To: All Members of the Development Management Committee

Councillors:
Chair – T McCarthy
Deputy Chair – J Grime
B Barr, P Carey, D Keane, L Morgan, K Mundry, J Wheeler,
S Woodyatt, S Wright
2 vacancies

Development Management Committee

Date: Wednesday, 15 June 2016
Time: 18:30
Venue: The Gateway, Sankey Street, Warrington, WA1 1SR

Contact Julie Pickles, Democratic & Member Services Officer, Tel: 01925 443212,
Email: jpickles@warrington.gov.uk

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 25 May 2016.

3 - 4
3A Minutes
To confirm the minutes of the meeting held on 26 May 2016.

4 Planning Applications (Main Plans List) - attached as a separate document.

5 Planning Application and Appeal Performance Report
Report of the Executive Director of Economic Growth, Regeneration and Environment.

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

28 April 2016

Present: Councillor T McCarthy (Chairman)
Councillors J Grime, K Mundry, B Barr, P Carey,
J Wheeler, S Woodyatt,

DM1 Apologies for Absence

Apologies were received from Councillor L Morgan.

DM2 Code of Conduct – Declarations of Interest

There were no declarations of interest received.

DM3 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.

DM4 2015/26469 - Zones 3 to 6, Omega South, Warrington - Outline Planning (Major) - Outline Planning Application for the creation of up to 1100 residential units and mixed-use zone to include retail/food and drink uses (Use Classes A1; A2; A3; A4 and A5), Hotel (Use Class C1), Extra Care Facility (Use Class C2) and Non-Residential Institution (Use Class D1) with associated access, parking, landscape and infrastructure proposals (all other detailed matters are reserved for later approval). (The application is accompanied by an Environmental Impact Assessment)

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

Members were provided with a written update report.

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

Resolved,

That application 2015/26469 be approved subject to amendments to the following conditions;

Condition 25 - After the text: “specifically paragraph 5.2.13 relating to an internal noise level no greater than” replace “30dB Lar, Tr internally” with
“35dB LAr, Tr in living rooms and bedrooms during the day / 30dB LAr, Tr in bedrooms at night” concluding with “and achieving no greater than 50dB LAr, Tr in external amenity areas”

Condition 26, 27 & 28, modify to read: Removal of Bullet Point stating: an internal noise level no greater than 30dB LAeq,t. Replace with: an internal noise level no greater than 35dB LAeq,t in living rooms and bedrooms during the day and 30dB LAeq,t in bedrooms at night.

Condition 15 to refer to updated drawing reference.

DM5 2016/27313 - Land bounded by Omega Boulevard & Lingley Green Avenue, (Eastern Section of Lingley Mere Business Park), Great Sankey, Warrington - Outline Planning - Application for Outline Planning Permission With Some Matters Reserved for proposed demolition of all existing on site buildings and structures and redevelopment to provide up to 275 Class C3 residential units, together with associated landscaping, open space and supporting infrastructure, including the creation of a new vehicular access road into Lingley Mere Business Park. All matters reserved for future approval except access.

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

Members were provided with a written update report.

Representations were heard in support of the officer recommendation.

Resolved,

That application 2016/27313 be approved subject to conditions as revised in written update report and subject to S106 Agreement.

Signed…………………………

Dated ………………………
DEVELOPMENT MANAGEMENT COMMITTEE

26 May 2016

Present: Councillor T McCarthy (Chairman)
Councillors J Grime, B Barr, P Carey, D Keane, J Wheeler,
S Wright, C Froggatt (substituted for L Morgan).

DM6 Apologies for Absence

Apologies were received from Councillor L Morgan, K Mundry and S Woodyatt.

DM7 Code of Conduct – Declarations of Interest

<table>
<thead>
<tr>
<th>Councillor</th>
<th>Minute</th>
<th>Reason</th>
<th>Action</th>
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<tbody>
<tr>
<td>Cllr T McCarthy</td>
<td>DM11</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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<td>DM12</td>
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<td>DM15</td>
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<tr>
<td>Cllr S Wright</td>
<td>DM9</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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<td>DM10</td>
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<td>DM13</td>
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<tr>
<td>Cllr J Wheeler</td>
<td>DM16</td>
<td>Cllr Wheeler had been in discussions with local residents.</td>
<td>Cllr Wheeler stood down from the meeting, spoke against the application and took no part in the discussion and vote</td>
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<td>DM18</td>
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DM8 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.

