

DEVELOPMENT CONTROL COMMITTEE

*At a meeting of the Development Control Committee on Wednesday, 16 January 2008
at Civic Suite, Town Hall, Runcorn*

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

Apologies for Absence: Councillors Sly

Absence declared on Council business:

Officers present: L. Beard, L. Capper, R. Cooper, J. Farmer, P. Oldfield,
A. Pannell, A. Plant, M. Simpson and P. Watts

Also in attendance: Councillors Wallace, Cross, M. Ratcliffe, Mr Brewin, Mr
Lockett and Mr Newport.

Members of the public: 41

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

	<i>Action</i>
DEV72 MINUTES	
<p>The Minutes of the meeting held on 17th December 2007, having been printed and circulated, were taken as read and signed as a correct record, subject to it being noted that to avoid any suggestion of bias, Councillor Polhill decided to take no part in the consideration or voting on items DEV69 and DEV70.</p>	
DEV73 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>	
DEV74 - PLAN NO. 07/00739/FUL - PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 3 NO. FIVE STOREY BUILDINGS (PIERS) COMPRISING 108 NO.	

ONE AND TWO BEDROOM APARTMENTS, LANDSCAPING, PARKING, BASEMENT PARKING AND WATERFRONT WALKWAY / CYCLEWAY STRUCTURE TO THE LAND AT RMC HOUSE, ST MARY'S ROAD, WIDNES.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was reported that there had been five individual letters of objection details of which were outlined in the report. In addition it was noted that a petition had been received with 30 names objecting on the grounds of loss of views and highway safety.

Ward Cllr Pamela Wallace addressed the Committee in support of the residents of West Bank and noted her thanks to the Members of the Development Control Committee for arranging a site visit to RMC House.

It was reported that since the last Committee a letter had been received from the Environment Agency which confirmed that they had withdrawn their objection subject to conditions listed in the resolution below.

It was reported that the site was appropriate for residential development given its characteristics, prominent waterfront location and residential surroundings. Members were advised that traffic levels generated by the development could be accommodated within existing highway capacity and it was not considered that the proposal would be detrimental to highway safety.

Members discussed the height of the development and it was noted that it would be in compliance with Policy H2 and the National Planning Policy. All Members of the Development Control Committee were in favour of the application with the exception of Cllr Leadbetter who wished to note on record that he was not in favour of this application.

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

- A) The applicant entering into a legal agreement in relation to the payment of a commuted sum for the provision and improvement of off-site open space/improvements to the church and public realm in the adjacent conservation area, and a legal agreement for the provision of the footpath/cycleway to link up the Trans-Pennine Trail.

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- B) Conditions relating to the following;
1. Standard condition relating to timescale and duration of the permission.
 2. Submission of materials (BE2)
 3. Provision of recycling separation inside each apartment (BE1)
 4. Access and parking/layout, cycle parking provision (BE1)
 5. Trans-Pennine Trail/Cycle Way provision (TP12)
 6. Site investigations and remediation required (PR14)
 7. Environment Agency conditions (BE1)
 8. Details of drainage (BE1)
 9. Details of landscaping scheme (BE1)
 10. Conditions specifying construction hours and ours of deliveries for building materials. (BE1)
 11. Wheel wash facilities (BE1)
 12. Grampian condition regarding the cleaning up of the waterfront (BE1)
 13. Requirement for an archaeological investigation (BE1)
 14. Grampian off site highways condition (BE1)
 15. Details of site levels (BE1)
 16. Provision of bin storage and bin provision (BE1)
 17. Condition for the removal existing buildings (BE1)
 18. Condition relating too amended plans (BE1 and BE2).
 20. Condition relating to cycle storage.
 21. Condition in relation to boundary treatment and pedestrian visibility (BE1 and BE2).
 22. Condition relating to details of external lighting (PR4).
 23. Condition for obscured glazing on the Terraced Road elevations.
 24. Condition relating to television reception survey/mitigation (BE1 & BE2)
 25. Condition for the full details of roof terrace area including screening/fencing (BE1 and BE2).
- C) That if the legal agreement is not executed within a reasonable period of time authority is delegated to the Operational Director- Environmental and Regulatory Services in consultation with the Chairman or Vice Chairman to refuse the application on the grounds that it fails to comply with UDP Policy S25 Planning Obligations.

Additional conditions were added as follows:

26. Measures and finished floor levels in the Flood Risk Assessment.

27. Disposal of foul and surface waters.
 28. Surface waters from the car park and roof shall pass through an oil interceptor.
 29. Scheme for the protection of the river Mersey from building materials.
 30. Site investigation in contamination, risk assessment and mitigation measures.
- D) The Environment Agency had also recommended additional informative in relation to rainwater downspouts, surface waters from disturbed ground and importation of material for construction.

