AGENDA

Part 1

Items during the consideration of which the meeting is expected to be open to members of the public (including the press) subject to any statutory right of exclusion.

1  **Apologies**

   To record any apologies received.

2  **Code of Conduct - Declarations of Interest**

   **Relevant Authorities (Disclosable Pecuniary Interests) Regulation 2012**

   Members are reminded of their responsibility to declare any disclosable pecuniary or non-pecuniary interest which they have in any item of business on the agenda no later than when the item is reached.

3  **Minutes**

   To confirm the minutes of the meeting held on 15 June 2016 as a correct record.
Part 2
Items of a “confidential or other special nature” during which it is likely that the meeting will not be open to the public and press as there would be a disclosure of exempt information as defined in Section 100I of the Local Government Act 1972.

Nil.

If you would like this information provided in another language or format, including large print, Braille, audio or British Sign Language, please call 01925 443322 or ask at the reception desk in Contact Warrington, Horsemarket Street, Warrington
DEVELOPMENT MANAGEMENT COMMITTEE

15 June 2016

Present: Councillor T McCarthy (Chairman)
Councillors J Grime, B Barr, D Keane, L Morgan, J Wheeler,
S Wright, S Woodyatt, K Mundry and S Parish (substitute P Carey)

DM21 Apologies for Absence

Apologies were received from Councillor P Carey.

DM22 Code of Conduct – Declarations of Interest

<table>
<thead>
<tr>
<th>Councillor</th>
<th>Minute</th>
<th>Reason</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cllr T McCarthy</td>
<td>DM24</td>
<td>Cllr McCarthy was a local ward Member but had no discussions or involvement with the applications</td>
<td>Cllr McCarthy remained in the meeting and took part in the discussion and vote</td>
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<tr>
<td></td>
<td>DM32</td>
<td>Cllr McCarthy was a local ward Member but had no discussions or involvement with the applications</td>
<td>Cllr McCarthy remained in the meeting and took part in the discussion and vote</td>
</tr>
<tr>
<td>Cllr Woodyatt</td>
<td>DM29</td>
<td>Cllr Woodyatt was a local ward Member but had no discussions or involvement with the applications</td>
<td>Cllr Woodyatt remained in the meeting and took part in the discussion and vote</td>
</tr>
<tr>
<td>Cllr Grime</td>
<td>DM27</td>
<td>Cllr Grime was a member of Penketh Parish Council who had submitted an objection against the application</td>
<td>Cllr Grime stood down from the meeting and spoke against the application</td>
</tr>
<tr>
<td>Cllr Barr</td>
<td>DM29</td>
<td>Cllr Barr was a local ward member and had been involved with discussions about the application</td>
<td>Cllr Barr stood down from the meeting and spoke to the application</td>
</tr>
<tr>
<td>Cllr Parish</td>
<td>DM26</td>
<td>Cllr Parish was a local ward Member but had no discussions or involvement with the applications</td>
<td>Cllr Parish remained in the meeting and took part in the discussion and vote</td>
</tr>
<tr>
<td>Cllr Keane</td>
<td>DM28</td>
<td>Cllr Keane was a member of Penketh Parish Council who had submitted an objection against the application</td>
<td>Cllr Keane stood down from the meeting and spoke against the application</td>
</tr>
<tr>
<td>Cllr S Wright</td>
<td>DM30</td>
<td>Cllr Wright was a local ward Member but had no discussions or involvement with the applications</td>
<td>Cllr Wright remained in the meeting and took part in the discussion and vote</td>
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<tr>
<td></td>
<td>DM31</td>
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<td>DM33</td>
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<td>DM34</td>
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DM23 Planning Applications

Resolved,

That Pursuant to the Town and Country Planning Act 1990 (As Amended) the applications for permission to develop land be considered and dealt with in the manner agreed.

DM24 2016/27187 - Moss Farm, Moss Lane, Rixton-With-Glazebrook, Warrington, Warrington, WA3 6LG - Full Planning - Proposed erection of a block of 6 no. timber stables and the creation of a menage (horse exercise arena)

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval subject to conditions.

Members considered the information as set out in the update report.

Representations were heard in support of the officer recommendation.

Resolved,

That application 2016/27187 be approved as per the officer recommendation.

DM25 2016/27188 - Moss Farm, Moss Lane, Rixton-With-Glazebrook, Warrington, WA3 6LG - Full Planning - Proposed siting of a mobile home for temporary residential accommodation

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of refusal.

Members considered the information as set out in the update report.

Representations were heard against the officer recommendation.

Resolved,

That application 2016/27188 be deferred to enable further discussions with the applicant for a potential alternative proposal for the siting of the mobile home.
DM26 2016/27212 - Vacant land to rear of Sainsbury's super, Land forming part of Neighbourhood Centre, Santa Rosa Boulevard, Great Sankey, Warrington - Reserved Matters - Reserved Matters application for the construction of a Health Centre, including GP Surgery and Pharmacy with parking (access, appearance, layout and scale)

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval subject to conditions.

