

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 12 April 2021 held remotely

Present: Councillors Nolan (Chair), Carlin, R. Hignett, V. Hill, J. Lowe, C. Plumpton Walsh, Thompson and Woolfall

Apologies for Absence: Councillors June Roberts and Zygadlo

Absence declared on Council business: None

Officers present: A. Jones, T. Gibbs, A. Plant, J. Eaton, G. Henry, K. Thompson and I. Dignall

Also in attendance: The Committee meeting was streamed live via You Tube

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

Action

The Committee took part in a minutes silence in honour of His Royal Highness The Prince Philip, Duke of Edinburgh, following his sad passing.

DEV35 MINUTES

The Minutes of the meeting held on 2 March 2021, having been circulated, were taken as read and signed as a correct record.

DEV36 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 below.

DEV37 20/00445/OUT - OUTLINE APPLICATION, WITH ALL MATTERS RESERVED, FOR A B2/B8 DEVELOPMENT INCLUDING ANCILLARY OFFICE SPACE/STAFF FACILITIES (USE CLASS B1) WITH ASSOCIATED LOADING BAYS, HGV/CAR PARKING, LANDSCAPING, PEDESTRIAN/CYCLE CONNECTIONS AND ASSOCIATED INFRASTRUCTURE ON LAND OFF NEWSTEAD ROAD BOUNDED BY THE LONDON & WESTERN RAILWAY & DITTON BROOK, WIDNES

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

The Committee was addressed by Mr Smith, who was the planning agent for the applicant. He described the site in question, its size and location and advised that the proposal was in accordance with all required planning policies and had received no objections following the consultation. He also introduced the developer and stated it was the intention that the site be marketed should an outline planning permission be granted.

It was noted that planning permission for a B2/B8 development had been granted on this site previously, but this had now lapsed.

The Committee agreed that outline planning permission be approved subject to the conditions listed.

RESOLVED: That outline planning permission be granted subject to the following conditions:

1. Time limit – outline permission;
2. Submission of reserved matters;
3. Development parameters;
4. Floorspace restriction;
5. Removal of permitted development rights;
6. Restriction on construction hours (BE1);
7. Vehicle manoeuvring alarm details (BE1);
8. Restriction of external storage (E5);
9. Piling Risk Assessment (PR14 and CS23);
10. Dealing with unidentified contamination (PR14 and CS23);
11. No drainage system for infiltration of surface water (PR14 and CS23);
12. Sustainable Urban Drainage System (PR16 and CS23);
13. Verification of Sustainable Urban Drainage System (PR16 and CS23);
14. Implementation of Mitigation Measures set out in the Flood Risk Assessment (PR16 and CS23);
15. Construction Environmental Management Plan (BE1, GE21 and CS20);
16. Bird nesting boxes scheme (GE21 and CS20);
17. Breeding birds protection (GE21 and CS20);
18. Reasonable avoidance measures – badgers and hedgehogs (GE21 and CS20);
19. Reasonable avoidance measures – reptiles and amphibians (GE21 and CS20);

20. Pre commencement inspection of Ditton Brook (GE21 and CS20);
21. Scheme detailing the installation of green walls to provide habitat for invertebrate species and planting scheme of native species of shrub, and grassland and wildflower mixes on the grassed areas, native shrub and grassland species (GE21 and CS20);
22. Scheme for the management / eradication of Indian Balsam;
23. Lighting scheme (BE1, GE21, PR4, CS20 and CS23); and
24. Waste audit (WM8).

DEV38 20/00536/FUL - PROPOSED EMPLOYMENT DEVELOPMENT COMPRISING 13 UNITS TOTALLING 2545 SQ METRES TO PROVIDE E(G), B2 & B8 USES ON LAND TO THE WEST OF JUNCTION BETWEEN HARDWICK ROAD AND ASTMOOR ROAD, RUNCORN, CHESHIRE

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

The Committee agreed that the application be approved, subject to the conditions listed.

RESOLVED: That planning permission be approved subject to the following conditions:

1. Time limit – full permission;
2. Approved plans;
3. Restriction of use;
4. Restriction on external storage (BE1 and E5);
5. Proposed site levels (BE1);
6. External facing materials (BE1 and BE2);
7. Implementation of landscaping scheme (BE1);
8. Retention of hedgerows (BE1);
9. Implementation of tree protection measures (GE27);
10. Breeding birds protection (GE21);
11. Reasonable avoidance measures – hedgehogs (GE21 and CS20);
12. Bat and bird nesting boxes scheme (GE21 and CS20);
13. Provision and retention of parking and servicing (BE1);
14. Cycle parking scheme (BE1);
15. Electric vehicle charging point scheme (CS19);
16. Implementation of travel plan (TP16);
17. Implementation of pedestrian link to busway (TP7 and

- TP15);
18. Implementation, maintenance and management of sustainable urban drainage scheme (PR16 and CS23);
 19. Foul and surface water on separate system (PR16 and CS23); and
 20. Waste audit (WM8).

DEV39 21/00138/P3JPA - PRIOR NOTIFICATION FOR PROPOSED CHANGE OF USE FROM OFFICE TO 19 NO. FLATS (USE CLASS C3) (PRIOR APPROVAL APPLICATION) FIRST FLOOR AND GROUND FLOOR ACCESS, FORMER CO-OP BUILDING, LUGSDALE ROAD, WIDNES, WA8 6DJ

Officers advised the Committee that the applicant had made contact to request the withdrawal of the application in order to make some amendments.

Therefore the application would be deferred to a future meeting of the Committee for consideration.

RESOLVED: That the application be deferred.

The Chair gave his thanks to Members of the Development Control Committee and supporting Officers for their hard work and commitment to their roles, during what has been a very challenging year.

On behalf of the Committee, he also wished Councillors Ron Hignett, Geoff Zygadlo and June Roberts the very best of luck for the future, as they would be leaving the Council.

Meeting ended at 6.45 p.m.