

DEVELOPMENT CONTROL COMMITTEE

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

Present: Councillors Nolan (Chairman), Thompson (Vice-Chairman), P. Blackmore, S. Blackmore, Bradshaw, Hodgkinson, Leadbetter, Morley and Polhill

Apologies for Absence: Councillors Hignett and Osborne

Absence declared on Council business: None

Officers present: G. Henry, A. Pannell, A. Plant and M. Simpson

Also in attendance: 3 Members of public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

DEV16 MINUTES

The Minutes of the meeting held on 9th June 2008, 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 decision described.

DEV18 - PLAN NO. 07/00772/FUL - PROPOSED ERECTION OF 10 SINGLE / PART TWO STOREY DETACHED AND SEMI-DETACHED INDUSTRIAL BUILDINGS (FOR USES WITHIN USE CLASSES B1, B2 AND B8) AND UP TO 39. NO. OFFICE UNITS IN 5, TWO STOREY BLOCKS (USE CLASS B1), ASSOCIATED EXTERNAL WORKS / STRUCTURES AND SUB STATION TO THE LAND AT BENNETTS LANE / DANS ROAD WIDNES.

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

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of the site.

It was reported negotiations with the Environment Agency had revolved around the potential increased run-off from the proposed developed site over the current "Greenfield site" and potential impacts this could have elsewhere within the system. Members were advised that the additional discharge was considered to have minimal impact on the nearby brook and the site was not close to any residential properties. Therefore the benefit of the scheme in terms of economic and employment development outweighed the potential small risk of flooding. It was noted that United Utilities had confirmed that they raised no objection to the proposal.

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

1. Materials condition, requiring the submission and approval of the materials to be used (BE2);
2. Specifying amended plans (BE1);
3. Requiring that the scheme be implemented in full accordance with the approved plans/ details unless otherwise agreed (BE1);
4. Boundary treatments to be submitted and approved in writing. (BE2);
5. Wheel cleansing facilities to be submitted and approved in writing and used during construction (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/ commencement of use (BE1);
8. Agreement and implementation of cycle parking provision (TP6);
9. Agreement and implementation of bins and recycling areas, feature shelter, seating, planters and other street furniture BE2;
10. Requiring implementation of Travel Plan (TP16);
11. Restricting external lighting (BE1);
12. Restricting external security shutters (BE1);
13. Restricting external storage and working (BE1);
14. Site investigation, including mitigation to be submitted and approved in writing (PR14);
15. Protection of trees (BE1); and
16. Drainage (PR16).

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Additional conditions were reported as follows:

17. Provision of rain water harvesting; and
18. An appropriate drainage scheme be devised.

Although Councillor J Bradshaw had no personal interest in the following item, in order to avoid any suggestion of bias he left the table as a Councillor in order to speak as a member of the public on the matter. He did not take part in the determination which followed.

DEV19 - PLAN NO. 08/00003/FUL - PROPOSED CONVERSION OF CHAPEL AND MEETING HALL INTO 2 NO. THREE BED DWELLINGS, DEMOLITION OF CARETAKER'S COTTAGE AND ERECTION OF 1 NO. THREE BED DWELLING TO MOORE METHODIST CHURCH, RUNCORN ROAD, MOORE.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was reported that twelve letters of objection had been received, details of which were outlined in the report. A further six additional letters of objection had been received re-affirming points raised in the report. Members were advised that a petition containing 67 signatures had been received.

Catherine Fitch addressed the Committee and spoke against the application and requested that a site visit be arranged.

Members raised concerns with the design of the replacement dwelling, as it was felt that it was out of keeping with the Conservation Area and the effect of different coloured bricks being used to repair the central section of the newly exposed side elevation of the chapel.

In response it was noted that the issue of brickwork would be resolved by a condition to ensure that the completed appearance is acceptable. In addition it was reported that the dwelling was considered to be of a scale and character suited to the plot and respecting the traditional buildings and wider Conservation Area and green belt location. It was also suggested that the building was a product of its environmental and sustainability credentials and would secure the future of the main traditional chapel building.

Following consideration of the item the Committee decided to defer the item in order to seek clarity regarding architectural styles within Moore Conservation Area. It was also agreed that the architects involved be invited to the August Committee to provide a presentation to Members.

RESOLVED: That

1. the application be deferred to seek clarity regarding architectural styles within Moore Conservation Area; and
2. Ellis Williams architects be invited to the August Committee to provide a presentation to Members.

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DEV20 - PLAN NO. 08/00173/FUL - PROPOSED 4 BED DETACHED DORMER BUNGALOW WITH INTEGRAL DOUBLE GARAGE TO THE LAND ADJACENT TO 18A HOUGH GREEN ROAD, WIDNES.

The Committee was advised that this item had been withdrawn from the agenda due to discrepancies with the plans.

DEV21 - PLAN NO. 08/00267/FUL - PROPOSED NEW OFFICE AND LIGHT INDUSTRIAL BUILDINGS CREATED 1200 SQUARE METERS OF FLOOR SPACE TO THE LAND AT RUSSELL PARK, RUSSELL ROAD, RUNCORN.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was reported that an initial objection had been received from United Utilities, details of which were outlined in the report. However the applicant had amended the layout to allow for United Utilities request for easement.

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

1. Amended Plans (BE1);
2. Prior to commencement Wheel Cleansing details to be submitted (BE1)
3. Prior to commencement provision of existing site and adjacent and proposed site levels (BE1);
4. Prior to commencement Ground Investigation to be completed and remediation undertaken (PR14);
5. Prior commencement landscaping scheme to be submitted (3) (BE1);

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6. Prior to commencement details and location of bin storage (BE1 & BE2);
7. Prior to commencement full details of boundary treatment (BE22);
8. Prior to commencement details of secure cycle storage (TP6);
9. Access, car parking and road layout prior to occupation (BE1);
10. Construction Hours restriction (BE1); and
11. Lifetime restriction relating to hours of use to between the hours of 08.00am to 06.00 pm Monday to Friday and 08.00 to 12.00 midday Saturday with no working on site on Sundays and Bank Holidays (BE1).

DEV22 - PLAN NO. 08/00289/FUL - PROPOSED DEMOLITION OF EXISTING DECK ACCESS BLOCK AND CONSTRUCTION OF 33 NO. NEW DWELLINGS FOR RENT AND SHARED OWNERSHIP AT NUMBERS 49-62 AND 101-136 KINGSHEAD 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.

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

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. Agreement and implementation of 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

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- 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. Bins/ storage provision (BE1); and
 14. Requiring details of solar panel installations (BE1)

DEV23 MISCELLANEOUS ITEMS

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

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| 08/00899/COU | Proposed demolition of existing dwelling and erection of new two storey dwelling at 13 Baileys Lane, Hale Heath, Hale Village |
| 08/00086/FUL | Proposed part conversion of existing garage, first floor extension to form play room with loft above at 9 Linacre Lane, Widnes, Cheshire |

The Committee was advised that the following applications have been withdrawn :-

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| 08/00251/COU | Proposed change of use from retail premises to fast food takeaway at 4a Market Street, Widnes, Cheshire |
| 08/00257/FUL | Proposed conversion of integral garage to habital room at 49 Kemberton Drive, Widnes, Cheshire |

Meeting ended at 7.20 p.m.