

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 22 October 2007 at Civic Suite, Town Hall, Runcorn

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

Apologies for Absence: Councillor Osborne

Absence declared on Council business: None

Officers present: P. Watts, G. Ferguson, G. Henry, A. Pannell and J. Tully

Also in attendance: 3 Members of the public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

	<i>Action</i>
DEV44 MINUTES	
The Minutes of the meetings held on 26 th September 2007, having been printed and circulated, were taken as read and signed as a correct record.	
DEV45 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.	
DEV46 - PLAN NO. 07/00550/FUL - PROPOSED TWO STOREY CARE RESIDENTIAL CARE HOME FOR THE ELDERLY TO THE LAND AT ETHEL HANLEY HOUSE, CORONATION DRIVE, DITTON, WIDNES	
The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was reported that United Utilities raised no objection to the proposal and there had been no comments received from local residents as a result of the consultation. However several residents had expressed concern details of which were outlined in the report.	

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

1. Provision of amended plans reworking car parking layout.
2. Submission of material samples prior to commencement.
3. Tree protection measures to be agreed prior to commencement and implemented x 6.
4. Provision of landscaping scheme including replacement tree planting to western boundary conditions x 3.
5. Reduction of boundary hedging.
6. Approval of additional boundary treatment.
7. Approval of secure bin store details prior to commencement and provision of bins.
8. Approval of secure cycle store details prior to commencement.
9. Approval of any additional lighting to the external building elevations.
10. Obscure window details on north elevations to be submitted and approved prior to commencement.
11. Vehicle, car parking and servicing to be laid out prior to occupation.
12. Restriction of use to a care home for the elderly.
13. Wheel cleansing details and implementation.
14. Hours of construction and deliveries.

(NB: Councillor Polhill declared a personal and prejudicial interest in the following item of business due to being a board member of Widnes Regeneration Limited and left the room during its consideration.)

DEV47 - PLAN NO. 07/00611/REM - PROPOSED LEISURE FACILITY CONSISTING OF CINEMA, BOWLING ALLEY, ICE RINK AND LASER ZONE AND ANCILLARY A1/A3 USES TO THE LAND ADJOINING EARLE ROAD, ASHLEY WAY, WIDNES.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was noted that the Environment Agency had provided comments on the Flood Risk Assessment, which accompanied the outline application. United Utilities did not object to the proposal but expressed concern over water supply at the outline planning application stage due to the overall development requiring a significant amount of water

and the existing network would not support the total demand. However United Utilities had since reviewed the scheme and suggested that Venture Fields could be supplied with suitable supplies to allow development.

On behalf of the applicant Mr Richard Bakes attended the meeting and addressed the Committee.

RESOLVED: That the application be approved subject to the appropriate condition: -

1. Grampian style condition with regards to pedestrian links that the link into Ashley Way is not implemented until the pedestrian and cycle links are completed as part of the Gyratory scheme; and
2. authority be delegated to the Operational Director Environmental and Regulatory Services to add any additional conditions required as a result of changes to the scheme and in consideration of public transport matters.

DEV48 - PLAN NO. 07/00615/FUL - PROPOSED DEMOLITION OF EXISTING SHOPPING CENTRE AND COMMUNITY CENTRE AND CONSTRUCTION OF NEW COMMUNITY CENTRE AND NEW VILLAGE SQUARE WITH RETAIL AND COMMERCIAL UNITS AND 39 NO. RESIDENTIAL APARTMENTS AT CASTLEFIELDS SHOPPING PARADE AND ADJACENT LAND, RUNCORN

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was reported that two neighbours / local residents had made representations, the grounds of which were detailed in the report. In addition, the Committee was advised that a further letter had been received from the objector to both Castlefields Applications on this agenda to state their objection to the way the Castlefields regeneration was progressing, lack of democracy and reaffirming his objection to the loss of trees in the area.

On behalf of the applicant Mr Moscardini, of John McCall Architects, attended the meeting and addressed Committee.

