

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 13 August 2007 at Civic Suite, Town Hall, Runcorn

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

Apologies for Absence: None

Absence declared on Council business: None

Officers present: P. Watts, M. Simpson, L. Beard and L. Capper

Also in attendance: 3 members of public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

	<i>Action</i>
DEV27 MINUTES	
<p>The Minutes of the meeting held on 17 July 2007, having been printed and circulated, were taken as read and signed as a correct record.</p>	
DEV28 PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE	
<p>The Committee considered the following applications for planning permission and, in accordance with its powers and duties, made the decisions described.</p>	
DEV29 - PLAN NO. 07/00371/FUL - PROPOSED DEVELOPMENT OF 15 NUMBER RESIDENTIAL DWELLINGS AND ACCESS ROAD TO THE LAND AT 117 - 181 HEATH ROAD, RUNCORN.	
<p>The Committee was informed that this proposal had been withdrawn by the applicant on the 10th August 2007.</p>	
DEV30 - PLAN NO. 07/00408/FUL - PROPOSED 4-6 STOREY	

HOTEL COMPRISING 149 NO. BEDROOMS, CONFERENCE CENTRE, ANCILLARY HEALTH AND FITNESS FACILITY WITH ANCILLARY CAR PARKING (450 NO. SPACES) TO THE LAND AT THE BLENDRAVEN SITE, DITTON ROAD, WIDNES.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was reported that the Health and Safety Executive had withdrawn their objections. The Environment Agency also advised that they were happy for flood risk assessment matters to be dealt with by way of condition. They also requested the inclusion of an additional condition in relation to contaminated land investigation.

The Committee was advised that the standards for access to the site have been revised and additional access have been provided off Ditton Road. A right hand turning lane was therefore required into this site which could be accommodated in addition to a visibility splay.

Members welcomed the proposal.

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

Strategic Director
- Environment

1. Standard commencement condition (BE1)
2. Amended Plans (BE1)
3. Prior to commencement details of all materials to be provided and approved. (BE2)
4. Prior to commencement details of all boundary treatment to be provided and approved (BE2)
5. Prior to commencement details of hard and soft landscaping to be provided and approved (BE2)
6. Details of signage to be provided prior to occupation (BE1)
7. Wheel cleansing facilities (BE1)
8. Right turning lane to be provided (BE1)
9. Visibility splay 4.5m x 90m (BE1)
10. Road safety audits required prior to commencement (BE1)
11. Taxi drop off point required within the site (BE1)
12. Bus/coach turning facility required within the site (BE1)
13. Site investigation, including remediation to be submitted and approved (PR14)
14. Further details for Flood Risk Assessment required to be submitted and approved in writing (PR16)
15. Tree protection during construction (BE1)

- 16. Prior to the occupation details of the lighting within the site (BE2)
- 17. Travel Plan required prior to occupation (TP16)
- 18. Cycle track along frontage of site on Ditton Road (TP6)

DEV31 - PLAN NO. 07/00475/HBCFUL - PROPOSED ERECTION OF FENCING AND VEHICULAR GATES TO THE LAND AT MOUNT STREET, WIDNES.

The Committee was advised that this application had been withdrawn on the 2nd August 2007.

DEV32 MISCELLANEOUS ITEMS

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

06/00958/OUT Outline application (with landscaping matters reserved) for erection of 14 No. one bedroom apartments with adjacent parking and amenity space at 24 - 30 Farnworth Street, Widnes, Cheshire

06/00972/FUL Proposed residential development consisting of 40 No. dwellings at Former Fire Station, Heath Road, Runcorn, Cheshire, WA7 4XL

07/00106/COU Proposed erection of stable block, hardstanding and menage at Land To The South West Of Junction Between Newton Lane And Chester Road, Daresbury, Cheshire

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

07/00309/FUL Proposed conservatory to rear of 20 Betchworth Crescent, Runcorn, Cheshire, WA7 2YA

07/00322/S73 Application under Section 73 of the Town & Country Planning Act for proposed variation of condition 15 of

planning application 03/00863/OUTEIA
at Runcorn Old Quay, Mersey Road,
Runcorn, Cheshire, WA7 1DF

07/00438/FUL

Proposed erection of a three storey
apartment block containing 20 No. two
bed apartments at Runcorn Service
Station, Bridge Street, Runcorn,
Cheshire, WA7 1BP

Meeting ended at 6.37 p.m.