

DEVELOPMENT MANAGEMENT COMMITTEE

At a meeting of the Development Management Committee on Monday, 4 September 2023 at the Civic Suite, Town Hall, Runcorn

Present: Councillors S. Hill (Chair), Leck (Vice-Chair), Bevan, Carlin, Davidson, C. Loftus, Philbin, C. Plumpton Walsh, Polhill, Thompson and Woolfall

Apologies for Absence: None

Absence declared on Council business: None

Officers present: A. Jones, T. Gibbs, A. Plant and L. Wilson-Lagan

Also in attendance: None

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

Action

DEV18 MINUTES

The minutes of the meeting held on 7 August 2023 were taken as read and signed as a correct record.

DEV19 PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE

The Committee considered the following application for planning permission and, in accordance with its powers and duties, made the decision described below.

DEV20 23/00237/FUL - PROPOSED SINGLE STOREY REAR AND SIDE EXTENSION AT ROSE LEA, MOSS LANE, MOORE AND 23/00238/LBC - APPLICATION FOR LISTED BUILDING CONSENT TO ERECT A SINGLE STOREY SIDE EXTENSION, REPLACEMENT OF DECAYED WINDOWS AND HARDWOOD SASH CASEMENT AND REPLACEMENT OF DAMAGED FRONT DOOR AT ROSE LEA, MOSS LANE MOORE

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

It was noted that an application of this nature would normally be determined under delegated powers, however the applicant is a Council employee, so the application has

to be determined by the Committee, as per the rules of the Council's Constitution.

Members were advised that the main issue was the affect the proposal may have on the listed building. The applicant had instructed a Heritage Consultant from the start and worked with the Heritage Officer pre and post application. The Heritage Officer at Cheshire West and Chester did not have any objections to the proposals.

RESOLVED: That both applications are approved subject to the following conditions:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals in the Development Plan set out below. The Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with planning applications in accordance with Part 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. The development hereby permitted shall begin not later than 3 years from the date of this decision.

Reason: In accordance with Section 91 (as amended) of the Town and Country Planning Act 1990.

3. Development should be carried out in accordance with the approved plans:
 - Elevations, Sections and Site Plans – WA4 6UU/RL/01 Rev A
 - Floor plans – WA4 6UU/RL/02 Rev A

Reason: For the avoidance of doubt.

4. No development shall take place until samples of the materials to be used in the construction of the external surfaces (eg. roofs, walls, floors, windows) of the development hereby permitted have been submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity, and to comply with Policy GR1 and HE2 of the Halton Delivery and Allocations Local Plan.

DEV21 MISCELLANEOUS ITEMS

It was noted that the following Appeals had been received / were in progress:

22/00019/PLD

Application for a Lawful Development Certificate for a proposed use of development for the installation of a solar farm (ground mounted solar photovoltaic panels) at Liverpool John Lennon Airport, land bounded by Dungeon Lane, Hale Road and Baileys Lane, to the East of Liverpool John Lennon Airport, Speke, Liverpool, L24 1YD.

It was noted that the following Appeal was dismissed:

21/00016/OUT

Outline application, with all matters other than access reserved for the erection of two semi-detached dwellings and four detached dwellings, on the existing Church field and the retention of the existing scout hut at Hough Green Scout and Guide Group Hall and Church Field Hall Avenue, Widnes – **Appeal dismissed.**

Meeting ended at 6.45 p.m.