DEV75 - PLAN NO. 07/00797/OUT - OUTLINE APPLICATION (WITH APPEARANCE, LANDSCAPING, LAYOUT AND SCALE MATTERS RESERVED), FOR RESIDENTIAL DEVELOPMENT TOGETHER WITH CREATION OF WILDLIFE CORRIDOR GREENWAYS TO THE LAND ADJACENT TO 179 DERBY ROAD, 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 to the proposal.

Mr Brewin addressed the Committee on behalf of the residents of Derby Road and spoke in opposition of the application. Ward Councillor Cross also addressed the Committee.

It was noted that two further neighbour objections had been received which raised concerns that were detailed within the report. Members discussed various issues such as flooding, loss of use of foot paths, wildlife and traffic.

It was reported that the proposal would result in the inappropriate release of a Greenfield site for residential development contrary to policies H1 and S18. It would result in the loss of an adopted Greenspace and site of important nature conservation for which adequate compensatory measures had not been proven which was contrary to policies GE6 and GE19. It was noted that the proposal had not taken into account the provision of children's play, therefore contrary to policy H3. It would provide unsafe access into the site and inappropriate internal layouts that would conflict with policies BE1, BE2, TP7, TP12, and TP17. It was noted that the proposal had provided insufficient information with regard to surface water drainage and would result in development levels to enable a full assessment of the proposal to be made and would be

contrary to policies BE1 and BE2.

RESOLVED: That the application be refused.

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DEV76 - PLAN NO. 07/00821/COU - PROPOSED CHANGE OF USE FROM INDUSTRIAL (B1, B2 AND B8) TO LEISURE (D2), TO THE LAND AT UNITS 3 AND 5 WESTGATE, EVERITE ROAD INDUSTRIAL ESTATE, WIDNES.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was reported that the Council's Highway Engineer and Environmental Health Officer had been consulted. The Health and Safety Executive had also been consulted.

It was reported that the Council's Environmental Health Officer (Health and Safety) raised concerns on the grounds of a safety issue in relation the HGV's and other commercial vehicles that could potentially endanger the children.

Mr Mike Lockett from Focus Institute of Gymnastics addressed the Committee and spoke in favour of the proposal.

Following consideration of the item it was noted that this type of sporting facility for young people was fully supported within the Borough of Halton. This was reflected in comments from the Council's Sport and Recreation Manager and the Advisory Teacher for PE and Sport as detailed in the report. However it was reported that the application site was unsuitable and unsustainable for the proposed use due to the highway safety issues and that the site was in a Primarily Employment Area.

Members felt that should a different location be sought that was not in a Primarily Employment Area and a safer location in relation to highway safety, the applicant could apply in the future. It was agreed that the applicant could work with the Planning Officer to seek another site.

RESOLVED: That

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1. the application be recommended for refusal due to the unsuitability of the use and location within a Primarily Employment Area and the likely adverse impact on the existing and potential town centre sports facilities; the

undesirable potential conflict with existing uses and unacceptable highway safety implications. The proposal would therefore conflict with policies BE1, LTC3, E3, E4, TP1 and TP17 of the Halton UDP and PPS6 "Planning for Town Centres".

2. The applicant work with the Planning Officer to seek another site.

DEV77 - PLAN NO. 07/00832/FUL - PROPOSED REDEVELOPMENT OF FORMER MILK DEPOT TO PROVIDE 81 NO. APARTMENTS IN A SINGLE BLOCK (VARIABLE HEIGHT UP TO SEVEN STOREYS HIGH) AT THE FORMER EXPRESS DAIRIES SITE, SEWELL STREET / PERRY STREET, RUNCORN WA7 5SW.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was reported that United Utilities had indicated that the proposal would require the diversion of a public sewer that would have to be achieved at the applicant's expense. The implementation of the scheme would be dependant on United Utilities requirements. It was reported that comments had been received from 6 local residents, details of which were outlined in the report.

Mr Newport addressed the Committee on behalf of the applicant and spoke in favour of the proposal.

The Committee discussed various issues such as the layout and design of the apartments, hours of construction and deliveries, and the impact of noise.

