

DEVELOPMENT MANAGEMENT COMMITTEE

At a meeting of the Development Management Committee on Tuesday, 4 March 2025 at the Civic Suite, Town Hall, Runcorn

Present: Councillors S. Hill (Chair), Leck (Vice-Chair), Carlin, Polhill, Rowe, Thompson and Woolfall

Apologies for Absence: Councillors Bevan, C. Loftus and Philbin

Absence declared on Council business: None

Officers present: A. Jones, T. Gibbs, A. Plant, A. Evans, A. Strickland, G. Henry and A. Blackburn

Also in attendance: 7 Members of the public

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

	<i>Action</i>
DEV74 MINUTES	
The Minutes of the meeting held on 28 January 2025, having been circulated, were taken as read and signed as a correct record.	
DEV75 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.	
DEV76 24/00086/FUL & 24/00087/LBC - PROPOSED RESTORATION OF DARESBURY HALL AND COACH HOUSE TO ENABLE CONVERSION TO RESIDENTIAL USE, THE DEMOLITION OF VARIOUS BUILDINGS AND EXTENSIONS, AND THE CONSTRUCTION OF NEW BUILD DWELLINGS IN THE HALL'S GROUNDS TO SUPPORT THE CONSERVATION OF THE DESIGNATED HERITAGE ASSETS AT DARESBURY HALL, DARESBURY LANE, DARESBURY, WA4 4AG	
The consultation procedure undertaken was outlined in the report together with background information in respect of the site.	

Prior to the presentation of the item, Officers provided the Committee with the following updates:

- In the summary table on page 8 of the printed agenda next to recommendation, the words grant 'outline' planning permission should read, grant 'full' planning permission;
- Page 18 – 33 no. additional market dwellings should read 31 no. additional market dwellings;
- The NPPF paragraph numbers set out in the report were superseded by the December republication of the NPPF. The report referenced paragraph numbers of the previous version of the NPPF consistent with the objection from the Georgian Group. Assessments of the relevant paragraphs of the NPPF were set out in the policy assessment section of the report at pages 30-33 of the printed agenda, and in the assessment Georgian Group objection set out at pages 37-48 of the printed agenda, and in full at appendix 2 of the report. The renumbered paragraphs were not considered to affect the overall assessment of Green Belt policy; and
- Both applications are required to be referred to the Secretary of State. In the case of the FUL application, this was to be referred for Green Belt protection reasons. In the case of the LBC this was to be referred for heritage protection reasons. As a result the recommendations will need to be amended to account for the delegated authority necessary to undertake this exercise.

Two applications were presented, a full planning application concerning new operational development at the Daresbury Estate and a Listed Building Consent application that sought changes to the appearance of the listed buildings on site.

The applications concerned an enabling development, a term used that sets out a justification for non-policy compliant development to achieve an aspirational aim, which in this case involved the restoration and preservation of a grade II* listed heritage asset that was featured on the Historic England heritage at risk register since 2010.

It was noted that the Council had previously approved a similar scheme in 2009 but unfortunately, that scheme did not come forward. Since that time the Daresbury Hall estate had fallen into a significant form of disrepair and had been victim to a number of fires. The property today was in a

serious state of decay and was being propped by specialist scaffolding. Members were referred to the drone imagery set out on pages 19-22 of the printed agenda, which showed its current state of disrepair.

Officers advised that notwithstanding the objection of the Georgian Society, the scheme had been assessed by the Council's retained Heritage Advisor, Historic England and Daresbury Parish Council, who raise no objection to the development proposal.

The Committee was addressed by Mr Muir, a representative of the Applicant, who summarised the benefits of the proposal:

- The restoration of Daresbury Hall and coach house would enable the Grade II* listed heritage asset to be converted to residential, ensuring its longevity for future generations;
- A robust and comprehensive assessment of the site was undertaken;
- A sensitive approach to redevelopment would apply, as per the Green Belt policies;
- A comprehensive ecological survey had been undertaken;
- The site would include naturalistic planting and new habitats;
- Sustainable construction practices would be adhered to;
- The local community would benefit from the enhancement of the site; and
- A landscaping and ecological management plan would be followed.

