

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 8 February 2016 at The Board Room - Municipal Building, Widnes

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

Apologies for Absence: None

Absence declared on Council business: None

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

Also in attendance: 4 members of the public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

DEV29 MINUTES

The Minutes of the meeting held on 11 January 2016, having been circulated, were taken as read and signed as a correct record.

DEV30 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.

To avoid any allegation of bias in the following item Councillors Nolan and Morley (Chairman and Vice Chairman) left the room during debate and took no part in the vote as they were both patients at the applicant's surgery which was the subject of the application. The Chairmanship for this item was delegated to Councillor Thompson.

DEV31 - 15/00343/FUL - PROPOSED CONSTRUCTION OF TWO STOREY MEDICAL CENTRE INCORPORATING PHARMACY AND CAR PARKING ON LAND OPPOSITE MOTHERWELL CLOSE, LANARK GARDENS, WIDNES

Action

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

It was reported that a re-consultation had been carried out with neighbouring residents on the amended car parking layout. One representation was received raising concerns in relation to the proposed access onto Lanark Gardens, suggesting that it should be from within the Local Centre site. A previous representation was received from a resident in Lanark Gardens raising similar concerns over cars and bikes speeding in the area. It was reported that the Council's Highways Engineer has already been consulted and was satisfied that the access was acceptable.

Members discussed the parking provision and raised concerns that it fell short of what was required for this development. It was confirmed that the Local Centre car park could be used for the overspill, however as this was a private car park there was no guarantee of this as there was no undertaking from the car park owner that he would allow this. Members' concerns were noted and officers advised that a redesign of the building or car parking areas was unlikely to improve the situation due to lack of space.

The Committee agreed to approve the application subject to the conditions mentioned below.

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

1. Standard condition relating to timescale and duration of the permission;
2. Condition listing approved plans (BE1, BE2);
3. Submission of materials (BE2);
4. Details and provision of secure cycle parking (TP6);
5. Access and parking/layout, cycle parking provision (BE1);
6. Details of final drainage scheme (BE1);
7. Condition(s) for full details of hard and soft landscaping, and maintenance (BE1);
8. Conditions specifying construction hours and hours of deliveries for building material (BE1);
9. Construction traffic management plan and wheel wash facilities (BE1);
10. Details of final site levels (BE1);
11. Submission and approval of bin storage details (BE1);
12. Condition relating to details of external lighting (PR4);
13. Submission of a green travel plan (TP16); and
14. Condition for the design details of the vehicular and

pedestrian access off Lanark Gardens (BE1).

In order to avoid any allegation of bias on the part of Councillor J Stockton in respect of the following item (as he knew the applicant) he did not take part in the debate and did not vote on the item.

Councillor J Bradshaw did not take part in the debate or vote on this item as he wished to address the Committee in his capacity as Ward Councillor, objecting to the application.

DEV32 - 15/00515/FUL - RETROSPECTIVE APPLICATION FOR RETENTION OF SUMMER HOUSE IN REAR GARDEN AT 55 RUNCORN ROAD, MOORE

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

It was noted that this was a retrospective application to retain the timber shed that had been constructed in the rear of the property which was a total height of 3.55m which exceeded the requirements of Class E permitted development.

The Committee was addressed by Mr Peter Rhodes, the applicant. He advised that he was not aware of the need for planning permission for the summer house. He added that to reduce the height of the building would make no difference to the neighbouring properties and the wood would mature and darken over time. He argued also that to remove the building would be costly.

Councillor J Bradshaw then addressed the Committee in his capacity as local Ward Councillor, objecting to the application. He commented that the size of the structure was well in excess of what it should be and was being used as a two storey building; one floor as a playroom and one floor for storage. He commented that the summer house was contained within a narrow garden with the apex of the roof higher than the roofline of the existing house. He passed around photographs taken from the footpath of Bridgewater Canal to show this. He also disagreed with the assessment information contained in section 6 of the report, particularly 6.1, 6.2 and 6.4.

Taking the information presented into consideration and hearing the representations, Members agreed to approve the application.

RESOLVED: That the application be approved.

DEV33 - 15/00563/OUT - OUTLINE APPLICATION, WITH ALL MATTERS RESERVED, FOR DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF UP TO 53 DWELLINGS WITH ASSOCIATED ACCESS, LANDSCAPING AND ANCILLARY WORKS AT FORMER WAREHOUSE, HALTON COURT, RUNCORN

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

Since publication of the report National Grid had requested that the contractor contact them before any works were carried out to ensure their apparatus was not affected by any of the proposed works. It was noted that this would be attached to the decision notice as an informative for the applicant. A further objection was received from a resident on Halton Court in relation to increased traffic, which was addressed in the report.

