with Policy BE1 of the Halton Unitary Development Plan.

22. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that order) no enlargement of a dwelling-house nor the provision of any building or enclosure within the curtilage of the dwelling-house, as permitted by Classes A, B, C, D, E, G and H of Part 1 of Schedule 2 of that Order shall be allowed without the prior written consent of the Local Planning Authority.

Reason:- In order that the Local Planning Authority may exercise control over any proposed future extensions or the provision of any buildings or enclosures in the interests of residential amenity as the exercise of permitted development rights is likely to reduce private amenity space below the standard normally considered acceptable by the Local Planning Authority, and to comply with Policy BE1

and BE10 of the Halton Unitary Development Plan.

23. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that order) no hard surfacing other than that hereby approved, or the erection or construction of a gate, fence, wall or other means of enclosure, as permitted by Class F of Part 1 of Schedule 2 of that Order shall be allowed forward of a dwelling-house fronting a highway without the prior written consent of the Local Planning Authority.

Reason:- In order that the Local Planning Authority may exercise control over any proposed future hard surfaced areas, or the erection or construction of a gate, fence, wall or other means of enclosure forward of a dwelling fronting a highway, which would otherwise constitute permitted development in the interests of visual amenity, and to comply with Policy BE1 and BE10 of the Halton Unitary Development Plan.

24. The roof finish of all new development shall be natural slate and lead unless otherwise agreed in writing with the Local Planning Authority.

Reason:- In the interests of visual amenity and to reflect the character of Daresbury Hall and to comply with Policy BE10 of the Halton Unitary Development Plan.

25. Rainwater goods on all new development shall be cast metal unless otherwise agreed in writing with the Local Planning Authority.

Reason:- In the interests of visual amenity and to reflect the character of Daresbury Hall and to comply with Policy BE10 of the Halton Unitary Development Plan.

26. Windows on all new development shall be timber, paint finish and set back from the face of the outer wall by a minimum of 100mm.

Reason:- In the interests of visual amenity and to reflect the character of Daresbury Hall and to comply with Policy BE10 of the Halton Unitary Development Plan.

27. Stone dressings in all new development are to be natural and not artificial or reconstructed stone.

Reason:- In the interests of visual amenity and to reflect the character of Daresbury Hall and to comply with policy BE10 of the Halton Unitary Development Plan.

28. The cobbled surface to the stable courtyard is to be retained and reinstated in accordance with an approved plan and specification.

Reason:- In the interests of visual amenity and to protect the setting of the Listed Buildings and retain the historical character of the stables and to comply with Policy BE10 of the Halton Unitary Development Plan.

29. The works shall be carried out in accordance with the bat survey submitted unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure no damage to wildlife and to comply with Policy GE21 of the Halton Unitary Development Plan.

DEV27 - 15/00443/FUL - PROPOSED CHANGE OF USE FROM COMMERCIAL (USE CLASS A1) TO 10 NO. BEDROOM HOUSE IN MULTIPLE OCCUPATION (HMO) INCLUDING INTERNAL ALTERATIONS, AMENDMENTS TO EXTERNAL ELEVATIONS AND TWO STOREY REAR EXTENSION AT 67 MAIN STREET, RUNCORN

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

The Committee was addressed by Mr Pugh, the applicant, who explained the site's planning history and background to his decision to apply for a scheme to convert the building to a House in Multiple Occupation (HMO). He advised of the plans to bring this dilapidated building back into use which included rewiring; insulation; replacement roof and sash windows and dampproofing. He further advised that each of the 10 rooms would have en-suite bathroom facilities and residents would have access to two large kitchens. He also advised Members that there would be double the requirement of parking spaces and that the building would be aimed at young professionals and managed by an agent who would ensure the suitability of

future tenants. He requested the approval of his application; a scheme which would restore this historical building in the conservation area to the benefit of the Village.

Members were then addressed by Councillor Howard, who was one of three local Ward Councillors for Halton Castle; who opposed the application. He explained that Councillor E Cargill was currently Mayor so unable to make any representations to the Committee, so he spoke on behalf of Councillor Cole and local residents. Councillor Howard commented that this type of housing was not needed in the area and made reference to the three applications providing similar accommodation that had recently been granted planning permission; East Lane House, Castle View House and Grosvenor House, all of which were very close to Halton village. He argued that 'young professionals' did not live in bedsits as the applicant had stated and that the development would cause further congestion for the Village due to the narrowness of the road. He questioned the refusal of a previous application made due to access issues and how this one differed. He added that this building was right in the centre of the Village and added character and quality to Halton Village. He requested that the unauthorised work already carried out be reversed and that the application be refused.

Officers advised the Committee that amended plans had now been received securing the alterations and corrections referred to through the report. Members were advised that the report identified the garden of the property being designated as within a primarily residential area on the Proposals Map. As such the report should make reference to UDP Policy H8 for non-dwelling house uses. It was advised that the tests within that Policy were the same as already addressed through the report and the proposals were considered compliant with that Policy. It was stated that whilst such higher density housing had raised concerns amongst a significant number of local residents with respect to the nature of the use and potential issues including noise, disturbance and anti-social behaviour, the character of the area and an over concentration of such uses in the area; Officers advised that these arguments were addressed in more detail through the report and that they did not consider that refusal of planning permission could be justified on these grounds. They advised that the building was considered capable of providing the accommodation for a 10 bed HMO in accordance with the Council's HMO room size standards and that this HMO development would need to be licensed by the Council's Environmental Health Officer, which allowed for certain controls such as minimum

standards of accommodation, facilities provision and fire safety.

