

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Tuesday, 17 July 2007 at Civic Suite, Town Hall, Runcorn

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

Apologies for Absence: Councillor Leadbetter

Absence declared on Council business: None

Officers present: P. Watts, L. Beard, L. Capper, J. Farmer, C. Halpin, G. Henry and E. Latham

Also in attendance: Councillor Wright and 20 members of the public.

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

DEV16 MINUTES

The Minutes of the meetings held on 16 April, 21 May and 11 June 2007, having been printed and circulated, were taken as read and signed as a correct record.

DEV17 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.

DEV18 PLAN NO. 07/00122/OUT - OUTLINE APPLICATION (WITH ALL MATTERS RESERVED) FOR RESIDENTIAL DEVELOPMENT UP TO A MAXIMUM OF 355 NO. DWELLINGS AT CASTLEFIELDS AVENUE EAST, RUNCORN

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. No comments had been received from local residents.

Action

RESOLVED: That subject to the Secretary of State not calling the application in, authority be delegated to the Operational Director – Environmental and Regulatory Services to proceed with necessary footpath and highway closures and to approve the application in consultation with the Chair or Vice Chair of the Committee subject to conditions relating to the following.

Strategic Director
– Environment

1. Development to be carried out in accordance with a phasing agreement.
2. Reserved matters condition, for the submission of and approval prior to the commencement of development.
3. Time limit for the submission of reserved matters.
4. Time limit for the commencement of development.
5. Reserved matters to be submitted and carried out as approved.
6. Materials condition, requiring the submission and approval of the materials to be used.
7. Drainage condition, requiring the submission and approval of drainage details.
8. Landscaping condition, requiring the submission of both hard and soft landscaping including tree planting
9. Tree survey to be submitted and replacement planting to be agreed in writing.
10. Site investigation, including mitigation to be submitted and approved in writing.
11. Boundary treatments to be submitted and approved in writing.
12. Wheel cleansing facilities to be submitted and approved in writing.
13. Details of disabled access and parking to be submitted and approved in writing.
14. Details of a scheme and implementation of surface water regulation systems to prevent the increased risk of flooding.
15. Construction and delivery hours to be adhered to through the course of the development.
16. Vehicle access, parking etc to be constructed prior to occupation of properties.
17. Cycle parking and bin storage to be provided.
18. The development in respect of any phase (plots 1, 2a, 2b and 2c) can commence providing all relevant conditions are complied with in relation to that phase.
19. Submission and agreement of a habitat creation and restoration scheme to mitigate the loss of the SINC.
20. Requiring wildlife/ecology survey to include amphibians, water voles, bats and great crested newts including scheme of mitigation.
21. Securing adequate protection of trees to be retained throughout construction.

22. Requiring targeted trial trenching for archaeological features in accordance with a scheme submitted to and agreed by the local Planning Authority and mitigation as required.
23. Agreement of structural details of any retaining walls.
24. That all residential development should comply with the Council's Supplementary Planning Documents and Guidance.
25. That residential development shall provide a positive and active frontage to the Bridgewater Canal. Town Lake and all areas of public open space and vehicle/pedestrian routes. That the development shall provide pedestrian orientated treatment to include adequate stand off zones from and landscape boulevard treatment to the North bank of the Bridgewater Canal.
26. Requiring a scheme of off site highway improvements to provide safe and adequate highway and pedestrian access to Plot 1 including improvements to the junction of the Former busway with the Astmoor Spine Road, to secure the structural stability of any retaining structures and bridges and means of emergency access.
27. Requiring provision of pedestrian links, cycleway and designated greenways.
28. Requiring submission and agreement of details relating to site and finished floor levels.
29. Limiting the height of any development on any plot or parcel to those detailed in the approved plan 0011 rev B.

DEV19 PLAN NO. 07/00279/OUT - OUTLINE APPLICATION FOR ERECTION OF UP TO 20 NO. INDUSTRIAL UNITS AT THE FORMER TECH POL LTD, PICOW FARM ROAD, RUNCORN

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. No comments had been received from local residents. It was noted that the Environment Agency had responded requesting additional conditions be added in relation to drainage, storage and handling of materials, along with hours of operation and noise restrictions.

