

DEVELOPMENT MANAGEMENT COMMITTEE

At a meeting of the Development Management Committee on Tuesday, 2 December 2025 at Civic Suite, Town Hall, Runcorn

Present: Councillors Leck (Chair), Thornton (Vice-Chair), S. Hill, Hughes, P. Nolan, Philbin, C. Plumpton Walsh, Polhill, Rowe, Thompson and Woolfall

Apologies for Absence: None.

Absence declared on Council business: None.

Officers present: A. Plant, L. Wilson-Lagan, T. Gibbs, E. Breheny, S. Moorhouse, J. Parry and I. Moorhouse

Also in attendance: None.

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

Action

DEV10 MINUTES

The following amendment was proposed to be made to the Minutes of the Meeting held on the 1 September 2025:

“Following three warnings to the public attendees regarding their disruption of the meeting, the meeting was suspended at 19:12. Due to the continued disturbance by the public and refusal of some members of the public to leave, the Chair called for clearance of the public gallery. Again, due to the refusal of some members of the public to leave and the position seemingly escalating, the meeting was moved to the Council Chamber without attendance of the public. The press remained in attendance and the meeting reconvened at 19:20.”

The Amendment was Moved and Seconded and the Committee voted to approve the amendment to the Minutes.

RESOLVED: That the minutes held on the meeting of the 1 September 2025 be signed as a correct record, subject to the following amendment:

“Following three warnings to the public attendees regarding their disruption of the meeting, the meeting was suspended at 19:12. Due to the continued disturbance by the public and refusal of some members of the public to leave, the Chair called for clearance of the public gallery.

Again, due to the refusal of some members of the public to leave and the position seemingly escalating, the meeting was moved to the council chamber without attendance of the public. The press remained in attendance and the meeting reconvened at 19:20.” replace “Following three warnings to the public attendees regarding their disruption of the meeting, the Meeting was suspended at 19:12 and reconvened at 19:20.” for Minute DEV8.

DEV11 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.

DEV12 25/00107/OUT - OUTLINE PLANNING APPLICATION FOR UP TO 94 DWELLINGS WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS AT LAND AT HILLTOP FARM WINDMILL LANE PRESTON ON THE HILL WA4 4AZ

The application was removed from consideration following a late objection from Preston Brook Parish Council. Although notified on 13 March 2025, the Parish Council submitted its objection on 28 November 2025, after the agenda was published. Planning legislation required comments within 21 working days, but failure to consider this objection could risk judicial review as it may constitute material evidence.

DEV13 25/00262/FUL - PROPOSED DEMOLITION OF EXISTING WORKSHOP, LEAN TO SHED AND PICKING LINE ENCLOSURE, AND THE ERECTION OF 2 NO BUILDINGS TO PROVIDE FOR THE STORAGE, SORTING AND PROCESSING OF WASTE MATERIALS TOGETHER WITH A NEW WELFARE BLOCK, WEIGHBRIDGE OFFICE AND ANCILLARY INFRASTRUCTURE INCLUDING WATER TANKS, WEIGHBRIDGES, REVISED VEHICLE PARKING, DRAINAGE IMPROVEMENTS AND ODOUR CONTROL PLANT & EQUIPMENT AND STACK

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

Since the agenda was published, the local flood authority confirmed no objections, provided that an updated drainage system was implemented, which the applicant agreed to. For odour control, the applicant reported improvements including a new air extraction system in the

new building, and this to be covered by a condition to avoid delays. The applicant argued that a new road noise assessment would be unnecessary as site operations and surrounding land would remain unchanged. If it was required, they requested that the assessment account for the proposed extraction system; discussions on this were ongoing.

In response to points raised by the Committee, it was noted that:

- There were an excessive number of seagulls at the site, and some form of pest control would be needed to resolve this. Officers would raise this issue with the Environmental Agency and look at this being a condition;
- Odour control needed to be strictly monitored by the IPPC (Integrated Pollution Prevention and Control) as food waste was managed onsite;
- The Environmental Agency had the best techniques to manage odour control. If the application was approved, then they would be able to enforce this; and
- The site had recently come under new ownership.

After consideration of the application and updates provided by officers, the proposal was Moved and Seconded and the Committee voted to delegate authority to the Director of Planning and Transport in consultation with the chair or vice chair to determine the Application.

RESOLVED: That the application be delegated to the director planning and transport in consultation with the chair or vice chair to determine the Application.

If approved, be subject to the following schedule of conditions and any others considered necessary:

- Standard 3-year timescale for commencement of development specifying approved plans
- Condition requiring submission and agreement of a Construction Environmental Management Plan
- Materials condition(s), requiring submission and agreement of building external finishing materials
- Condition requiring submission and agreement of detailed landscaping scheme
- Condition relating to boundary treatments
- Condition requiring vehicle access, parking, servicing etc to be constructed prior to

- occupation / commencement of use
- Condition securing relocation of cycle parking details
- Condition restricting waste throughput to 450,000 tonnes per annum
- Condition requiring surface water drainage to be carried out as approved condition(s) requiring a site investigation, remediation and verification plan
- Condition(s) restricting external storage locations, height, processing
- Submission and agreement of a lighting
- Condition requiring site and finished floor levels be carried out as approved
- No materials, waste or otherwise shall be burnt on site
- Requiring submission and agreement of provision for bird boxes
- Landscape and habitat management plan

DEV14 MISCELLANEOUS ITEMS

The following applications had been received / were in progress:

22/00569/OUT

The Secretary of State had called in the planning application for the Heath Business and Technical Park, Runcorn. This would be considered at a Public Inquiry.

25/00254/COU

Proposed change of use to flexible letting at Rotherham House, Lunts heath Road, Widnes, WA8 5BB

25/00254/COUGEN

Appeal against enforcement notice at Rotherham House, Lunts heath Road, Widnes, WA8 5BB

Meeting ended at 18:48