

DEVELOPMENT MANAGEMENT COMMITTEE

At a meeting of the Development Management Committee on Monday, 2 June 2025 at Civic Suite, Town Hall, Runcorn

Present: Councillors Leck (Chair), Thornton (Vice-Chair), S. Hill, Hughes, P. Nolan, Philbin, C. Plumpton Walsh, Polhill, Thompson and Woolfall

Apologies for Absence: Councillor Rowe

Absence declared on Council business: None

Officers present: T. Gibbs, A. Plant, G. Henry, A. Blackburn, E. Beheny, C. Sturdy, L. Wilson-Lagan and G. Ferguson

Also in attendance: Three members of the public.

ITEMS DEALT WITH UNDER DUTIES EXERCISABLE BY THE COMMITTEE

		Action
DEV1	MINUTES	
	The Minutes of the meeting held on 7 April 2025, having been circulated, were taken as read and signed as a correct record.	
DEV2	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.	
DEV3	25/00094/FUL - PROPOSED ERECTION OF AN ANCILLARY SURFACE-MOUNTED STORAGE BUILDING ANCHORED TO EXISTING HARDSTANDING AT SAFFIL LTD, SULLIVAN ROAD, WIDNES, WA8 0US	
	The consultation procedure undertaken was outlined in the report together with background information in respect of the site.	
	The Committee was addressed by Mr McLaren, a representative of the Applicant, who summarised the following benefits of the site <i>inter alia</i> :	

- the building would be used to store finished articles on site;
- consultation had taken place with neighbouring properties and no objections had been received;
- the previous storage facility on the site had been demolished;
- the provision of a storage facility was needed for a temporary period of 10 years and would give the business time to consider its long term needs;
- the storage facility would also secure the employment of 17 employees at the site; and
- the facility offers a flexible and cost effective solution allowing the company to meet its current operational needs without prejudicing any prospective development plans for this area of the site and it was in accordance with the Council's Local Plan Policies.

The application was moved and seconded and the Committee voted to approve the Application.

RESOLVED: Approved subject to conditions:

1. Temporary permission – 10 Years
2. Detailing Approved Plans

DEV4 25/00102/FUL - PROPOSED EXTENSION TO THE REAR OF MANUFACTURING FACILITY COMPRISING CLASS B2 INDUSTRIAL FLOORSPEACE INCLUDING A CANOPY AREA AND CLASS B8 WAREHOUSE FLOORSPEACE, INCLUDING OVERHEAD CANOPY SPACE FOR LOADING AND UNLOADING, REMOVAL OF PORTAL FRAME STORAGE FACILITY TO THE FRONT OF THE MAIN BUILDING, CHANGES TO THE CAR PARKING AND HGV TRAILER PARKING, AND ASSOCIATED CHANGES TO ON-SITE PLANT AND OTHER FACILITIES ON THE SITE AT HOWDENS JOINERY LIMITED, ASTMOOR ROAD, RUNCORN, CHESHIRE, WA7 1PQ.

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

Since the publication of the agenda the Lead Local Flood Authority had provided comments on the application. They requested that an updated detailed drainage strategy should be provided prior to commencement. This could be

provided by the applicant prior to determination or added to the decision as a condition.

The Environment Agency had provided comments since the publishing of the report and raised multiple queries. They had also provided some suggested conditions that could be added to the decision that would aid in answering their queries. It was suggested that the information requested could be provided prior to determination or added to the decision as a prior to commencement condition.

The Committee was addressed by Ms Bowater, a representative of the Applicant, and the Applicant Mr Fisher who both summarised the benefits of the proposal *inter alia*:

- years of work had gone into planning and designing a scheme to future proof the business at the Runcorn site;
- the Runcorn site was vital to Howden's Joinery Limited. Manufacturing, storage and logistics were all carried out at this site. 75% of Howden's kitchen cabinets were produced at this site;
- the application complied with national and local planning policies;
- Howden's was investing £100m into this project. The project would safeguard the sites future. Over 450 people were currently employed at the Runcorn site and up to 600 peoples were employed during peak periods; and
- the project would bring growth and security to the Runcorn site.

The application was moved and seconded and the Committee voted to approve the Application.

RESOLVED: That Authority be delegated to the Director – Planning and Transportation in consultation with the Chair or Vice Chair to determine the application and that, subject to resolution of the outstanding matters relating to drainage and ecology the application be approved subject to the conditions below to be amended in line with outstanding consultation responses received.

Conditions

1. Time limit - full permission

Director –
Planning and
Transportation

2. Specifying Approved Plans
3. Submission and agreement of Materials
4. Submission and agreement of a Site Waste Management Plan
5. Covering actions for Unidentified Contamination
6. Submission and agreement of Gas Monitoring Report and mitigation as required
7. Implementation and Retention of Parking Layout
8. Restricting Construction Hours for Piling
9. Restricting noise from external plant
10. Submission and agreement of Construction Environmental Management Plan
11. Reasonable Avoidance Measures for Mammals
12. Breeding Birds (time restriction for build)
13. Drainage
14. Notice to Council regarding piling works

DEV5 MISCELLANEOUS ITEMS

The following applications had been received / were in progress:

22/00569/OUT

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

The following appeals have been determined:

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, Hale, L24 5RB. **(DISMISSED)**

24/00097/FUL

Erection of two drive-through units with 'drive-thru' facilities together with associated care parking, servicing and landscaped areas, at Green Oaks Centre, Widnes. **(ALLOWED)**

Meeting ended at 6.47 p.m.