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

- 1 Section 106 Agreement to contribute towards off site improvements and public open space contribution (BE1 and S25).
- 2 Provision of amended plans removing Type A balcony detail and improvement of bin and cycle storage (BE1).
- 3 Submission of material samples prior to commencement (BE2).
- 4 Prior to commencement submission of existing and proposed levels (BE1).
- 5 Tree protection measures to be agreed prior to

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- 6 commencement and implemented (BE1).
- 6 Provision of and implementation of landscaping scheme x 3 (BE1).
- 7 Prior to commencement ground investigation and remediation where necessary (PR14).
- 8 Provision of highway works improving junction of Picton Avenue and Sewell Street prior to commencement of apartment block (BE1).
- 9 Provision of resident car parking, 5 spaces at junction of Picton Avenue and Sewell Street and 9 spaces to rear of Picton Avenue in accordance with approved plans prior to commencement of apartment block (BE1).
- 10 Approval of boundary treatment (BE22).
- 11 Approval of balcony and roof garden boundary treatment (BE22 and BE1).
- 12 Approval of secure bin store details prior to commencement (BE2).
- 13 Approval of secure cycle store details prior to commencement (BE2 and TP6).
- 14 Approval of any additional lighting to the external building elevations (BE1).
- 15 Prior to occupation details of scheme of recycling separation within each kitchen of residential unit to be approved (BE1 and BE2).
- 16 Prior to occupation provision of submitted and approved waste recycling separation receptacles in each kitchen of each residential unit (BE1 and BE2).
- 17 Prior to occupation implementation of noise attenuation measures (PR8).
- 18 Vehicle, car parking and servicing to be laid out prior to occupation (BE1).
- 19 Wheel cleansing details, including method statement and implementation (BE1).
- 20 Hours of construction and deliveries (BE1).

DEV78 - PLAN NO. 07/00835/FUL - PROPOSED DEMOLITION OF EXISTING BUILDING AND ERECTION OF 14 NO. APARTMENT BLOCK TO THE LAND AT 1 - 5 OLLIER STREET, WIDNES WA8 7SE

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was reported that United Utilities had raised no objection in principle to the proposal.

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

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- 1 Prior to commencement provision of financial contribution towards off-site public open space (BE1).
- 2 Submission of material samples prior to commencement (BE2).
- 3 Provision of landscaping scheme x 3 (BE1 & BE2).
- 4 Approval of boundary details (BE2).
- 5 Approval of secure bin store details prior to commencement (BE2).
- 6 Approval of secure cycle store details prior to commencement (TP6).
- 7 Approval of any additional lighting to the external building elevations (BE2).
- 8 Obscure window details on west facing elevations to be submitted and approved prior to commencement (BE1).
- 9 Vehicle, car parking and servicing to be laid out prior to occupation (BE1).
- 10 Car parking areas and footways to be made up to an adoptable standard including dropped crossings (BE1).
- 11 Wheel cleansing details and implementation (BE1).
- 12 Hours of construction and deliveries (BE1).

NB: Although Councillor P. Blackmore had no personal interest in the application No. 07/00068/ELC, to avoid any suggestion of bias he decided to take no part in the following discussion and left the room.

DEV79 MISCELLANEOUS ITEMS

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

07/00777/FUL Proposed single storey side/rear extension to form integral garage at 41 Shakespeare Road, Widnes, Cheshire, WA8 7DQ

07/00813/HBCFUL Proposed erection of 1.2m high paladin style fencing to replace existing fence (to rear of Nos 2,4,6 and 8 Victoria Avenue) at Birchfield Road, Widnes, Cheshire

07/00828/FUL Proposed extension to L Block building at Daresbury Laboratory, Daresbury Science & Innovation Campus,

Keckwick Lane, Daresbury, Warrington,
Cheshire

07/00839/FUL Proposed 3rd floor extension of office building within roof space at Clifton Road, Sutton, Runcorn, Cheshire

07/00857/FUL Proposed loft conversion including 2 No. dormer windows and 3 No. rooflights at 10 Rembury Place, Runcorn, Cheshire, WA4 4JT

Members were informed of additional information regarding application No. 07/00068/ELC in respect of DTI notification at INEOS Chlor.

Councillor Margaret Ratcliffe addressed the Committee and spoke about issues detailed within the report.

The information outlined the results from the following:

- The reptile survey;
- The amphibian survey;
- The Japanese Knotweed survey; and
- Comments on additional reports

After considerable debate and discussion by Members and the Lead Officer at the Committee summarised the views expressed and concluded that a letter would be sent to DBERR in response to their correspondence, which emphasised that: -

1. the Committee wished to fully re-endorse their original recommendations; and
2. the Committee still recommend the inclusion of all the 52 originally suggested conditions but also that if they were not to be imposed that they would wish to receive further evidence from the Secretary of State to see how the matters raised were to be controlled.

Meeting ended at 7.39 p.m.