The Committee agreed that the proposals presented an opportunity for the redevelopment of this Grade II* listed building that had laid derelict for a number of years. Each application was moved and seconded and the Committee voted unanimously to approve them.

24/00086/FUL

RESOLVED: That delegated authority be given to the Director of Planning and Transportation, to refer the matter to the Secretary of State and upon satisfactory resolution of the referral (for Green Belt protection reasons), that the application be approved subject to the following:

- a) S106 Agreement that secures the terms set out in the Legal Agreement section of this report;

b) Schedule of conditions set out below; and

1. Time limit;
2. Clarification of proposed development;
3. Approved plans;
4. Materials to be agree (RD3 and GR1);
5. Submission of existing and proposed site levels (GR1);
6. Tree protection measures (HE5);
7. Natural England bat licence (CS(R)20 and HE1);
8. Development to be undertaken in accordance with Bat mitigation plan Arbtech, 18 January 2025, Issue 0.3 (CR(R)20 and HE1);
9. Submission of Bird Box Scheme – (CS(R)20 and HE1);
10. Nocturnal species sensitive external lighting scheme (CS(R)20 and HE1);
11. Reasonable avoidance strategy, construction phase ecological impacts (CS(R)20 and HE1);
12. Statutory biodiversity metric assessment to secure: a conditions assessments and a habitat management plan (CS(R)20 and HE1);
13. Development to be undertaken with landscape and ecological management plan (CS(R)20 and HE1);
14. No tree felling or hedge removal in period 1 March to 31 August (CS(R)20 and HE1);
15. Hedgehog highway scheme (CS(R)20 and HE1);
16. Invasive species method statement (CS(R)20 and HE1);
17. Site investigation study and site remediation plan (CS23 and HE8);
18. Site investigation unforeseen contamination condition (CS23 and HE8);
19. Site investigation verification submission (CS23 and HE8);
20. Daresbury Lane pedestrian link scheme details (C1 and C2);
21. Electric vehicle charging points scheme (C2);
22. Visibility splays (C1 and C2);
23. Submission of a cycle parking scheme (C2);
24. Verification of the sustainable urban drainage scheme (CS23 and HE9);
25. Surface water drainage verification submission (CS23 and HE9);
26. Dust management plan (construction phase) (HE7);
27. Working hours condition (HE7);
28. Waste management plan (WM8);
29. Post development future resident recycling plan

(WM8);

30. Post development and climate change strategy;
31. Sewage disposal (HE9);
32. Construction Management Plan (C1);
33. Limited construction hours (GR2);
34. Detail hard standing agreed (C2 and HE9);
35. Access constructed prior to occupation (C1);
36. Landscaping (GR1, GR3 and HE5);
37. Hedgerows retained or mitigation (CS(R)20 and HE1);
38. Acoustic mitigation (GR2);
39. Update structural report (HE1);
40. Soft tree felling technique for all trees to be removed (CS(R)20 and HE1); and
41. Tree retention root protection strategy (HE5).

- c) That if the S106 Agreement or alternative arrangement was not executed within a reasonable period of time, authority be delegated to the Director – Planning and Transportation, in consultation with the Chair or Vice Chair of the committee to refuse the application.

24/00087/LBC

RESOLVED: That delegated authority be given to the Director of Planning and Transportation, to refer the matter to the Secretary of State and upon satisfactory resolution of the referral (for reasons of heritage protection), that the application be approved subject to the conditions set out below:

1. Time limit;
2. Approved plans (GR1);
3. Stone repair details (HE1);
4. Repair methodology (HE1);
5. Joinery and plasterwork details (HE1);
6. Fire protection details and strategy (HE1);
7. Schedule of materials (HE1);
8. Schedule of works (HE100);
9. Brick sample panel (HE1);
10. Acoustic separation details (HE1);
11. Aperture details (HE1);
12. Rainwater goods details; and
13. Damp proof course treatment prevention.

