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DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Tuesday, 6 December 2016 at The Board Room - Municipal Building, Widnes

Present: Councillors Nolan (Chair), Cole, Gilligan, R. Hignett, C. Plumpton Walsh, June Roberts, Woolfall and Zygadlo

Apologies for Absence: Councillors Morley, J. Bradshaw and Thompson

Absence declared on Council business: None

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

Also in attendance: Two members of the public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

Action

DEV26 MINUTES

The Minutes of the meeting held on 7 November 2016, having been circulated, were taken as read and signed as a correct record.

DEV27 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.

DEV28 - 16/00313/OUT - OUTLINE APPLICATION, WITH ALL MATTERS RESERVED, FOR THE DEVELOPMENT OF A RETAIL UNIT UP TO 200 SQ. METRES (USE CLASS A1) AT THE HEATH BUSINESS AND TECHNICAL PARK, HEATH ROAD SOUTH, RUNCORN, CHESHIRE, WA7 4QF

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

Officers reported that since the publication of the agenda a further representation had been received raising issues regarding impact on local businesses and the need

for such a development. In response Members were advised that there was no requirement for an impact test with a retail development of this scale or to request the applicant to demonstrate the need for the development as per the National Planning Policy Framework.

Councillor Charlotte Gerrard had made a representation objecting to the application and as she was unable to attend the meeting, she requested that her representation be considered by the Committee.

After considering the application, the Officer's updates and representations made, the Committee agreed to approve the application, subject to the conditions listed below.

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

- 1) Time limit – outline permission;
- 2) Submission of reserved matters;
- 3) Development parameters;
- 4) Site levels (BE1);
- 5) Facing materials to be agreed (BE1 and BE2);
- 6) Breeding birds protection (G21);
- 7) Tree protection (BE);
- 8) Construction management plan (Highways) (BE1);
- 9) Electric vehicle charging point (CS19);
- 10) Travel plan – (TP16);
- 11) Site waste management plan (WM8);
- 12) Sustainable waste management design (WM9);
- 13) Foul water (PR16); and
- 14) Surface water regulatory scheme (PR16).

DEV29 - 16/00338/FUL - PROPOSED DEVELOPMENT, CONSTRUCTED IN TWO PHASES, OF WAREHOUSE INCLUDING INTERNAL THREE STOREY OFFICE AND LABORATORY ELEMENT (USE CLASSES B2/B8) WITH ASSOCIATED ACCESS, INFRASTRUCTURE AND LANDSCAPING ON LAND TO THE SOUTH OF DENNIS ROAD, VENTUREFIELDS TRADE PARK, WIDNES

It was noted that this proposal was being returned before Members following an objector error with his request to speak, at the November 2016 Committee meeting.

Officers reported that the objector had since withdrawn his objections and request to speak, after discussions with the applicant since the last meeting. It was noted therefore that the item was now withdrawn and the

resolution made at the last Committee meeting would still stand.

RESOLVED: That the withdrawal of the item from the agenda be noted.

DEV30 MISCELLANEOUS ITEMS

The following applications had been withdrawn:

16/00330/FUL Proposed construction of office building (Use Class B1) with associated access, boundary treatments and hard and soft landscaping on land off MacDermott Road, adjacent to Tesco Distribution and Recycling Centre, Widnes, Cheshire.

16/00208/COU Proposed Change of Use of redundant building to 3 no. dwellings including partial demolition and external alterations at Windmill Farm, Windmill Lane, Preston Brook, Cheshire, WA4 4AZ.

16/00370/TPO Application to fell trees preserved by Tree Preservation Order: Fell Sycamore T1, Fell Sycamore T4, Crown reduction of Beech T6 to rear of 83 Weston Road, Runcorn, Cheshire, WA7 4LB.

16/00254/FUL Proposed erection of 1 no. single storey detached dwelling with new vehicular access at 149 Main Street, Runcorn, Cheshire, WA7 2PP.

The following applications had gone to appeal:

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.

The following Appeal Decisions had been made:

Dismissed

- 16/00163/FUL** Proposed construction of 1 no. detached bungalow suitable for occupation by disabled person(s) (DDA Compliant) with associated landscaping and access on part of rear garden at 117 Birchfield Road, Widnes, Cheshire, WA8 7TG.
- 16/00121/FUL** Proposed two storey front extension at 24 Seaton Park, Runcorn, Cheshire, WA7 1XA.
- 15/00108/S73** 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 and the variation of condition 5 to allow the stationing of 12 caravans at any time (of which no more than one shall be a static caravan or mobile home) at Land to the South West of Junction between Newton Lane and Chester Road, Daresbury, Cheshire.

Meeting ended at 6.40 p.m.