RESOLVED: That approved subject to condition relating to the following:

1. Reserved matters condition, for the submission of and approval prior to the commencement of development.
2. Time limit for the submission of reserved matters.
3. Time limit for the commencement of development.
4. Reserved matters to be submitted and carried out as

Strategic Director
- Environment

approved.

5. Condition specifying amended plans (BE1)
6. Materials condition, requiring the submission and approval of the materials to be used (BE2)
7. Landscaping condition, requiring the submission of both hard and soft landscaping (BE2)
8. Tree survey to be submitted and replacement planting to be agreed in writing (BE1)
9. Site investigation, including mitigation to be submitted and approved in writing (PR14)
10. Boundary treatments including retaining walls to be submitted and approved in writing (BE2)
11. Wheel cleansing facilities to be submitted and approved in writing (BE1).
12. Details of disabled access and parking to be submitted and approved in writing (BE2)
13. Construction and delivery hours to be adhered to throughout the course of the development (BE1)
14. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/commencement of use (BE1)
15. Agreement and implementation of cycle parking provision (TP6)
16. Submission and agreement of finished floor and site levels (BE1)
17. Agreement and implementation of bin stores (BE1)
18. Restricting insertion of mezzanine floors without prior consent of planning authority (BE1)
19. Restricting use to classes B1, B2 and B8 (E3)
20. Restricting ground floor space to up to 1750m² subject to compliance with
21. Councils Supplementary Planning Documents (BE1)

Additional conditions relating to:

- Drainage and storage and handling of chemicals and other materials;
- External storage, hours of operation and noise levels; and
- noise restrictions.

DEV20 PLAN NO. 07/00304/FUL PROPOSED ERECTION OF A 33,684 SQ M DISTRIBUTION WAREHOUSE DEVELOPMENT (B8) AND ASSOCIATED OFFICE SPACE, PARKING, LANDSCAPING AND INFRASTRUCTURE AT MANOR PARK 3 - SECTOR D, EASTGATE WAY, RUNCORN

The consultation procedure undertaken was outlined

in the report together with background information in respect of the site. No comments had been received from local residents.

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

Strategic Director
- Environment

1. Specifying amended plans (BE1)
2. Materials condition, requiring the submission and approval of the materials to be used (BE2)
3. Submission, agreement and implementation of site and finished floor levels and requiring minimum floor levels to be set at 5.8 m AOD (PR16)
4. Submission, agreement and implementation of scheme for drainage (BE1)
5. Provision of oil interceptors to vehicle parking areas (PR5)
6. Landscaping condition, requiring the submission of both hard and soft landscaping. (BE2)
7. Submission, agreement and implementation of habitat management plan (GE19)
8. Submission, agreement and implementation of bird nesting features for swifts within the building (GE19)
9. Protection of water courses and retained habitat during construction (GE19)
10. Requiring specified bunding of any fuel/chemical storage (PR5)
11. Boundary treatments to be submitted and approved in writing. (BE2)
12. Wheel cleansing facilities to be submitted and approved in writing and used during construction. (BE1)
13. Construction and delivery hours to be adhered to throughout the course of the development. (BE1)
14. Vehicle access, parking, servicing etc to be constructed prior to occupation/ commencement of use. (BE1)
15. Agreement and implementation of cycle parking provision (TP6)
16. Requiring implementation of agreed Travel Plan (TP16)
17. Restricting external lighting (BE1)
18. Restricting external storage to that shown on plan (E5)
19. Requiring submission and agreement of colour scheme for external fuel tanks (BE1)
20. Submission and agreement of additional details relating to substation and screening to refuse and recycling areas.

In addition the Committee agreed additional drainage and ground investigation conditions being added to the approval.

DEV21 PLAN NO. 07/00322/S73 - APPLICATION UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT FOR PROPOSED VARIATION OF CONDITION 15 OF PLANNING APPLICATION 03/00863/OUTEIA

The Committee was advised that this application had been withdrawn.

