

DEVELOPMENT MANAGEMENT COMMITTEE

At a meeting of the Development Management Committee on Monday, 7 June 2021 at The Bridge Suite, Halton Stadium, Widnes

Present: Councillors S. Hill (Chair), Leck (Vice-Chair), Abbott, J. Bradshaw, Carlin, Hutchinson, A. Lowe, Philbin, Polhill, J. Stockton and Thompson

Apologies for Absence: None

Absence declared on Council business: None

Officers present: A. Jones, T. Gibbs, A. Plant, G. Henry, P. Peak, L. Wilson-Lagan, K. Thompson and R. Cooper

Also in attendance: 5 members of the public and one member of the press

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

		<i>Action</i>
DEV1	MINUTES The Minutes of the meeting held on 12 April 2021, having been circulated, were taken as read and signed as a correct record.	
DEV2	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.	
DEV3	20/00544/FUL - PROPOSED CONVERSION AND EXTENSION OF THE FORMER TYRE DEPOT FOR RE-USE AS A SELF-STORAGE FACILITY, SELF-CONTAINED OFFICES, COUNTER AND BUSINESS UNITS, INCLUDING TWO NEW MEZZANINE FLOORS WITHIN THE WAREHOUSE AT FORMER ATS BUILDING, TANHOUSE LANE, WIDNES, WA8 0RR The consultation procedure undertaken was outlined in the report together with background information in respect of the site.	

It was noted that further Lead Local Flood Authority observations had been reported as per the published AB Update List and one additional condition was suggested to those in the report, added at number 16 below.

The Committee approved the application subject to the conditions listed and the addition of the above condition.

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

1. Time limit – full permission;
2. Approved plans;
3. Restriction on use;
4. External facing materials (BE1 and BE2);
5. Boundary treatments scheme (BE1);
6. Parking and servicing (BE1);
7. Electric vehicle charging point scheme (CS19);
8. Cycle parking (BE1 and TP6);
9. Pedestrian improvement scheme (BE1 and TP7);
10. Tree protection measures (GE27);
11. Breeding birds protection (GE21 and CS20);
12. Ground contaminations (PR14 and CS23);
13. Drainage strategy (PR16 and CS23);
14. Foul and surface water on a separate system (PR16 and CS23);
15. Waste audit (WM8); and
16. Verification of Drainage Scheme (PR16 and CS23).

DEV4 20/00607/FUL - PROPOSED ERECTION OF 26 LIGHT FLEXIBLE INDUSTRIAL UNITS (USE CLASSES E(G) AND B8) WITH ASSOCIATED LANDSCAPING, PARKING AND ACCESS ON LAND TO NORTH OF JUNCTION OF WARRINGTON ROAD AND DOMINO COURT, RUNCORN, CHESHIRE

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

The Case Officer reported a minor amendment to the site layout to provide a footway along the northern edge of the internal access road, to improve pedestrian linages through the site. It was noted that the highway authority had been consulted and was satisfied with this improvement to the proposal. It was also noted that the internal road was intended to be private.

The Committee agreed that the application is approved, subject to the conditions listed below.

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

- a) entering into a legal or other agreement to secure a financial contribution to mitigate loss of priority habitat and greenspace;
- b) conditions relating to the following:
 - 1. Standard time limits condition (BE1);
 - 2. Plans condition listing approved drawings (BE1);
 - 3. External facing materials (BE1 and BE2);
 - 4. Submission and agreement of ground investigation report, and remediation strategy (PR14 and CS23);
 - 5. Submission of validation report (PR14 and CS23);
 - 6. Submission of access design (BE1);
 - 7. Parking, access and servicing provision (BE1);
 - 8. Electric vehicle charging points scheme (CS19);
 - 9. Cycle parking (TP6);
 - 10. Existing and proposed site and finished floor levels (BE1);
 - 11. Survey of United Utilities assets (BE1);
 - 12. Flood risk assessment and mitigation (PR16 and CS23);
 - 13. Submission and agreement of drainage scheme (PR16 and CS23);
 - 14. Foul and surface water on a separate system (PR16 and CS23);
 - 15. Construction Environmental Management Plan (BE1, GE21 and CS20);
 - 16. Lighting details in relation to wildlife protection (GE21 and CS20);
 - 17. Protection of nesting birds (GE21 and CS20);
 - 18. Provision of bird nesting boxes (GE21 and CS20);
 - 19. Reasonable Avoidance Measures (RAMs) for amphibians/reptiles and hedgehogs (GE21 and CS20);
 - 20. Scheme to deal with invasive species (GE21 and CS20); and
 - 21. Site waste management (WM8);

And

- c) that if the S106 Agreement or alternative arrangement was not executed 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.

DEV5 21/00038/FUL - PROPOSED ERECTION OF INDUSTRIAL BUILDING, LEAN-TO CANOPY AND SILO, ANCILLARY TO EXISTING OPERATIONS AT DEVENISH NUTRITION, EARLE ROAD, WIDNES, WA8 0GY

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

Members were advised that since the publication of the report a response had been received from the Contaminated Land Officer, as presented in the AB Update List.