Members considered the information as set out in the update report.

Representations were heard in support of the officer recommendation.

Resolved,

That application 2016/27212 be approved subject to conditions and an additional condition regarding noise attenuation of internal plant room.

DM27 2016/27363 - 2A, Birchall Avenue, Culcheth And Glazebury, Warrington, WA3 4DG - Householder-Proposed boundary treatment

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval subject to conditions.

Representations were heard in support of and against the officer recommendation.

Resolved,

That application 2016/27363 be approved as per the officer recommendation

DM28 2016/27379 - The Old Stables, Marsh Lane, Cuerdley, Warrington, WA5 2UN - Full Planning - Demolition of existing barns and outbuildings and erection of 2 bungalows and 1 detached garage. Creation of a passing place on Marsh Lane

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval subject to conditions.

Representations were heard in support of and against the officer recommendation.

Resolved,

That application 2016/27379 be approved as per the officer recommendation.
DM29 2016/27453 - Land between Cedarfield Road and Farmers Arms, Lymm, Warrington - Variation of Conditions - Proposed Removal of Condition 3 (Provision of affordable housing)

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval subject to conditions.

Representations were heard in against the officer recommendation.

Resolved,

That application 2016/27453 be approved subject to a varied condition to require a legal mechanism to secure a financial contribution towards the delivery of affordable housing in the Lymm vicinity; if no such delivery is possible - or no practical, viable and available site can be identified within 2½ years of grant of permission - the contribution shall revert to the council's central reserve to provide affordable housing elsewhere in the borough.

DM30 2016/27636 - 65 Bridge Street and adjacent areas, including the rear courtyard (Lion Yard), Warrington - Full Planning - Proposed demolition of the first floor escape link between the Lion Hotel and New Market Walk and the construction of a replacement escape stair structure; demolition of the freestanding stair structure connecting Lion Yard to New Market Walk; reinstatement works to the Lion Hotel following the demolition of adjacent structures and buildings; the construction of new walls and enclosure to the rear of Lion Yard; the creation of a new ramped rear access walkway; landscaping and other associated works

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval.

Members considered the information as set out in the update report.

Representations were heard in support of the officer recommendation.

Resolved,

That application 2016/27636 be approved as recommended and subject to an additional condition as set out in the written update report.
DM31 2016/27637 - 65 Bridge Street and adjacent areas, including the rear courtyard (Lion Yard), Warrington - Listed Building Consent - Proposed Demolition of the first floor escape link between the Lion Hotel and New Market Walk and the construction of a replacement escape stair structure; demolition of the freestanding stair structure connecting Lion Yard to New Market Walk; reinstatement works to the Lion Hotel following the demolition of adjacent structures and buildings; the construction of new walls and enclosure to the rear of Lion Yard; the creation of a new ramped rear access walkway; landscaping and other associated works.

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval subject to conditions.

Representations were heard in support of the officer recommendation.

Resolved,

That application 2016/27637 be approved as per the officer recommendation.

DM32 2016/27683 - Land at Bridge Lane Industrial Estate (MR2), Woolston Weir (MR1 Downstream), the rear of Weir Lane/Edwards Gardens (MR1 Upstream), & Thelwall Viaduct, Warrington - Environmental Assessment Application - Proposed flood defence wall and embankment with landscaping and other associated work (Mersey Warrington Flood Risk Management Scheme - Phase 3B - Woolston)

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval subject to conditions.

Representations were heard in support of the officer recommendation.

Resolved,

That application 2016/27683 be approved as per the officer recommendation and subject to an additional condition as detailed in the update report.

DM33 2016/27768 - The Crown Chambers building and adjoining, Crown Chambers, Academy Way, Warrington - Full Planning - Proposed Demolition of the Crown Chambers building and its replacement with a new area of urban green space including perimeter walling, footpaths, street furniture, feature lighting, tree planting, low level planting and other associated works

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval subject to conditions.

Representations were heard in support of the officer recommendation.
Resolved,

That application 2016/27768 be approved as per the officer recommendation.

DM34 2016/27961 - Land on the corner of Dolmans Lane and, Union Street, Warrington - Full Planning - The construction of a new electricity sub-station following the demolition of 4-6 Union Street, together with associated landscaping and reinstatement works to adjoining retained buildings and structures

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval subject to conditions.

Representations were heard in support of the officer recommendation.

Resolved,

That application 2016/27961 be approved as per the officer recommendation.

DM35 2016/27990 - St Elphins Park, Manchester Road, Warrington, WA1 3AN Full Planning - Proposed Installation of a 6m high flag pole mounted on approx 0.5m3 to 1.0m3 concrete foundation flush to existing ground level

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval subject to conditions.

Resolved,

That application 2016/27990 be approved as per the officer recommendation.

DM36 Planning Application and Appeal Performance Report for 2015/16

The Executive Director of Economic Regeneration, Growth and Environment submitted a report summarising planning application and appeal performance for the financial year 2015-16.

Resolved;

Members noted the report.

Signed……………………..
Dated…………………….