

DEVELOPMENT MANAGEMENT COMMITTEE

At a meeting of the Development Management Committee on Monday, 4 November 2024 at the Civic Suite, Town Hall, Runcorn

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

Apologies for Absence: None

Absence declared on Council business: None

Officers present: A. Jones, T. Gibbs, A. Plant, M. Webster, G. Henry and A. Blackburn

Also in attendance: None

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

DEV65 MINUTES

The Minutes of the meeting held on 2 September 2024, having been circulated, were taken as read and signed as a correct record.

DEV66 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.

DEV67 22/00548/FUL - PROPOSED ERECTION OF SINGLE STOREY WAREHOUSE AT CRODA EUROPE LTD, FOUNDRY LANE, WIDNES, WA8 8UB

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

Officers advised that an updated preliminary bat roost survey that was requested remained outstanding, but the proposals were considered acceptable in all other regards.

Action

Delegated authority was therefore requested for the Director of Planning and Transportation, to determine the application in consultation with the Chair or Vice Chair, subject to resolution of the above outstanding matter, and the addition of any conditions required as a result of that. The Committee agreed with the request.

RESOLVED: That authority be delegated to the Director of Planning and Transportation, to determine the application in consultation with the Chair or Vice Chair of the Committee, following the satisfactory resolution of the outstanding matter relating to the bat roost survey and subject to the following conditions:

1. Time limit;
2. Approved plans;
3. Materials;
4. Hours of construction;
5. Foul and surface water drainage scheme;
6. Sustainable drainage verification, management and maintenance plan;
7. Lighting strategy;
8. Bird nesting protection;
9. Bird nesting boxes;
10. Reasonable Avoidance Measures (RAMS) including bats, hedgehog and terrestrial mammals; and
11. Site investigation, remediation and verification.

DEV68 24/00243/FUL - PROPOSED NURSING CARE HOME (USE CLASS C2: RESIDENTIAL INSTITUTION), ASSOCIATED ACCESS AND PARKING AT GREENOAKS FARM INDUSTRIAL ESTATE, WARRINGTON ROAD, WIDNES, WA8 0SY

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

Since the publication of the agenda, Members were advised that the outstanding comments from the Council's Ecology Advisor, Merseyside Environmental Advisory Service (MEAS), had been received. It was reported that the Biodiversity Net Gain metric confirmed that the development was capable of exceeding the required 10% biodiversity net gain.

Officers advised therefore, that the recommendation for delegated authority was no longer required and should be replaced with a recommendation for approval.

The Committee agreed that the application be approved.

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

1. Time limit;
2. Approved plans;
3. Restriction on use;
4. Submission of proposed site levels;
5. Submission of facing materials;
6. Boundary treatment details;
7. submission of soft landscaping scheme;
8. tree protection measures;
9. breeding bird protection;
10. submission of bird and bat boxes scheme;
11. hours of construction;
12. submission of an acoustic report;
13. implementation of remediation strategy and submission of validation report;
14. surface water SuDS;
15. SuDS verification report;
16. United Utilities surface water drainage;
17. Off-site highways works;
18. Construction Environmental Management Plan (CEMP) – include RAMS;
19. Site Wide Waste Management Plan (SWWMP); and
20. Sustainable development and climate change.

DEV69 24/00302/FUL - PROPOSED EXTENSION (PART RETROSPECTIVE) OF EXISTING INDUSTRIAL UNIT TO CREATE NEW B2/B8 FLOOR SPACE AND NEW THREE STOREY OFFICE FACILITIES AND ASSOCIATED EXTERNAL WORKS AT HUTCHINSON ENGINEERING LTD, EVERITE ROAD, WIDNES, WA8 8PT

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

It was noted that the extension of the existing unit would result in an increase in employment opportunities from 66 full time jobs to 85, making a positive contribution to opportunities within the Borough.

The Committee agreed that the application be approved.

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

1. Time limit;
2. Approved plans;
3. Materials;
4. Asbestos management plan;
5. Drainage strategy;
6. Foul and surface water drainage;
7. Implementation and retention of parking layout;
8. Site Wide Waste Management Plan (SWWMP);
9. Sustainable development and climate change; and
10. Hours of construction.

Meeting ended at 6.45 p.m.