

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 16 May 2011 at Civic Suite, Town Hall, Runcorn

Present: Councillors Nolan (Chairman), E. Cargill, Hignett, Leadbetter, McInerney, Morley and Osborne

Apologies for Absence: Councillors Thompson, J. Bradshaw, Hodgkinson and Redhead

Absence declared on Council business: None

Officers present: A. Jones, J. Tully, T. Gibbs, M. Noone and A. Plant

Also in attendance: None

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

DEV76 MINUTES

The Minutes of the meeting held on 19 April 2011, having been printed and circulated, were taken as read and signed as a correct record.

DEV77 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.

DEV78 - 11/00051/HBC - PROPOSED ERECTION OF A 2M TALL PEDESTRIAN ACCESS GATE TO BLOCK OFF THE ALLEY AT THE SIDE OF 25 DEAN STREET, WIDNES

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

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

Action

1. Standards time limit for implementation; and
2. Requiring colour coating Dark Green BE22.

DEV79 - 11/00082/HBCFUL - THE ERECTION OF A 2M TALL GREEN VEHICULAR ACCESS GATE TO THE TOP OF THE ALLEY BEHIND CHRISTIE STREET AND A 2 M TALL METAL FENCE TO BLOCK OFF THE OPEN LAND FROM THE ALLEY TO THE WEST OF 2A - 10 CHRISTIE STREET AND 70 HALTON VIEW ROAD, WIDNES

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

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

1. Standard time limit for implementation; and
2. Requiring colour coating Dark Green BE22.

DEV80 - 11/00139/FUL - PROPOSED SINGLE STOREY REAR EXTENSION AT 29 SPRINGFIELD ROAD, WIDNES

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

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

1. Standard time limits for implementation; and
2. Requiring materials to match the existing dwelling (H6).

DEV81 - 11/00140/HBCFUL - PROPOSED TEMPORARY CONSTRUCTION ACCESS AT THE GRANGE SCHOOL, LATHAM AVENUE, RUNCORN, WA7 5DX

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

It was reported that the construction of a temporary second access road which was withdrawn following residents objections, was in fact now needed. It was noted that noise and disturbance would be minimised through adherence to the Considerate Construction Scheme relating

to construction and delivery hours.

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

1. Conditions relating to temporary permission (2 years unless otherwise agreed) and requiring land restoration in accordance with and agreed scheme including finished levels boundary treatments and landscaping (BE1);
2. Conditions relating to amended plans/listing relevant submitted plans and information;
3. Requiring development and use be carried out in accordance with listed plans and documents including mitigation measures and recommendation unless otherwise agreed (BE1);
4. Requiring agreement of/compliance with a construction and environmental management plan including dust and noise mitigation, vehicle access routes and construction car parking (BE1);
5. Wheel cleansing facilities to be submitted and approved in writing (BE1);
6. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
7. Site investigation, including mitigation to be submitted and approved in writing (PR14);
8. Conditions relating to drainage/surface water management (BE1); and
9. An additional condition for the submission and agreement of construction levels and construction details.

DEV82 MISCELLANEOUS ITEMS

The following applications had been withdrawn :-

11/00103/TEL	Prior notification of proposed telecommunications development consisting of 15m dual use replica telegraph pole with equipment cabinet and ancillary development at Corner Of Deacon Road And Appleton Village Widnes, Cheshire.
11/00070/FUL	Proposed conservatory to rear at 68 Lynton Crescent, Widnes Cheshire.

10/00495/FUL

Proposed two storey side and single storey rear extensions at 7 Ladypool, Hale Liverpool.

Planning Appeal Decisions:-

10/00176/TEL

Prior notification of telecommunications development for the installation of a radio base station consisting of a 12.5m high streetworks monopole housing 3 No. O2 antennas, 3 No. Vodaphone antennas and 2 No. ground based equipment cabinets on Footpath at Junction of Hale Road and Crossway, Widnes, Cheshire.

APPEAL ALLOWED

0/00193/TPO

Proposed crown thinning/lifting of 2 No. Sycamore trees at 18A Hough Green Road, Widnes, Cheshire

APPEAL DISMISSED

Meeting ended at 6.40 p.m.