Questions regarding the enforcement of conditions was raised by the Members. The Operational Director of Environmental and Regulatory Services provided a response to say all conditions would be enforced rigorously.

DEV22 PLAN NO. 07/00336/HBCFUL - APPLICATION FOR VARIATION TO EARLIER APPROVED SCHEME (05/00948/FUL) FOR PROPOSED CREATION OF A LANDSCAPED GREENSPACE CORRIDOR CONTAINING NEW DRAINAGE WATER BODIES, FOOTPATHS, CYCLEWAY AND NATIVE PLANTING

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. Two letters of representation/objection had been received in respect of the application and the concerns raised were detailed within the report. Three letters in principle support had been received from the Northwest Regional Development Agency and the Council's Trees and Woodlands Officer and 3MG. United Utilities had confirmed that they raise no objection.

It was noted that seven additional letters of representation had been received since publication of the agenda.

Mr Egan addressed the Committee and spoke against the application.

The Chairman requested a show of hands from Members of the Committee in favour of voting for the application and requested that this be recorded in the minutes. The following Members voted in favour of approving the application:

Councillors Nolan, Thompson, P. Blackmore, S. Blackmore, Hignett, Morley, Osborne, Polhill and Sly.

The following Councillors voted against the application:

Councillor Rowan.

Therefore the application was approved.

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

Strategic Director
- Environment

1. Specifying amended plans (BE1)
2. Requires that the development be carried out in accordance with all approved documents and associated supporting information unless otherwise agreed by the Local Planning Authority.
3. Submission and agreement of a scheme of archaeological work (BE5)
4. Requiring seeding of the area of surface scrape prior to completion or in accordance with details agreed by the Local Planning Authority (BE1)
5. Restricting construction and delivery hours.

DEV23 PLAN NO. 07/00337/FUL - DEMOLITION OF FACTORY UNIT AND ERECTION OF 3 STOREY APARTMENT BLOCK OF 12 NO. APARTMENTS AT 5 THOMAS STREET, WIDNES

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was noted that United Utilities had raised no objection. The Council's Highway Engineers had recommended a ground investigation planning condition.

RESOLVED: That

- (1) The applicant entering into a Section 106 planning agreement in relation to the provision of a financial contribution towards off-site open space and the following conditions; -
- (2) The following conditions,
 - 1 Amended Plans (BE2)
 - 2 Prior to commencement, the entering into a Legal Agreement for the provision of off site open space; (H3 and the Open Space SPD)

Strategic Director
- Environment

- 3 Prior to commencement provision of pre-development site levels and proposed finished floor levels; (BE1)
- 4 Prior to commencement all materials to be submitted and approved; (BE2)
- 5 Prior to commencement details of all boundary treatment to be submitted and approved; (BE22)
- 6 Prior to commencement detailed landscaping scheme to be submitted and approved; (BE1)
x 3
- 7 Prior to commencement ground investigations for potential pollutants and remediation scheme where necessary; (BE1 and PR6)
- 8 Prior to commencement provision of a drainage scheme to be submitted and approved; (BE1)
- 9 Prior to commencement of development details of secure cycle storage to be submitted and approved; (TP6)
- 10 Prior to commencement of development details of secure bin storage to be submitted and approved; (BE1 and BE2)
- 11 Prior to commencement provision and use of wheel cleansing facilities during course of construction to be submitted and approved; (BE1)
- 12 Prior to commencement of development details of lighting for the site to be submitted and approved; (BE1 and BE2)
- 13 Restricted hours of development and deliveries related to development during construction period; (BE1)
- 14 Access, car parking including disabled car parking, servicing areas shall be laid out in accordance with approved amended plans; (BE1)
- 15 Insertion of windows pd removed; (BE1)
- 16 Provision of required bin storage facilities for all individual dwellings at developer's expense. (BE1)

DEV24 PLAN NO. 07/00383/FUL - PROPOSED CONSTRUCTION OF 24 NO. NEW FLATS (FOR RENT) AT LAND TO WEST OF CASTLEFIELDS ENTRE AND AT SSOUTHERN END OF KEEPERS WALK, RUNCORN

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

of the site.

