

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 8 May 2017 at Civic Suite, Town Hall, Runcorn

Present: Councillors Nolan (Chair), Morley (Vice-Chair), J. Bradshaw, Cole, Gilligan, R. Hignett, C. Plumpton Walsh, June Roberts, Woolfall and Zygadllo

Apologies for Absence: Councillor Thompson

Absence declared on Council business: None

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

Also in attendance: One member of the public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

Action

DEV46 MINUTES

The Minutes of the meeting held on 10 April 2017 were taken as read and signed as a correct record.

DEV47 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.

DEV48 - 17/00122/FUL - PROPOSED SUBDIVISION OF FORMER B&Q UNIT TO PROVIDE 5 NO. UNITS WITH USE CLASSES A1 (RETAIL) AND D2 (ASSEMBLY AND LEISURE), ACCESS, CAR PARKING, SERVICING AND LANDSCAPING AT FORMER B&Q, DENNIS ROAD, WIDNES

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. Members received the Officer's summary of the application and agreed that it could be approved subject to the conditions listed.

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

1. Time limit – full permission;
2. Approved plans;
3. Maximum permitted floor space for each retail and leisure use – (CS5; CS9, TC1 and TC6);
4. External facing materials (BE1);
5. Construction management plan (BE1);
6. Electric vehicle charging points first fix (CS19);
7. Implementation of parking and servicing (BE1);
8. Cycle parking (BE1);
9. Off-site highway works;
10. Ground contamination – assessment, remediation and validation (PR14); and
11. Waste audit (WM8).

DEV49 MISCELLANEOUS LIST

The following applications had been withdrawn:

16/00546/PDE

Proposed single storey rear extension projecting from the rear wall by 5 metres. The extension has a maximum height of 3.1 metres and an eaves height of 2.3 metres at 36 Regency Park, Widnes, Cheshire, WA8 9PH.

16/00476/FUL

Proposed erection of two storey block containing 4 no. one bedroom apartments at rear garden of 67 Main Street, Runcorn, Cheshire, WA7 2AT.

16/00364/FUL

Proposed erection of single storey convenience store with associated car parking, landscaping and ATM machine on land adjacent to the Wellington Hotel, Town Lane, Hale, Liverpool, L24 4AG.

17/00011/PDE

Proposed single storey rear extension projecting from the rear wall by 2.665 metres. The extension has a maximum height of 2.892 metres and an eaves height of 2.1 metres, at 6 Croasdale Drove, Runcorn, Cheshire, WA7 2RJ.

10/00104/FUL

Proposed residential development consisting of 18 no. two storey dwellings with car parking and a new access road (from Weates Close) on land bounded by Weates Close and

Dans Road, Widnes, Cheshire.

10/00316/S73

S73 application to vary condition no. 2 of planning permission 07/00072/FUL to extend the permission expiration for a further 3 years at 79-83 High Street, Runcorn, Cheshire, WA7 1AH.

10/00493/OUT

Extension of time limit for implementation of 05/00289/OUT at Halton Lea Shopping Centre, East Lane, Runcorn.

11/00044/FUL

Proposed demolition of East Lane House and Territorial Army Centre and the development of a retail store (use class A1), car parking, servicing, petrol filling station and associated landscaping (13,782 sqm total gross internal floorspace) at Halton Lea Shopping Centre, East Lane, Runcorn, Cheshire.

12/00370/COU

Proposed change of use from offices (B1) to a chemist / pharmacy (A1) and new shop, including stepped and ramped accesses, shop front and car parking at Whitefield and Brown, Appleton Village, Widnes, Cheshire, WA8 6EQ.

16/00461/FUL

Proposed construction of two storey office building (use Class B1) with associated access, boundary treatments and hard and soft landscaping at land off MacDermott Road, adjacent to Tesco Distribution and Recycling Centre, Widnes, Cheshire.

13/00087/FUL

Proposed three storey extra care facility containing 50 no. two bedroom apartments with communal facilities, 21 no. new build homes comprising 6 no. two bedroom bungalow, 4 no. two bedroom wheelchairs user bungalows, 10 no. two bedroom houses and 1 no. 4 bedroom wheelchair user bungalow on land to the east of 109 – 132 Halton Brook Avenue, Runcorn, Cheshire.

12/00485/LBC

Proposed single storey side extension and internal alterations at 120 Main Street, Runcorn, Cheshire, WA7 2PW.

17/00043/FUL

Proposed loft conversion with installation of rear dormer and raising of ridge height at 2 Lockwood View, Runcorn, Cheshire, WA7 3NB.

17/00178/HSC

Application for Hazardous Substance Consent at Iconichem Widnes Ltd, Moss Bank Road, Widnes, Cheshire, WA8 0RU.

03/00030/OUT

Outline application for 4 no. bungalows and 14 no. two storey houses with access from Mersey View Road on land at Mersey View Road, Halebank, Widnes, Cheshire.

05/00655/OUT

Proposed outline permission (with siting / layout / design / external appearance and landscaping reserved) for a three storey residential care home at land at Heath Drive, Runcorn, Cheshire.

06/00772/FUL

Proposed subdivision of 1 no. industrial unit into 2 no. smaller units at Unit 7 Heron Business Park, Tanhouse Lane, Widnes, Cheshire, WA8 0RE.

07/00780/FUL

Proposed conservatory to rear of 27 Roscommon Way, Widnes, Cheshire, WA8 9SB.

05/00788/TPO

Proposed removal of 1 no. Sycamore at Brownside Farm, Moss Lane, Moore, Warrington, Cheshire, WA8 6UN.

06/00439/OUT

Outline application for demolition of existing dwelling and out

buildings and the construction of 3 no. new dwellings at 31 Norton Village, Runcorn, Cheshire, WA7 6QA.

The following appeal decisions had been made:

16/00075/COUGAN

Sub division of planning unit to form new planning unit at 117 Birchfield Road, Widnes, Cheshire, WA8 7TG.

Dismissed

DEV50 SANDYMOOR LOCAL CENTRE DEVELOPER BRIEF

Members received the *Sandymoor Local Centre Development Brief* document, which was appended to the report.

It was reported that the purpose of the Development Brief was to provide guidance to developers about the type of development which Halton Borough Council expected to see come forward at the Sandymoor Local Centre site. It set out the basis on which the Local Planning Authority would consider development proposals and applications for the site. It also outlined the key elements which the Council considered to be the most important for the development of a successful Local Centre site and which should be addressed by any potential bidders as part of their application.

Members welcomed the brief and agreed the recommendation.

RESOLVED: That the brief be noted and used to provide assistance and guidance for developers.

DEV51 ENVIRONMENTAL FUND MANAGEMENT BOARD MEETING MINUTES - 20 FEBRUARY 2017

The Committee was presented with the minutes from the Environmental Fund Management Board meeting, held on 20 February 2017 meeting, for information.

RESOLVED: That the minutes be noted.

Meeting ended at 6.40 p.m.