

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Tuesday, 5 December 2017 at The Board Room - Municipal Building, Widnes

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

Apologies for Absence: Councillors J. Bradshaw and Thompson

Absence declared on Council business: None

Officers present: J. Tully, T. Gibbs, A. Plant, G. Henry, A. Scott and P. Peak

Also in attendance: Two members of the public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

Action

MINUTE'S SILENCE

The Chair reported on the sad passing of Councillor Cole, who had been a member of the Development Control Committee and had made a valuable contribution to the work of the Committee for many years.

The Committee stood for a minute's silence as a mark of respect.

DEV18 MINUTES

The Minutes of the meeting held on 2 October 2017, having been circulated, were taken as read and signed as a correct record.

DEV19 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.

DEV20 - 17/00351/FUL - PROPOSED DEMOLITION OF EXISTING BUILDINGS AND DEVELOPMENT COMPRISING 16 APARTMENTS WITH ANCILLARY DEVELOPMENT AT

THE NEW INN, 294 HALE ROAD, WIDNES

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

The case officer presented the item to Members advising that although the original application as submitted raised a number of issues, these had been adequately addressed by amendment to the scheme.

The Highways and Parking section of the report identified a reduction in parking spaces from 19 to 18, to allow provision for disabled parking.

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

- a) A Planning Obligation or other appropriate arrangement relating to securing financial contributions to Open Spaces;
- b) conditions relating to the following:
 1. Standard 3 year permission to commence development (BE1);
 2. Condition specifying approved and amended plans (BE1);
 3. Requiring submission and agreement of a Construction Management Plan including vehicle access routes and construction car parking (BE1);
 4. Materials condition requiring the submission and approval of the materials to be used (BE2);
 5. Landscaping condition, requiring hard and soft landscaping be carried out as approved (BE2);
 6. Boundary treatments including retaining walls to be submitted and approved in writing (BE2);
 7. Wheel cleansing facilities / strategy to be submitted and approved in writing (BE1);
 8. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
 9. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties / commencement of use (BE1);
 10. Condition relating to the implementation of bin store provision (BE1);
 11. Requiring site and finished floor and site levels be carried out as approved (BE1 / PR16);
 12. Site investigation, including mitigation to be submitted and approved in writing (PR14);

13. Conditions relating to tree protection during construction including special working methods within Root Protection Areas (BE1);
14. Condition relating to the implementation of cycle store provision in accordance with details to be submitted and approved (TP6);
15. Submission and agreement of biodiversity enhancement features including bird and bat boxes, insect and hedgehog houses (BE1 and GE21);
16. Condition requiring development be carried out in accordance with the approved PRA, drainage assessment and mitigation measures contained therein (PR16);
17. Submission and agreement of Site Waste Management Plan (WM8).

c) that if the Planning Obligation or other appropriate arrangement was not implemented within a reasonable period of time, authority be delegated to the Operational Director – Policy, Planning and Transportation, in consultation with the Chair or Vice Chair of the Committee to refuse the application.

DEV21 - 17/00441/FUL - PROPOSED DEVELOPMENT OF UNIT FOR GENERAL INDUSTRIAL (B2 USE CLASS) WAREHOUSING (B8 USE CLASS) WITH ANCILLARY OFFICES (B1A USE CLASS) EXTENSION TO ACCESS ROAD, PARKING PROVISION AND ANCILLARY DEVELOPMENT AT FRESENIUS KABI, CESTRAIN COURT, EASTGATE WAY, RUNCORN

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

The Committee was advised that the site was designated as open countryside and the application had therefore been advertised as a departure from the development plan. Since the report was drafted, additional information and calculations had been submitted to demonstrate the proposed 3m acoustic barrier would provide sufficient mitigation. It was reported that Environmental Health had no objection to the scheme on noise grounds.

There had also been a minor modification to the highway access and ditch alignment to satisfy the Council's Highways Engineer.