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

1. Materials condition, requiring the submission and

2. approval of the materials to be used (BE2)
2. Drainage condition, requiring the submission and approval of drainage details. (BE1)
3. Drainage condition, requiring the submission and approval of oil interceptor details. (BE1)
4. Landscaping condition, requiring the submission of both hard and soft landscaping including replacement tree planting. (BE2)
5. Site investigation, including mitigation to be submitted and approved in writing. (PR14)
6. Boundary treatments including retaining walls to be submitted and approved in writing. (BE2)
7. Wheel cleansing facilities to be submitted and approved in writing. (BE1)
8. Construction and delivery hours to be adhered to throughout the course of the development. (BE1)
9. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/ commencement of use. (BE1)
10. Agreement and implementation of cycle parking, substation and bin store details (TP6)
11. Restricting number of retail/ commercial units in non-retail (A1) use to no more than approximately 50 per cent. (TC9)
12. Restricting external storage to shops and commercial units (BE1)
13. Submission and agreement of site and finished floor levels (BE1)
14. Agreement of details and construction design of all retaining walls (BE1)

Additional conditions considered necessary were reported as follows:

15. Submission and agreement of details of external flues.
16. Swept path analysis for bus-way area.
17. Method statement for pedestrian links to remain open during construction and demolition phases.
18. Sculpture / artwork feature and feature trees.
19. Temporary security arrangements to rear of community centre.
20. Bus stop details.
21. Scheme of off-site signage and road markings to include vehicle, pedestrian, cycle routes.
22. Implementation of public square and feature wall to community centre in accordance with details to be agreed.

DEV49 - PLAN NO. 07/00624/FUL - PROPOSED VARIATION TO PLANNING CONSENT 05/00804/FUL WITH AMENDED DIMENSIONS FOR BLOWER BUILDING AND REVISED LANDSCAPE SCHEME TOGETHER WITH THE PROVISION OF AN ADDITIONAL CONTROL KIOSK FOR SLUDGE MIXING TO THE MERSEY VALLEY PROCESSING CENTRE, BENNETTS LANE, WIDNES.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. Warrington Borough Council had advised that it raised no objections and consultation with the Health and Safety Executive confirmed that they did not advise, on safety grounds against the granting of permission.

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

1. Materials condition, requiring the scheme to be implemented in accordance with the submitted plans and materials schedule (BE2)
2. Landscaping condition, requiring the implementation of approved landscaping scheme in the first available planting season or in accordance with an agreed timetable. (BE2)

Additional conditions were reported as follows:

3. Submission and agreement of a landscape management plan; and
4. Additional landscape details relating to wildlife features.

DEV50 - PLAN NO. 07/00649/FUL - PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 24 NO. TWO STOREY HOUSES AND FLATS TO THE LAND AT PRINCES CLOSE, CASTLEFIELDS, RUNCORN.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was reported that one letter of representation had been received, details of which were outlined in the report. In addition, the Committee was advised that a further letter had been received from the objector to both Castlefields Applications on this agenda to state their objection to the way the Castlefields regeneration was progressing, lack of democracy and reaffirming his objection to the loss of trees in the area.

On behalf of the applicant Mr Moscardini, of John

McCall Architects, attended the meeting and addressed Committee.

It was advised that United Utilities had stated that they objected to the current proposals due to the location of public sewers on the site. The developer was aware of these and was proposing to divert them which would require agreement with United Utilities. It was therefore not considered that the current stated objection was sufficient to justify refusal or delay in determining the application as necessary.

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

1. Condition specifying amended plans (BE1)
2. Materials condition, requiring the submission and approval of the materials to be used (BE2)
3. Landscaping condition, requiring the submission of both hard and soft landscaping to include replacement tree planting. (BE2)
4. Boundary treatments including retaining walls to be submitted and approved in writing. (BE2)
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. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/ commencement of use. (BE1)
8. Conditions relating to the agreement and implementation of bin stores cycle parking provision (TP6)
9. Submission and agreement of finished floor and site levels. (BE1)
10. Conditions relating to restriction of permitted development rights relating to extensions and outbuildings and boundary fences etc. (BE1)
11. Site investigation, including mitigation to be submitted and approved in writing. (PR14)
12. Conditions relating to tree protection during construction (BE1)
13. Agreement of details and construction design of all retaining walls (BE1)

DEV51 PLANNING APPLICATIONS TO BE DETERMINED BY ADJACENT AUTHORITIES

PLAN NO. 07/00598/ADJWST – Adjoining Authority Consultation by Cheshire County Council for the

development of a resource recovery park, comprised of an integrated waste management facility and environmental technologies complex, including vehicular access from widened Kemira road, erection of acoustic barriers, creation of cycle / pedestrian access station road, water access via upgraded berth on Manchester Ship Canal and rail access via new rail link to existing spur together with the provision of ecological mitigation areas and landscaping to the land adjacent to the Manchester Ship Canal at Ince Marshes.