RESOLVED: That the application

A. Be approved subject to conditions relating to the following:

21. Condition specifying amended plans (BE1)
22. Materials condition, requiring the submission and approval of the materials to be used (BE2)
23. Landscaping condition, requiring the submission of both hard and soft landscaping to include replacement tree planting. (BE2)
24. Boundary treatments to be submitted and approved in writing. (BE2)
25. Wheel cleansing facilities to be submitted and approved in writing. (BE1)
26. Construction and delivery hours to be adhered to throughout the course of the development. (BE1)
27. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/ commencement of use. (BE1)
28. Conditions relating to the agreement and implementation of bin stores cycle parking provision (TP6)
29. Site investigation, including mitigation to be submitted and approved in writing. (PR14)
30. Conditions relating to tree protection during construction (BE1)
31. Submission and agreement of site and finished floor levels (BE1)
32. Agreement of details and construction design of all retaining walls (BE1); and

B. Authority be delegated to the Operational Director- Environmental and Regulatory Services in consultation with the Chairman or Vice Chairman to pursue the necessary highway closures for implementation of the scheme.

DEV25 MISCELLANEOUS ITEMS

It was reported that appeals had been received following the Council's refusal of the following applications:

-

The decision had been received as follows: -

06/00550/TPO Application for removal of 2 No. Lime trees at Sumners Farm , House,

Strategic Director
- Environment

Barkers Hollow Road, Preston Brook,
Warrington, Cheshire, WA4 4AY

This appeal was dismissed

It was noted that the following applications had been withdrawn: -

- | | |
|--------------|---|
| 07/00200/FUL | Proposed two storey extension to existing hotel at Premier Travel Inn, Chester Road, Preston Brook, Runcorn, Cheshire |
| 07/00223/OUT | Outline application (with siting/layout, design/external appearance and landscaping matters reserved) for proposed demolition of existing house and erection of 2 No. semi detached two storey dwellings with integral (single) garages at 84 Heath Road, Widnes, Cheshire, WA8 7NU |
| 07/00227/FUL | Proposed provision of covered area to front of Red Admiral, Boston Avenue, Runcorn, Cheshire, WA7 5JQ |
| 07/00234/ADV | Proposed display of various illuminated/non illuminated signage at D & E Motor Factors Ltd, Hutchinson Street, Widnes, Cheshire, WA8 0PZ |
| 07/00235/FUL | Proposed cladding to external elevations at D & E Motor Factors Ltd, Hutchinson Street, Widnes, Cheshire, WA8 0PZ |
| 07/00265/FUL | Proposed demolition of single storey workshop, crane control building and part of existing pipebridge and the erection of two storey offices and single storey warehouse including new circulatory road, roundabout, car parking and ancillary works at Ineos Chlor, Castner Kellner Site, Runcorn, |

Cheshire

07/00283/FUL Outline application (with layout and external appearance matters reserved) for 2 No. 3 bedroom semi detached houses on Land Adjacent To 10 Cheshyres Lane, Runcorn, Cheshire, WA7 4LF

07/00293/FUL Proposed first floor side extension to create bedroom space at 1 Littlestone Close, Widnes, Cheshire, WA8 9YU

07/00320/FUL Proposed single storey building and creation of new parking area at St Edwards Catholic Primary School, Wivern Place, Runcorn, Cheshire, WA7 1RZ

07/00335/FUL Proposed erection of 2 No. parasols to form protection for A.T.O. users at Cock And Trumpet Inn, Halebank Road, Widnes, Cheshire, WA8 8NB

07/00348/FUL Proposed side extension with double garage to front together with conversion of existing rear double garage to provide granny flat at 116 Runcorn Road, Moore, Warrington, Cheshire, WA4 6UB

07/00384/FUL Proposed single storey side and rear extension to form garage and utility room at 8 Kelsall Close, Widnes, Cheshire, WA8 7PB

It was noted that the following application had been returned:-

07/00351/FUL Proposed conservatory to rear of 2 Portside, Runcorn, Cheshire, WA7 3LE

Meeting ended at 6.53 p.m.