Officers requested an amendment to the recommendation, that delegated authority be granted to the Operational Director, in consultation with the Chair or Vice Chair to determine the application. This was due to the applicant's request to provide further technical details with regards to contaminated land, with the aim of reducing down the information required by conditions. It was noted that Officers' would consult with the Environment Agency and the Contaminated Land Officer on such information, prior to finalising the relevant conditions.

The Committee agreed that the application be approved, subject to the above amendment and conditions listed.

RESOLVED: That

- a) authority be delegated to the Operational Director – Policy, Planning and Transportation, in consultation with the Chair or Vice Chair, to determine the application, subject to any consultation responses following receipt of the additional information submitted by the applicant; and
- b) conditions relating to the following:
 1. Standard time limits condition (BE1);
 2. Plans condition listing approved drawings (BE1);
 3. Submission and agreement of a construction method statement including HRA avoidance measures and timing of development (BE1, GE21 and CS20);
 4. External facing materials (BE1 and BE2);
 5. Submission and agreement of ground investigation report and remediation strategy (PR14 and CS23);

6. Submission of validation report (PR14 and CS23);
7. Foundation design (PR14 and CS23);
8. Flood risk assessment and mitigation (PR16 and CS23);
9. Submission and agreement of drainage scheme (PR16 and CS23); and
10. Foul and surface water on a separate system (PR16 and CS23).

DEV6 21/00059/FUL - PROPOSED DEMOLITION OF EXISTING BUILDING AND ERECTION OF 37 NO. OVER 55 RETIREMENT LIVING APARTMENTS AND ASSOCIATED WORKS INCLUDING CAR PARKING, CYCLE PARKING, EXTERNAL BIN STORE AREA AND LANDSCAPING AT FORMER UPTON MEDICAL CENTRE AND ADJACENT LAND, BECHERS, WIDNES, WA8 4TE

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

Officers' advised that since writing the report representations had been received from all Ward Councillors, as presented in the AB Update List – responses to these concerns were provided. Further consultee responses had also been received and it was noted that the applicant had submitted a further bat survey, which MEAS had confirmed was satisfactory. Two additional conditions were also recommended to be added to the list contained in the report.

The Committee was addressed by Mr Steve Grimster, who spoke on behalf of the applicant and provided some background to and the merits of the proposal. This included *inter alia*, an introduction to the operator Housing 21 who were specialists in the field of retirement properties; details of the retirement apartments including landscaping and on-site parking; on-site support for residents; the design and quality of the development; its affordability and contribution they will make to the housing needs of an aging population in Halton.

Following Members' questions it was confirmed that the parking ratio for retirement developments was 1 space per 3 dwellings, which was applied with this proposal. It was also noted that a planning condition would restrict the use, and that a further planning application would need to be made should an alternative use be proposed.

In response to concerns raised by Members over the

scheme's proximity to Multi-Use Games Area (MUGA) and the potential for disruption to future residents, Officers' advised that the proposed building had been designed so that only windows serving the communal staircase and kitchen areas would be located facing the MUGA, and that there was scope for other possible mitigation measures, such as the height of the fence surrounding the MUGA or landscaping.

The Committee agreed that the application be approved, subject to the conditions listed and the addition of the two conditions referred to in the AB Update List.

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

- a) entering into a legal or other agreement relating to securing financial contributions in lieu of on-site open space provision;
- b) conditions relating to the following:
 1. Standard time limits condition (BE1);
 2. Approved plans condition (BE1 and TP17);
 3. Submission and agreement of a submission of a construction / traffic management plan, which will include wheel cleansing details, hours of construction and deliveries (BE1);
 4. Existing and proposed site levels (BE1);
 5. External facing materials (BE1 and BE2);
 6. Conditions for landscaping, planting, management and maintenance (BE1 and BE22);
 7. Breeding birds protection (GE21 and CS20);
 8. Bird nesting boxes scheme (GE21 and CS20);
 9. Electric vehicle charging points scheme (CS19);
 10. Parking, access and servicing provision (BE1, TP6, TP7, TP12, TP15 and TP17);
 11. Submission of ground investigation report, mitigation measures and validation (PR14 and CS23);
 12. Drainage strategy condition (PR16 and CS23);
 13. Foul and surface water on a separate system (PR16 and CS23);
 14. Provision of affordable housing scheme (CS13);
 15. Sustainable energy scheme (S19); and
 16. Restriction to use as over-55's retirement living apartments (BE1 and RP12);
 17. Provision of information in sales/rental packs for new occupants, informing residents of the importance of the European sites and responsible

user code and the location of Suitable Alternative Natural Greenspaces (GE21 and CS20); and
18. The provision of bat boxes (GE21 and CS20).

And

- c) that if the S106 Agreement or alternative arrangement was not executed 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.

Meeting ended at 7.10 p.m.