

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 18 August 2008 at Civic Suite, Town Hall, Runcorn

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

Apologies for Absence: None

Absence declared on Council business: None

Officers present: P. Watts, R. Cooper, A. Pannell, J. Tully and C. Halpin

Also in attendance: 1 Member of the Public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

DEV26 MINUTES

The Minutes of the meetings held on 7th and 28th July 2008, having been printed and circulated, were taken as read and signed as a correct record.

DEV27 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 below.

DEV28 - PLAN NO. 08/00003/FUL PROPOSED CONVERSION OF CHAPEL AND MEETING HALL INTO 2 NO. THREE BED DWELLINGS, DEMOLITION OF CARETAKERS COTTAGE AND ERECTION OF 1 NO. THREE BED DWELLING, MOORE METHODIST CHURCH, RUNCORN ROAD, MOORE

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

Action

The Committee was advised that the applicant had withdrawn the part of the application which related to demolition of caretaker's cottage and erection of 1. no three bed dwelling.

The Committee considered the remaining part of the application and subject to the appropriate conditions from those within the report.

RESOLVED: That approval be given subject to those conditions relating to the remaining proposal from 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. (BE2)
4. Boundary treatments to be submitted and approved in writing. (BE2)
5. Wheel cleansing facilities to be submitted and approved in writing and used. (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. Submission and agreement of finished floor and site levels. (BE1)
9. Site investigation, including mitigation to be submitted and approved in writing. (PR14)
10. Protection of trees (BE1)
11. Restricting permitted development rights relating to extensions, outbuildings and addition of windows and dormers and fencing (BE1)
12. Bin Provision (BE1)
13. Requiring landscaping/ fencing of works compound in accordance with scheme and timetable to be approved (BE2)
14. Requiring implementation of energy and sustainability measures in accordance with details agreed with Local Planning Authority. Specifically requiring implementation of green roof, solar power for electricity and hot water and passive ventilation to unit 3 (new build dwelling) unless otherwise agreed (BE2)
15. Requiring conversion of chapel and meeting hall to habitable status prior to occupation of unit 3 (new build) or in accordance with phasing plan agreed with Planning Authority (BE13)

16. Retention of glazing within retained windows to Chapel and meeting hall unless otherwise agreed (BE12)
17. Ensuring provision/ protection of sightlines (BE1)
18. Securing hedgerow works in accordance with agreed details (BE1)
19. Provision of waste/re-cycling bins (BE1)

DEV29 - PLAN NO. 08/00273/FUL PROPOSED DEMOLITION OF THREE STOREY HOTEL AND ERECTION OF 15 NO. SELF CONTAINED FLATS IN A THREE STOREY BLOCK AT PANORAMA HOTEL, CASTLE ROAD, RUNCORN

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

RESOLVED: That approval be given subject to the following conditions:

1. Standard condition relating to timescale and duration of the permission.
2. Entering into a suitable legal agreement relating to a developer contribution in lieu of on site recreation open space provision (S25 & BE1).
3. Submission of sample materials (BE2)
4. Conditions for access (including visibility splay) and parking/layout, cycle parking provision (BE1, TP12)
5. Site investigations and remediation required (PR14)
6. Details of drainage (BE1)
7. Condition for landscaping scheme to be approved in writing (BE1)
8. Condition for details of boundary treatment and retention of stone boundary wall (BE12)
9. Condition specifying construction hours (BE1)
10. Wheel wash facilities (BE1)
11. Details of site levels (BE1, BE2)
12. Provision of recycling separation inside each apartment (BE1)
13. Full details of bin external bin store and provision of receptacles prior to occupation (BE1, BE2)
14. Conditions for tree protection measures (GE27)
15. Condition for the details of any retaining walls to be agreed in writing (BE1, BE2)
16. Condition for the recording of the existing building and boundary walls prior to demolition (BE12)
17. Condition for method statement for the demolition and construction including highway management (BE1)
18. Condition for Archeological watching brief (BE6)
19. Submission and agreement of site and finished floor

levels (BE1)

DEV30 - PLAN NO. 08/00296/FUL PROPOSED COMPREHENSIVE EARTHWORKS , DRAINAGE WORKS AND GROUND LEVEL CHANGES TO LAND IN SANDYMOOR SOUTH AND THE CREATION OF A NEWT RESERVE AREA AT THE SOUTHERN END OF LAND TO THE EAST OF BRIDGEWATER CANAL, SANDYMOOR, RUNCORN

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

RESOLVED: That approval be given subject to conditions relating to the following:

1. Standard 3 year condition (BE1)
2. Prior to commencement submission of details of temporary construction and site staff car parking area (BE1 and BE2)
3. Prior to commencement submission of details of wheelwash facilities, including method statement and location plan (BE1)
4. Prior to commencement newt protection measures as specified in the Amphibian Mitigation Strategy shall be implemented in full (GE21)
5. Prior to the commencement of development repeat surveys shall be undertaken to assess presence of great crested newts and water voles along the areas affected by the development. Measures of mitigation, where necessary and as approved shall be implemented in full prior to commencement (GE21)
6. Prior to the commencement of development provision of details of the temporary protective fencing to be installed during the course of construction along the top of Sandymoor Main Ditch shall be submitted to and approved in writing by the Local Planning Authority. Such details to as approved shall be implemented in full prior to commencement (GE10 and BE22)
7. Prior to the commencement of development provision of details of newt exclusion fencing to be installed in accordance with the Amphibian Mitigation Strategy May 2008 (Drawing D.KGCOOAT103.005) shall be submitted to and approved in writing by the Local Planning Authority. Such details to as approved shall be implemented in full prior to commencement (GE21 and BE22)
8. Prior to commencement details of planting to be provided adjacent to Sandymoor Main Ditch and

great crested newt reserve shall be submitted to and approved in writing by the Local Planning Authority. Such details as approved shall be carried out in accordance with a programme for planting and maintenance related to stages of completion of the development. The scheme must incorporate native species. (BE1)