RESOLVED: That the application be approved subject to:

- a) The applicant entering into a Legal Agreement in relation to the payment of a commuted sum for offsite open space and affordable housing.
- b) Conditions relating to the following:
 1. Standard outline conditions for the submission of reserved matters applications x 3 conditions (BE1);
 2. Plans condition listing relevant drawing i.e. site location / red edge (BE1 and TP17);
 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 levels (BE1);
 5. Prior to commencement submission of materials (BE1 and CS11);
 6. Condition(s) for submission of hard and soft landscaping (BE1);
 7. Prior to commencement submission of a construction / Traffic Management plan which would include wheel cleansing details (TP17);
 8. Avoidance of actively nesting birds (BE1);
 9. Prior to commencement details of on-site biodiversity action plan for measures to be incorporated in the scheme to encourage wildlife

(GE21);

10. Prior to commencement details of a landscape proposal and an associated management plan to be submitted and approved (BE1, GE21);
11. Prior to commencement details of boundary treatments (BE22);
12. Provision of a Site Waste Management Plan (WM8); and
13. Provision of bins (WM9).

- c) That if the Legal Agreement was not executed within a reasonable period of time authority is delegated to the Operational Director – Policy, Planning and Transportation, in consultation with the Chairman or Vice Chairman, to refuse the application on the grounds that it failed to comply with UDP Policy S25 Planning Obligations.

DEV34 - 15/00583/FUL - PROPOSED DEVELOPMENT OF A 1300 SQUARE METRE LABORATORY BUILDING AND ADDITIONAL CAR PARKING FACILITIES WITHIN THE EXISTING COLLEGE AT CRANTON SIXTH FORM COLLEGE, CRANTON LANE, WIDNES

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

Since the publication of the agenda officers advised that:

- Knowsley MBC had raised no objections;
- The College had provided further information to explain how the STEM building would be operated as detailed in the update list;
- The Council's Highway Engineers had raised no objections providing that sufficient car parking was provided to accommodate the impact on student and staff growth as a result of the new unit;
- They had requested a condition to agree an increase in the number of disabled sized spaces and cycle parking on the site to accord with the remainder of the car parking provision;
- The College was in discussions in relation to the provision of electric vehicle charging points; and
- An additional condition was recommended regarding the avoidance of nesting birds.

It was noted that the Environment Agency (EA) had been consulted in relation to the proximity of Alder Brook

which ran under the car parking areas of the site. The EA had no objection in principle to the development but stated that under the terms of the Water Resources Act 1991 and the North West Land Drainage, prior consent was required for any proposed works or structures in, under, or over to within 8 metres of the top of the bank/foreshore of the Alder Brook, designated a main river.

An additional condition was recommended in relation to Disabled parking and condition / informative in relation to nesting birds.

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

1. Time limit for implementation (BE1);
2. Drawing numbers (BE1);
3. Materials submission (BE2);
4. Submission of ground investigation (PR14);
5. Submission of a detailed surface water drainage strategy and design detailing how additional SW runoff would be attenuated and discharged (BE1);
6. Submission of plans to demonstrate that surface water run-off exceedance flow paths would not affect flood risk of adjacent properties (BE1);
7. Submission of Construction Management Plan (BE1 and TP17);
8. Submission of updated Travel Plan (TP16);
9. Foul and surface water shall be drained on separate systems (BE1);
10. Submission of a surface water drainage scheme – in accordance with comments received from United Utilities and in accordance with the Non-Statutory Technical Standards for Sustainable Drainage System (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly (BE1);
11. Disabled and cycle parking; and
12. Nesting birds.

DEV35 MISCELLANEOUS ITEMS

The following appeals had been received / were in progress:

15/00005/REFUSE – 15/00115/COU

Proposed Change of Use to residential caravan site for up to 8 caravans including the laying of hardstanding and erection

of three amenity blocks at former Ivy House Marsh Lane, off Brindley Road, Runcorn, Cheshire, WA7 1NS.

To be dealt with by way of a public inquiry (date to be confirmed).

15/00006/REFUSE – 14/00656/FUL

Proposed construction of single storey convenience store with associated car parking, landscaping and ATM machine at Wellington Hotel Car Park, 23 Town Lane, Hale, Liverpool, L24 4AG.

To be dealt with by written representation.

15/00007/REFUSE – 15/00461/FUL

Proposed single storey rear and two storey side extension at 94 Hale Road, Hale, Liverpool, L24 5RF.

To be dealt with by written representation.

Meeting ended at 7.20 p.m.