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

- a) A Planning Obligation or other appropriate arrangement relating to securing future highway / transport corridor;
- b) Conditions relating to the following:
 1. Standard 3 year timescale for commencement of development;
 2. Specifying approved and amended plans;
 3. Requiring submission and agreement of a Construction Environmental Management Plan;
 4. Materials condition(s) requiring the submission and approval of the materials to be used (BE2);
 5. Landscaping condition, requiring submission and approval both hard and soft landscaping (BE1/2);
 6. Submission and agreement of boundary treatment including gates / landscape maintenance access gates (BE2);
 7. Requiring implementation and maintenance of acoustic barrier in accordance with details submitted to and agreed by the local planning authority (PR2);
 8. Submission and agreement of detailed culvert and highway design for the culvert crossing and its approaches;
 9. Condition requiring development be carried out in accordance with the approved PRA and mitigation measures contained therein (PR16);
 10. Submission and agreement of scheme of biodiversity features including bat and bird boxes;
 11. Condition requiring development be carried out in accordance with the approved Ecological Appraisal, associated species survey reports and recommendation, mitigation and avoidance measures contained therein (GE21);
 12. Submission and agreement of programme of archaeological work;
 13. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
 14. Submission and agreement of detailed lighting scheme (PR4/GE1);
 15. Submission and agreement of a detailed scheme of ditch network habitat improvement and long term management plan;
 16. Vehicle access, parking, servicing etc, to be constructed prior to occupation of properties / commencement of use (BE1);

17. Requiring submission and agreement of cycle parking details (TP6);
 18. Requiring submission and agreement of electric vehicle parking and charging point(s) details (NPPF);
 19. Condition relating to discovery of unidentified contamination (PR14);
 20. Conditions relating to / requiring submission and agreement of detailed foul surface water / highway drainage scheme including attenuation (BE1/PR5);
 21. Requiring submission and agreement of a green travel plan (TP16);
 22. Requiring submission and agreement of site and finished floor levels with finished floor levels to be a minimum of 300mm above estimated flood levels (BE1);
 23. Submission and agreement of Site Waste Management Plan (WM8);
 24. Submission and agreement of a sustainable waste management plan (WM9);
 25. Requiring submission and agreement of onsite waste storage (WM9);
 26. Conditions restricting external storage and working (E5); and
 27. Submission and agreement of details of measures to prevent unlawful access through the site to the wider open countryside and Six Acre Lane.
- c) That if the Planning Obligation or other S106 Agreement or alternative appropriate arrangement was not implemented within a reasonable period of time, authority be delegated to the Operational Director – Policy, Planning and Transportation in consultation with the Chair or Vice Chair of the Committee to refuse the application.

DEV22 MISCELLANEOUS ITEMS

The following applications had been withdrawn:

17/00374/S73 Application under Section 73 of the Town and Country Planning Act to vary Condition 1 of permission 17/00061/FUL to facilitate the repositioning of the approved two storey office building on Land To East Of Stewards Brook, Viking Park, West Bank Dock Estate, Widnes, Cheshire.

- 15/00449/FUL** Proposed Industrial Building for the storage and maintenance of heavy goods vehicles and ancillary buildings and hard surfacing for storage and maintenance of Plant and Machinery on Land off Aston Fields Road, Runcorn, Cheshire.
- 17/00433/FUL** Proposed portable building for use as a taxi booking office at The Royal British Legion, Castle Road, Runcorn, Cheshire, WA7 2BE.
- 17/00465/FUL** Proposed two storey side extension and single storey rear extension at 316 Upton Lane, Widnes, Cheshire, WA8 9AG.
- 17/00510/FUL** Proposed single storey side and rear extension at 32 Heralds Close, Widnes, Cheshire, WA8 8AS.
- 17/00408/FUL** Proposed enclosure of existing courtyard to form new kitchen with pitched roof and skylight window at 17 Vicarage Close, Hale, Liverpool, L24 4BH.

DEV23 DRAFT BROWNFIELD LAND REGISTER

The Committee considered the draft Brownfield Land Register. In order to comply with the Government Directive, the Council must publish a draft Brownfield Register by 31 December 2017.

So that the views of interested parties on any sites that had not been included or any additional information that should be included about a particular site, or any errors that may need to be corrected, could be considered, the draft register will be published for public consultation during December 2017.

RESOLVED: That the draft Brownfield Register be endorsed for publication and a period of consultation.

Meeting ended at 5.38 p.m.