

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 11 June 2007 at Civic Suite, Town Hall, Runcorn

Present: Councillors Nolan (Chairman), Thompson (Vice-Chairman), Blackmore, Blackmore, Hignett, Morley, Osborne, Polhill and Sly

Apologies for Absence: Councillors Leadbetter and Rowan

Absence declared on Council business: (none)

Officers present: P. Watts, M. Simpson, L. Beard, J. Tully and R. Cooper

Also in attendance: Cllr Murray and 1 member of the public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

Action

DEV11 MINUTES

The Minutes of the meeting held on 21st May 2007, having been printed and circulated, were taken as read and signed as a correct record.

DEV12 PLANNING APPLICATION TO BE DETERMINED BY THE COMMITTEE

DEV13 - PLAN NO. 06/00972/FUL - PROPOSAL FOR RESIDENTIAL DEVELOPMENT CONSISTING OF 40 NO. DWELLINGS TO THE LAND AT THE FORMER FIRE STATION, HEATH ROAD, RUNCORN.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was reported that 59 letters of representation had been received from 47 properties, details of which were outlined in the report. An additional 11 letters had been received following consultation on the amended plans details of which were also outlined in the report. Representations had been received from Ward Councillors and the local MP.

The Committee was advised that a letter had been

received by email today stating that the applicants had lodged an appeal against non-determination due to the length of time taken to reach a decision. Therefore this matter would now be dealt with by the planning inspectorate.

DEV14 APPLICATION TO BE DETERMINED BY ADJACENT AUTHORITIES

PLAN NO. 03/00034/ADJ - Adjoining authority consultation on the amended description of development for planning application P/2003/0005 (St. Helens MBC): Extraction of 2.43 million cubic metres of sand/sandstone to a depth of 15 metres above ordnance datum (AOD) (previously 2.6m cubic metres to 13m AOD). Progressive backfilling with construction, demolition and excavation materials. Restoration of the landscape to original topography for use in agricultural including implementation of a 5 year aftercare plan to the land at Bold Health Quarry, Mill Green Lane, Bold Health St Helens.

This recent consultation related to an amendment to the description originally submitted in 2003 and further information that had been received by St Helens Council.

It was reported that details of this application were provided through a standard neighbour notification exercise. Nine individual letters and emails objecting to the planning application had been received, details of which were outlined in the report. The Committee heard how a further 33 letters of objection had been received. The issues related to the previous enforcement action taken by St Helens, restoration, noise and dust on roads, contaminated waste, impact of HGVs on roads and the access on to Derby Road.

The Committee was advised of the main aspects of the application and were given the reasons given for the Councils objections to the application as follows:

- It was felt that the applicant had not fully justified why the inert materials proposed should be disposed of by land filling;
- The proposal would be contrary to national Planning Policy Statement 10;
- Whether the site would be completed within the stated timescales;
- The potential for the type and amount of inert waste to run out due to increased technology for re-use and recycling; and
- The increase in traffic

Cllr Peter Murray made representations against the application on behalf of Farnworth Ward.

RESOLVED: That the Borough Council objects to the proposal for the reasons outlined in the report.

DEV15 MISCELLANEOUS ITEMS

It was reported that the following applications had been withdrawn:

07/00157/FUL Proposed demolition of existing factory unit and erection of three storey block containing 14 No. apartments at 5 Thomas Street Street Widnes.

07/00175/FUL Proposed demolition of four storey hotel and erection of 16 No. self contained flats in a four storey block at Panorama Hotel Castle Road Runcorn.

07/00188/FUL Proposed subdivision and conversion of existing dwelling house swimming pool and landscape to form two residential dwellings at Castle View 54 The Underway Runcorn.

Meeting ended at 6.45 p.m.