

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 9 January 2012 at Civic Suite, Town Hall, Runcorn

Present: Councillors Nolan (Chairman), Thompson, Balmer, A.Cole, Gilligan, Hignett, Hodgkinson, T. McInerney and Osborne

Apologies for Absence: Councillors J. Bradshaw and Leadbetter

Absence declared on Council business: None

Officers present: J. Tully, T. Gibbs, M. Noone, A. Plant, R. Wakefield, R. Cooper and A. Scott

Also in attendance: None

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

DEV36 MINUTES

The Minutes of the meeting held on 5 December 2011, having been printed and circulated, were taken as read and signed as a correct record.

DEV37 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.

DEV38 - 11/00197/FUL - PROPOSED RESIDENTIAL DEVELOPMENT CONSISTING OF 7 NO. THREE STOREY DWELLINGS, 3 NO. 2.5 STOREY DWELLINGS AND 2 NO. TWO STOREY DWELLINGS WITH ASSOCIATED ACCESS AND PARKING AT LAND OPPOSITE MOTHERWELL CLOSE, LANARK GARDENS, WIDNES, CHESHIRE

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

Action

It was reported that the owner/developer would be required to enter into a Section 106 Agreement for the dedication of the land required for highway works and any associated highways agreement. The Committee commented on the width of the existing carriageways and the volume of traffic through the estate.

RESOLVED: That the application be approved subject to the following conditions listed below:-

1. Standard condition relating to time limit for commencement;
2. Condition listing all plans / amended plans (BE1);
3. Wheel wash condition required for construction phase (B1);
4. Condition(s) in relation to submission of details of hard and soft landscaping including planting scheme (BE2);
5. Condition requesting submission and approval of materials (BE2);
6. Condition in relation to boundary treatment details (BE2);
7. Condition relating to the provision of bins prior to occupation (BE2);
8. Condition that the development is carried out in accordance with the submitted ecological reports and mitigation measures (GE21 and GE25);
9. Condition that no clearance works shall be carried out during bird nesting season (GE21);
10. Condition for the provision of bat bird boxes;
11. Four Environment Agency conditions relating to submission of details of surface water runoff (BE1 and PR16);
12. Condition in relation to the submission and agreement of a construction traffic management plan (BE1);
13. Construction hours to be adhered to throughout the course of the development (BE1);
14. Condition(s) removing permitted development rights for Schedule 2, part 1 class A, B, E, F of GPDP; and
15. Condition removing permitted development rights for fencing (Schedule 2, part of GPDO).

DEV39 - 11/00372/FUL - PROPOSED EXTENSION TO EXISTING BUILDING AND RETENTION OF EXISTING USE AS WASTE TRANSFER FACILITY AT WASTECARE UK LTD, UNIT 1 GARALEENA PARK, GORSEY LANE, WIDNES, CHESHIRE, WA8 0RN

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 condition relating to timescale and duration of the permission;
2. Condition listing all plans and amended plans (BE1);
3. Condition to retain vehicle access, service and parking areas (BE1);
4. Condition restricting location, heights and type of external storage (BE1);
5. Condition that materials used match the existing building (BE1);
6. No materials or substances shall be burnt at the site (BE2);
7. Three conditions relating to further ground investigations, risk assessment, remediation and verification (PR14); and
8. All processing of materials shall be undertaken within the building (BE1).

Meeting ended at 6.45 p.m.