9. The amphibian mitigation shall take place in accordance with the submitted and approved Amphibian Mitigation Strategy 2008 (Report Ref: KGIPAT331.001) May 2008, in particular from paragraph 3.0 to 4.1 and to the satisfaction of the Local Planning Authority. (BE1 and GE21)
10. The water vole mitigation shall take place in accordance with the submitted and approved Water Vole Mitigation Method Statement 2008 (Report Ref: KGIPAT331.004) May 2008, in particular from paragraph 2.0 and 3.0 and to the satisfaction of the Local Planning Authority. (BE1 and GE21)
11. Prior to any commencement of works, a detailed survey is recommended to check for ground nesting birds. Where nests are found in any land to be developed, a 4m exclusion zone is left around the nest until breeding is complete (BE1 and GE21)
12. Prior to the commencement of development details to be submitted for fencing to protect existing trees on the site throughout the course of development (BE1)
13. At no time shall any loaded vehicles access the site from Windmill Hill Avenue which are over 7 tonnes (BE1)
14. All site traffic to access the development site via the access road off Windmill Hill Avenue and at no time via Walsingham Drive (BE1)
15. Construction Hours limitation (BE1)

DEV31 - PLAN NO. 08/00344/FUL PROPOSED INSTALLATION OF SINGLE STREAM FLUIDIZED BED COMBUSTOR TO PRODUCE RENEWABLE ENERGY, RAISING HEIGHT OF EXISTING BUILDING FROM 8.8M TO 20M WITH NEW STEEL PORTAL FRAME TO ACCOMMODATE FLUIDIZED BED COMBUSTOR AND WASTE HEAT RECOVERY BOILER, EXTERNAL EQUIPMENT INCLUDING A DEDICATED 30M CHIMNEY, AIR COOLED CONDENSER, BRICK BUILDING ACCOMMODATING STEAM TURBINE, AIR POLLUTION ABATEMENT EQUIPMENT, ASH LOADING FACILITIES AND ANCILLARY DEVELOPMENT AT GRANOX (PDM) LTD, DESOTO

RESOLVED: That the application be deferred to the next meeting of the Committee.

DEV32 - PLAN NO. 08/00357/HBCFUL PROPOSED ERECTION OF 2M HIGH ALLEY GATES AT ENTRANCES TO ALLEYWAYS ADJACENT TO NO.S 2 & 22 CURZON STREET AND NO.S 3 & 25 HAVERGAL STREET, RUNCORN

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

It was noted that one further representation had been received in favour of the application, and highlighting that they have vehicle access through the rear. Property Services was aware of this, residents would receive keys for the gates.

RESOLVED: Approval be given subject to the following conditions;

1. Standards time limit for implementation
2. Requiring colour coating Dark Green BE22.

DEV33 MISCELLANEOUS ITEMS

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

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| 07/00767/FUL | Proposed erection of 10 No. nursery units for B1 and B8 uses at Catalyst Trade Park, Waterloo Road, Widnes |
| 08/00203/FUL | Proposed single storey side extension at 85 Moughland Lane, Runcorn, Cheshire |

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

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|--------------|---|
| 08/00226/FUL | Proposed single storey/two storey rear extension at 248 Moorfield Road, Widnes, Cheshire |
| 08/00234/FUL | Proposed remodelling to shop frontages inclusive of entrances to flat Nos 110, 112, 118 and 120, new canopy and |

	ramp (for DDA 2004 compliance) at 110/112 and 118/120 Bancroft Road, Widnes, Cheshire
08/00246/FUL	Proposed detached garage at 199 Barrows Green Lane, Widnes, Cheshire
08/00263/FUL	Proposed two storey side/single storey rear extensions and front porch at 15 Beaconsfield Grove, Widnes, Cheshire
08/00311/FUL	Proposed single storey rear extension at 25 Cherry Tree Avenue, Runcorn, Cheshire

The Committee was advised of a miscellaneous report which sought agreement to the Councils Local Validation Checklist and advice notes.

At a recent training session of the Committee the changes in the application and validation procedures were outlined. The changes to the process had been introduced by the Government to engender a quicker, more predictable and efficient Planning Service. The changes came into effect on 6th April 2008 through the Town & Country Planning (General Development Procedure) Order 1995, as amended and included the electronic and standardised application form and national validation standards. In addition the legislation encouraged local planning authorities to adopt their own local validation checklists.

It was recommended in the "The Validation of Planning Applications' Guidance for Local Planning Authorities December 2007", that Authorities adopt local lists that were tailored to the types of application covered by the standard application form and be based on the local context.

It was noted that a consultation process had been undertaken including statutory and non-statutory consultees, Parish Councils and agents. Details of the proposed validation checklists were sent to all and a period of 6 weeks was allowed to make responses. At the end of this period a total of 15 responses had been received.

Whilst some alterations were suggested, it had not yet been established whether these should be incorporated into the local list. It was considered that the Validation

Checklist, as it currently stands was appropriate and that if changes were found to be appropriate then these, could be added later. Local Planning Authorities were encouraged to review their adopted local checklists every three years and could undertake a re-consultation process for anything other than minor amendments.

It was further noted that there was no reason to prevent immediate use of the checklists and advice note to reinforce the already robust practices in validation and registration of applications. All relevant documents were now fully available on the Council's website, as were links to more obscure documentation and lesser-used papers. The checklists would be reviewed and updated periodically.

Meeting ended at 6.41 p.m.