

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 7 April 2008 at Civic Suite, Town Hall, Runcorn

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

Apologies for Absence: Councillors Thompson

Absence declared on Council business: Councillor Dave Leadbetter

Officers present: L. Capper, R. Cooper, G. Henry, A. Pannell, P. Shearer, M. Simpson, R. Wakefield and P. Watts

Also in attendance:

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

DEV99 MINUTES

The Minutes of the meetings held on 4th March 2008, having been printed and circulated, were taken as read and signed as a correct record.

DEV100 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.

DEV101 - PLAN NO. 07/00923/FUL - PROPOSED CHANGE OF USE / BUILDING WORKS CONSISTING OF DEMOLITION OF THE DERELICT BRITISH LEGION CLUB, ERECTION ON 9 NO. THREE BEDROOM APARTMENTS AND 11 NO. TWO BEDROOM APARTMENTS TOGETHER WITH PROVISION OF 30 NO. CAR SPACES AND LANDSCAPING TO THE LAND AT 21-25 HALE ROAD, WIDNES.

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

Action

of the site. It was noted that representations had been received from eight individual local residents objecting to the proposal, details of which were outlined in the report.

The Committee was advised that a further 3 objections had been received, which raised the same issues as detailed in the report. It was noted that one local resident felt that the level on consultation was inadequate. In response it was noted that residents had been notified twice of the proposal and the Authority were satisfied that a more than adequate consultation had been carried out.

Members discussed various issues such as the re-location of the bus stop on Hale Road, the range of access to the site available, both pedestrian and vehicle and the security of the site.

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

1. Standard condition relating to timescale and duration of the permission.
2. Condition relating to amended plans (BE1 and BE2).
3. Condition for the signing of a section 106 agreement for the contribution in lieu of Recreational Open Space.
4. Submission of materials (BE2)
5. Provision of recycling separation inside each apartment (BE1)
6. Access and parking/layout, cycle parking provision (BE1)
7. Site investigations and remediation required (PR14)
8. Details of drainage (BE1)
9. Details of landscaping scheme (BE1)
10. Conditions specifying construction hours and hours of deliveries for building materials. (BE1)
11. Wheel wash facilities (BE1)
12. Grampian off-site highways condition (BE1)
13. Details of final site levels (BE1)
14. Provision of bin storage and bin provision (BE1)
15. Condition relating to cycle storage.
16. Condition in relation to boundary treatment and pedestrian visibility (BE1 and BE2)

DEV102 - PLAN NO.08/00039/FUL PROPOSED ERECTION OF TWO STOREY SPORTS HALL, NEW SCIENCE BLOCK AND REFURBISHMENT OF EXISTING BUILDINGS (INCLUDING MINOR DEMOLITION) AND PROVISION OF A SUBSTATION AT ST CHAD'S CATHOLIC HIGH

SCHOOL, GRANGEWAY, HALTON LODGE, RUNCORN.

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

It was reported that a precautionary condition had been recommended relating to the undertaking of ground investigations prior to the commencement of development.

A landscaping condition had been recommended to ensure that all trees to be retained should be protected during construction.

The Committee was advised that the rear of the proposed building would be 20.5metre distance from the nearest resident, which complies with the recommended standard distance of 13 metre from the interface.

It was reported that the proposal would result in significant improvement for the school and the teaching capacity in addition to the improve further community use.

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

1. Standard 3 year permission
2. Specifying amended plans (BE1)
3. Prior to commencement, materials condition, requiring the submission and approval of the materials to be used (BE2)
4. Prior to commencement, submission, agreement and implementation of scheme for drainage (BE1)
5. 3 conditions relating to the submission of a landscaping scheme, including screen planting to the rear of the sports hall, requiring the submission of both hard and soft landscaping, species identification and implementation (BE2)
6. Prior to commencement scheme for protection of trees to be retained during construction (BE1)
7. Prior to commencement, boundary treatments to be submitted and approved in writing (BE2 and BE22)
8. Prior to commencement, wheel cleansing facilities to be submitted and approved in writing and used during construction. (BE1)
9. Prior to commencement ground investigation (PR14)
10. Construction and delivery hours to be adhered to throughout the course of the development (BE1)
11. Vehicle access, parking, servicing etc to be constructed prior to occupation/ commencement of

- use (BE1)
12. Full details and implementation of cycle parking provision (TP6)

DEV103 - PLAN NO. 08/00064/FUL - FULL APPLICATION FOR CONSTRUCTION OF NEW B8 SINGLE STOREY UNIT WITH ASSOCIATED TWO STOREY OFFICE ACCOMMODATION AND EXTERNAL AREAS AND CAR PARKING TO THE LAND AT ASTON LANE SOUTH, WHITEHOUSE INDUSTRIAL ESTATE RUNCORN.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was reported that one comment had been received from a local resident, details of which were outlined in the report.

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

1. Standard 3 year permission
2. Specifying amended plans in relation to elevations (BE1)
3. Amended plans required with details of the location of the separation barrier; area marked for overspill car parking with access from car park (BE1)
4. Details of appropriate signage and heavy-duty one-way flaps to prevent HGV's being able to access the car park from Aston Lane South (BE1)
5. Prior to commencement, materials condition, requiring the
6. submission and approval of the materials to be used (BE2)
7. Prior to commencement, submission, agreement and implementation of scheme for drainage (BE1)
8. Conditions relating to the submission of a landscaping scheme, requiring the submission of both hard and soft landscaping, species identification and implementation (BE2)
9. 8 conditions relating to protection of trees to be retained during construction, including provision of areas of 'geotextile' base around retained trees as shown on amended plan (BE1)
10. Prior to commencement, boundary treatments to be submitted and approved in writing (BE2 and BE22)
11. Prior to commencement, wheel cleansing facilities to be submitted and approved in writing and used during construction. (BE1)
12. Prior to commencement ground investigation (PR14)

13. Prior to commencement requirement of Green Travel Plan and implementation of agreed details (TP16)
14. Construction and delivery hours to be adhered to throughout the course of the development (BE1)
15. All construction vehicles to be parked off the highway during construction process (BE1)
16. Vehicle access, parking, servicing etc to be constructed prior to occupation/ commencement of use (BE1)
17. Full details and implementation of cycle parking provision (TP6)
18. Condition restricting external storage and external waste area to defined area (E5)

DEV104 MISCELLANEOUS ITEMS

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

07/00510/ELD	Application for a Certificate of Lawfulness for proposed use of site as a secure residential care and treatment facility at Land at Bennetts Lane Widnes Cheshire
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Members were advised that a public enquiry for the above was unlikely to happen in this calendar year and there was a possibility to negotiate a settlement. The Council had submitted papers on 7th March 2008 that set out the main points of the authorities argument.

07/00563/FUL	Proposed loft conversion to form additional first floor at 19 Clinton Close Widnes Cheshire
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07/00628/FUL	Proposed first floor side extension to form bedroom with en-suite and garage conversion at 44 Pit Lane Widnes Cheshire
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07/00873/FUL	Proposed first floor rear extension and loft conversion at 116 Norlands Lane Widnes Cheshire
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It was reported that the following application had been withdrawn :-

08/00017/FUL	Proposed 4 bed detached dormer bungalow on land adjacent to 18A Hough Green Road Widnes, Cheshire.
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Meeting ended at Time Not Specified