It was also noted that the Council's Highway Engineers confirmed they raised no objections to the proposal.

Members requested clarity on the parking provision and turning space within the car park and were advised that the applicant had decided to allow for eight parking spaces despite Highway's Officer advice being a requirement for only four for a scheme of this size. The layout of the car park and turning provision was presented on the plans. They also requested clarity over a previous refusal for the site relating to access and the difference with this one. Officers advised that the report and Officer advice was based on the current application and that measures for securing parking provision, access provisions and sightline positioning would form part of the recommended condition number 7 for this application. It was also noted that parking restrictions were already in place in front and opposite the site entrance so that visibility to the entrance of the site would be maintained.

After taking into consideration the Officer's report and updates, and hearing the representations made, the Committee agreed that there were no grounds for refusal and voted to approve the application.

RESOLVED: That the application be approved subject to the conditions mentioned below:

1. Standard 3 year permission (BE1);
2. Condition specifying plans/amended plans (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 tree planting (BE2);
5. Boundary treatments including retaining walls 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 and servicing to be constructed prior to occupation of properties/commencement of use (BE1);
8. Conditions relating to the agreement and implementation of bin and cycle parking provision (BE1/TP6);
9. Conditions relating to tree protection during

construction (BE1); and
10. Specifying approved TPO tree works (BE1).

Councillor R Hignett declared a Disclosable Other Interest in the following item as he was an Executive Board Member and the sale of the land for this development was discussed at a recent Board meeting.

DEV28 - 15/00493/FUL - PROPOSED DEVELOPMENT OF 42 NO. DWELLINGS (21 NO. HOUSES AND 21 NO. APARTMENTS) WITH ASSOCIATED CAR PARKING, GARDENS, ACCESS ROADS AND LANDSCAPING ON LAND BOUNDED BY GRANGEWAY, PINE ROAD AND THORN ROAD, RUNCORN

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

Officers reported that two further representations had been received since the publication of the report which raised issues that were already dealt with in the report. Further to objections relating to manoeuvrability on and off driveways on Pine Road, Members were advised that the width of the footway had been increased from 2m to 3m to allow additional space behind the proposed driveways to allow entering and exiting. Further, it was not considered that the development would look out of character as there was already a mix of one, two and three storey properties close by.

The Committee was addressed by Rosemarie Light who advised that although she was not objecting to the properties themselves, she and other residents had concerns over the narrowness of Pine Road and the increase in parked cars that the development would bring. She also stated that with the present width of the Road, reversing a car would be difficult and unsafe. She argued that existing tenants as well as the new tenants would suffer due to the lack of parking provision and requested that the plans be looked at to improve this and make the roads safer. She also disagreed with the advice in the report and commented that the three storey layout of the properties looked out of context in the area.

Ben Smith, the Architect for Halton Housing Trust (HHT) then addressed the Committee outlining the application. He stated that the application would benefit local housing needs and the economy. It would meet the requirement for affordable accommodation offering 1, 2 and

3 bedroomed homes and they would be owned and managed by HHT. He pointed out that the application raised no objections from statutory consultees and met planning policies. He referred to the objections regarding loss of open space but commented that the land was underused as it was surrounded by roads on all sides so therefore of limited amenity value. He added that a number of alterations were made to the plans following the public consultation and requested the Committee to approve the application.

Some Members stated their disappointment on the loss of the greenspace with this application even though it was considered to have a low amenity value. They also requested clarity over the parking provision; this was confirmed as meeting the required parking provision needs for a development of this size. Taking all matters into consideration the application was voted upon and the majority agreed to approve the application. Councillors Thompson, C Plumpton Walsh and J Bradshaw wished to record their objections to the application.

RESOLVED: That planning permission is approved subject to conditions (below) and the securing of a commuted sum for Greenspace enhancements in the locality through the land transaction.

1. Time limit – full permission;
2. Approved plans;
3. Submission of proposed site levels (BE1);
4. Facing materials to be agreed (BE1 and BE2);
5. Submission of detailed soft landscaping scheme, implementation and subsequent maintenance (BE1);
6. Implementation of submitted hard landscape and boundaries layout and subsequent maintenance (H3);
7. Breeding birds protection (GE21);
8. Submission of managed green space scheme, implementation and subsequent maintenance (H3);
9. Hours of construction (BE1);
10. Removal of permitted development – all dwellings (BE1);
11. Submission of a Construction Management Plan (BE1);
12. Provision and retention of parking for residential development (curtilage) (BE1);
13. Provision and retention of parking for residential development (not in curtilage) (BE1);
14. Implementation of cycle parking for apartments (BE1);
15. Implementation of site access from Grangeway

- (BE1);
- 16. Implementation of access and service provision (BE1);
- 17. Implementation of widened footway on Pine Road (BE1); and
- 18. Submission of drainage strategy for approval and subsequent implementation (PR16).

Meeting ended at 7.25 p.m.