

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Tuesday, 6 March 2018 at Civic Suite, Town Hall, Runcorn

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

Apologies for Absence: None

Absence declared on Council business: None

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

Also in attendance: 3 members of the public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

Action

DEV35 MINUTES

The Minutes of the meeting held on 5 February 2018, having been circulated, were taken as read and signed as a correct record.

DEV36 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.

In order to avoid any allegation of bias, Councillor R. Hignett did not take part in the debate or vote on the following item due to his involvement with the scheme as an Executive Board Member.

DEV37 - 17/00455/FUL - PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 67 NO DWELLINGS (3 NO. 2 BED BUNGALOWS, 19 NO. 2 BED HOUSES, 41 NO. 3 BED HOUSES, 4 NO. 4 BED HOUSES) WITH ASSOCIATED INFRASTRUCTURE AND NEW ACCESS FROM PICOW FARM ROAD ON FORMER PLAYING FIELDS AND CAR PARK, PICOW FARM ROAD, RUNCORN, CHESHIRE

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

Officers advised the Committee that further to the outline permission already granted for this development, this proposal included an additional 5 dwellings to the original plan, so they now totalled 67.

It was reported that Sports England were not a statutory consultee on the application and the policies relating to the protection of outdoor playing space for formal sport and recreation were no longer considered to apply. It was also noted that this development was in the West Runcorn Key Area of Change and would cross subsidise the development of Council driven priority regeneration schemes in compliance with Policy CS10 of the Core Strategy.

The Committee was addressed by Mr Bill Fulster, a representative of MCI Developments. He advised them that Halton Housing Trust had received a grant of £1.775m from Homes England towards the construction of the site and the regeneration of Runcorn Town Centre would benefit from the development. He stated this development was unique in that it would contain a mix of homes including homes for rent, shared ownership homes and rent to buy homes. He concluded saying that the proposal complied with all planning and highway policies and urged the Committee to approve.

Clarity was provided to Members on the easement areas of the development shown on the plans which included an unused bus turning area. The parking arrangements within the site were clarified. The Committee agreed that the application be approved subject to the conditions listed.

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

1. Time limit – full permission;
2. Approved plans;
3. Proposed site levels (BE1);
4. Facing Materials (BE1 and BE2);
5. Breeding birds protection (GE21);
6. Soft landscaping (BE1);
7. Hard landscaping and boundary treatments (BE1);
8. Tree protection (BE1);
9. Hours of construction (BE1);

10. Construction management plan (Highways) (BE1);
11. Provision of parking and servicing (BE1);
12. Off-site highway works (BE1);
13. Implementation of the Landscape and Ecological Management Plan (GE21);
14. Reasonable avoidance measures – hedgehogs (GE21);
15. Bird nesting boxes (GE21);
16. Bat boxes (GE21);
17. Site waste management plan (WM8);
18. Japanese knotweed method statement;
19. Invasive species validation report;
20. Bat friendly lighting scheme (GE21);
21. Foul water (PR16);
22. Surface water regulatory scheme (PR16);
23. Investigation of suitability of infiltration (PR16);
24. Final discharge rates (PR16);
25. Models showing overland flow routes (PR16);
26. Ground contamination (Phase 2 site investigation, remediation strategy, validation report) (PR14);
27. Noise mitigation measures (PR2); and
28. Electric vehicle charging points (CS19).

DEV38 MISCELLANEOUS ITEMS

The following applications had been withdrawn:

17/00596/TPO

Application to fell 1 no. Sycamore and 1 no. Ash protected within group G3 of TPO 024 within property boundaries at 14 Redacre Close, Cheshire, WA4 4JU.

17/00300/TPO

Proposed felling and subsequent replacement of 1 no. Sycamore Tree protected under TPO 17, at Whitehouse Farm, Barkers Hollow Road, Preston Brook, Warrington, Cheshire, WA4 4LW.

Meeting ended at 6.45 p.m.