

DEVELOPMENT MANAGEMENT COMMITTEE

At a meeting of the Development Management Committee on Tuesday, 5 March 2024 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, G. Henry, L. Wilson-Lagan, K. Thompson, L. Crampton, C. Nixon and C. Sturdy

Also in attendance: Councillor Stretch

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

	<i>Action</i>
DEV42 MINUTES	
<p>The Minutes of the meeting held on 5 February 2024, having been circulated, were taken as read and signed as a correct record.</p>	
DEV43 PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE	
<p>The Committee considered the following applications for planning permission and, in accordance with its powers and duties, made the decisions described below.</p>	
DEV44 23/00452/FUL - PROPOSED CONSTRUCTION OF APARTMENT BLOCK CONSISTING OF 12 UNITS WITH ASSOCIATED LANDSCAPING AND PARKING FACILITIES ON VACANT LAND, THE RIDGEWAY, RUNCORN	
<p>The consultation procedure undertaken was outlined in the report together with background information in respect of the site.</p>	
<p>Members were advised of the following corrections: Page 10 – reference to the roof material being grey roof tiles – this should read single ply membrane roof; and the bird</p>	

breeding season is 1 March to 31 August inclusive.

It was noted that although the application was exempt from the requirements of Policy CS(R)13 – affordable housing, the Applicant is a Housing Association and would be providing 100% affordable homes on the site. All 12 apartments would be offered on an affordable rent to buy tenure.

The Committee voted to approve the application.

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

1. Time limit;
2. Plans;
3. Materials to be agreed (RD3 and GR1);
4. Submission of existing and proposed site levels (GR1);
5. Tree protection measures (HE5);
6. Submission of bird and bat box scheme (CS(R)20 and HE1);
7. RAMS for badger and hedgehog during construction (CS(R)20 and HE1);
8. Lighting scheme (CS(R)20 and HE1);
9. No tree works between March and August (CS(R)20 and HE1);
10. Methodology statement for the removal of Cotoneaster (CS(R)20 and HE1);
11. Electric Vehicle Charging Points Scheme (C2);
12. Ground contamination (CS23 and HE8);
13. Submission of a Sustainable Urban Drainage Scheme (CS23 and HE9);
14. Verification of the Sustainable Urban Drainage Scheme (CS23 and HE9);
15. Sewage disposal (HE9);
16. Construction Management Plan (C1);
17. Limited construction hours (GR2);
18. Detail hard standing agreed (C2 and HE9);
19. Landscaping and management (GR1, GR3 and HE5);
20. Grampian style condition relating to off-site playground improvement (RD4);
21. Grampian style condition relating to off-site highway works (C1); and
22. Energy efficiency (CS(R)19).

DEV45 24/00016/FUL - PROPOSED DEMOLITION OF CONSERVATORY, CONSTRUCTION OF SINGLE STOREY REAR EXTENSION AT 9 CEDERDALE PARK, WIDNES

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

It was noted that the application was submitted by a Halton Councillor. The Committee voted to approve the application.

RESOLVED: That the application be 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 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:
 - HA2354 01 – Location plan
 - HA2354 02 – Existing plans
 - HA2354 03 – Proposed plans

Reason: for the avoidance of doubt.

4. The external surfaces of the development hereby permitted shall be constructed in the materials that match, or closely harmonise with the existing dwelling.

Reason: to ensure that the development has a satisfactory appearance, in accordance with Policy GR1 of the Halton Delivery and Allocations Local Plan.

DEV46 24/00018/FUL - PROPOSED SINGLE STOREY REAR EXTENSION TO REPLACE EXISTING CONSERVATORY AT 7 CROSSGATES, WIDNES , WA8 3GA

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

It was noted that the application was submitted by a relative of an Officer employed in the Planning Department. The Committee voted to approve the application.

RESOLVED: That the application is approved subject to the following conditions (all pre commencement conditions have been agreed with the applicant):

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 has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with planning application in accordance with Part 6 of The Town and Country Planning (Development Management Procedure (England) Order 2015.
2. The Planning Authority considers that all prior to commencement conditions included within the notice require resolution prior to commencement of development, since the works they relate to are so fundamental to the development permitted that it would have been otherwise necessary to recommend refusal of the schemes proposed. Unless otherwise expressly stated against any individual condition, the listed conditions are not considered to go to the heart of the planning permission.
3. The development hereby permitted shall begin not later than 3 years from the date of this decision.

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

4. Development should be carried out in accordance with the approved plans:
 - WA8 3GA/7/01 – Elevations and sections
 - WA8 3GA/7/02 – Plans

Reason: for the avoidance of doubt.

5. The external surfaces of the development hereby permitted shall be constructed in the materials that match, or closely harmonise with the existing dwelling.

Reason: to ensure that the development has a satisfactory appearance, in accordance with Policy GR1 of the Halton Delivery and Allocations Local Plan.

6. No development shall take place until a scheme of ground gas protection is submitted and agreed in writing. This must include details of the integration with existing property. Upon completion a verification report detailing how the Gas Protection Verification Scheme has been met.

Reason: to ensure that the development is not put at unacceptable risk from ground gas from previously unidentified contamination sources at the development site in line with the National Planning Policy Framework. Also in accordance with policies CS23 and HE8 of the Halton Delivery and Allocations Local Plan.

Meeting ended at 6.50 p.m.