DEV77 24/00438/REM - APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (SCALE, APPEARANCE, LAYOUT AND LANDSCAPING) FOR THE ERECTION OF 199 RESIDENTIAL DWELLINGS PURSUANT TO OUTLINE APPLICATION 22/00543/OUTEIA AT SANDYMOOR SOUTH PHASE 2, WINDMILL HILL AVENUE EAST, RUNCORN

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

The Committee was advised of the following updates since the publication of the agenda:

- The red line plans in the report pack had been updated, resulting in a slightly smaller site boundary to reflect to original outline boundary and remove the isolated area of land to the east of the rail line. This was a correction and was not considered to affect the determination;
- An updated Affordable Housing Strategy had been received which indicates provision of 50% affordable rent and 50% intermediate home ownership. The applicant had stated however, that they were still in discussion with the providers and the final split was yet to be agreed. An additional condition was therefore recommended to allow this to be resolved;
- The updated noise report had been received. The proposal for upgraded glazing and ventilation to be installed in bedrooms facing the railway line at certain properties was confirmed as acceptable;
- With respect to open space, the only deficiency identified within the neighbourhood was for children and young people and not the other deficiencies listed at page 125 of the printed agenda. The scheme was considered to offer sufficient provision in this regard; and
- Condition number two in in the recommendation should read *Detailing external finishing materials*.

It was noted that discussions were still ongoing with Highways officers and the LLFA to finalise the detailed layout and to confirm the final drainage strategy, hence the request for delegation.

One Member requested that the Committee be advised of the final split in relation to affordable housing, once this was agreed.

Following a vote, the Committee agreed that the application be approved, subject to the conditions below.

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 issues relating to drainage and highways.

Upon satisfactory resolution, that the application be approved subject to the conditions below and any additional conditions recommended through the resolution of the issues relating to drainage and highways:

1. Approved plans;
2. Detailing external finishing materials (GR1);
3. Site levels (GR1);
4. Submission and agreement of an updated LHMP (HE1);
5. Tree protection / arboricultural method statement (CS(R)21 and HE1);
6. Securing landscaping / detailed planting plan (GR1, GR2 and HE5);
7. Parking and servicing (C1 and C2);
8. Detailing play equipment/street furniture (RD4/GR1);
9. Detailing boundary treatment (GR3);
10. Permitted development removal – garages (GR1 and GR2);
11. Permitted development removal – Fences (GR1 and GR2); and
12. Securing an updated affordable housing strategy (CS(R)13).

DEV78 MISCELLANEOUS ITEMS

The following appeals had been received/were in progress:

23/00194/FUL

Proposed internal reconfiguration of existing dwelling and part double, part single storey extension at 62 Church Road, Hale.

24/00125/FUL

Proposed two storey pitched roof extensions to front and side, single storey flat roof rear extension and new roof over existing side extension and detached garage at Tileacres, 29 Hale Road, L24 5RB.

24/00097/FUL

Erection of two drive-thru units with 'drive-thru' facilities together with associated car parking, servicing and landscaped areas at Green Oaks Centre, Widnes.

22/00569/OUT

The Secretary of State has called in the planning application for the Heath Business and Technical Park, Runcorn. This would be considered at a Public Inquiry.

The following appeals had been determined:

23/00200/FUL

Proposed removal of existing conservatory and construction of single storey rear extension at Sexton Cottage, Daresbury **(DISMISSED)**.

21/00711/FUL

Proposed division of one flat into two flats on ground floor at Unit 5 Salisbury Street, Widnes **(DISMISSED)**.

Meeting ended at 6.50 p.m.