It was reported that the proposed Resource Recovery Park is situated on land in an area known as Ince Marshes, lying to the east of the village of Ince and to the north east of Elton, Cheshire. The site is situated in an area of low-lying flat marshland reclaimed from the River Mersey following construction of the ship canal. The site lies within the jurisdiction of Ellesmere Port and Neston Borough Council and Cheshire County Council.

It was advised that the consultation only involved minor changes which had not addressed the Committees previous concerns. Therefore the recommendation would be the same as previously reported.

RESOLVED: That Cheshire County Council's attention be drawn to the gaps in the information submitted and be asked to address these issues before any decision is reached.

DEV52 MISCELLANEOUS ITEMS

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

Decisions have been received as follows :-

06/00651/FUL	Proposed two storey detached dwelling with turning space for service vehicles on Land Adjoining Casa Castana, The Common, Runcorn, Cheshire, WA7 2BB
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This appeal was allowed

The two main issues were highway safety and whether the proposal would preserve or enhance the character or appearance of the Halton Village Conservation Area. The inspector stated in the report that vehicular access to the site was gained by means of a public right of way extending

from Pump Lane to the vicinity of Priory Close. It was a highway and not a private drive. The public right of way is a lightly trafficked shared surface used by both pedestrians and vehicles. It was noted that at points where vehicles were parked, there was enough room for other vehicles to pass safely. Furthermore, as it appears to be maintained solely as a footpath, the uneven surface and numerous potholes caused drivers to proceed relatively slowly and with more than usual care. He states that in his judgment traffic travelling at such relatively slow speeds would not constitute a significant hazard to pedestrians. Also the specification for a turning head could be conditioned and a single dwelling would only generate a modest increase in traffic. He also states that the sightlines would be adequate. He also goes on to state that the proposal would not have a significantly detrimental effect upon highway safety.

With regards to the desirability of preserving or enhancing the character or appearance of the Halton Village Conservation Area, the inspector finds that the proposal would preserve the character of the conservation area and enhance its appearance.

06/00666/FUL Proposed first floor extension to rear and alteration of existing front dormer roof from flat to pitched at 2 Malin Close, Hale, Liverpool, L24 5RU

This appeal was dismissed

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

07/00473/FUL Proposed conservatory to rear of 4 Orford Close, Hale, Liverpool, L24 4AL

07/00503/OUT Outline application (with appearance, landscaping and scale reserved) for the erection of a two storey building with shop unit at ground floor and residential accommodation above on Land To The South Of 140 Birchfield Road, Widnes, Cheshire

07/00512/FUL Proposed single storey side/rear extension at 95 Hale Gate Road,

Widnes, Cheshire, WA8 8LT

07/00558/FUL Proposed siting of container in rear garden at 6 Bradshaw Street, Widnes, Cheshire, WA8 6PZ

07/00574/FUL Proposed rear two storey/single storey extension to form new kitchen and bathroom at 29 Lilac Crescent, Runcorn, Cheshire, WA7 5JX

It was advised that the following applications had been returned: -

07/00586/HBCLBC Application for Listed Building Consent for installation of secure cycle lockers, 5 No. on Liverpool bound platform and 2 No. on Manchester bound platform at Widnes Farnworth Railway Station, Victoria Avenue, Widnes, Cheshire, WA8 7TJ

07/00587/HBCLBC Application for Listed Building Consent for installation of 5 No. secure cycle lockers on Liverpool bound platform at Hough Green Railway Station, Liverpool Road, Widnes, Cheshire, WA8 7XU

Meeting ended at 7.10 p.m.