DM9 2015/26657 - 40, Winwick Street, Bewsey and Whitecross, Warrington, WA2 7TU - Proposed removal of existing UPVC conservatory. Demolish boundary wall & erect new brick/rendered extension

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 2015/26657 be approved as per the officer recommendation but subject to an additional condition as set out in the update report.

DM10 2015/26658 - 40, Winwick Street, Bewsey and Whitecross, Warrington, WA2 7TU - Listed Building application for the removal of existing UPVC conservatory. Demolish boundary wall & erect new brick/rendered extension

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 2015/26658 be approved as per the officer recommendation.

DM11 2015/27065 - The Black Swan, Manchester Road, Rixton-With-Glazebrook, Warrington, WA3 6LA - Proposed first floor extension at 1st floor to increase the office and storage space

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

Resolved,

That application 2015/27065 be approved as per the officer recommendation.

DM12 2015/27093 - Land off, Holly Bush Lane, Rixton, Warrington, WA3 6DZ - Temporary Agricultural Workers dwelling

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

Representations were heard against the officer recommendation.

Resolved,

That application 2015/27093 be refused as per the officer recommendation
DM13 2015/27118  -  Hember Hire Sales, Lilford Street, Bewsey And Whitecross, Warrington, WA5 0LA - Proposed demolition of existing office

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

Resolved,

That application 2015/27118 be approved as per the officer recommendation.

DM14 2016/27187  -  Moss Farm, Moss Lane, Rixton-With-Glazebrook, Warrington, Warrington, WA3 6LG - Proposed erection of a block of 6 no. timber stables and the creation of a ménage (horse exercise arena)

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 2015/27187 be deferred for a site visit to gain additional site plans and illustrative material.

DM15 2016/27188  -  Moss Farm, Moss Lane, Rixton-With-Glazebrook, Warrington, WA3 6LG - 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.

Representations were heard against the officer recommendation.

Resolved,

That application 2015/27188 be deferred for a site visit to gain additional site plans and illustrative material.

DM16 2016/27717  -  Broomfields Junior School, Bridge Lane, Appleton, Warrington, WA4 3AH - Proposed installation of new secure perimeter fencing to the existing school boundary and within the school grounds to create secure area for pupils and to prevent unauthorised access. Existing sub-standard fencing to be replaced and new parent waiting area to be created within the existing school grounds
The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval subject to conditions.

Members visited the site on 22 April 2016.

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

Resolved,

That application 2015/27717 be approved as per the officer recommendation.

DM17 2016/27791 - Beamont Community Primary School, O'leary Street, Warrington, WA2 7RQ - Proposed Demolition of existing school boundary and replace with 2.4M High Mesh welded Paladin Classic Fencing. Boundary Wall to O'Leary Street, Garner Street and Wilkinson Street to be demolished to 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 2015/27791 be deferred for a site visit, with the applicant to further consider:
   a) Repair of the existing wall/railings/boundary treatment and retain as original, or
   b) Retain the existing boundary treatment (wall/railings etc.) and place a new mesh fence behind
   c) Potential for consultation with the Civic Society.

DM18 2016/27800 - 4, Hatchery Close, Appleton, Warrington, WA4 4TF - Proposed single storey rear extension and garage conversion

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

Members visited the site on 22 April 2016.

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

Resolved,

That application 2016/27800 be approved as per the officer recommendation subject to an additional condition to withdraw permitted development rights for flues; vents; soil pipes etc and any further windows in side elevation of proposed utility room facing 6 Hatchery Close.
DM19  **Exclusion of the Public (Including the Press)**

Resolved,

That, members of the public (including the Press) be excluded from the meeting by reason of exempt information considered in the course of the following item of business being within Category 1 of Schedule 12A to the Local Government Act 1972.

DM20  **2015/25283 - Proposed importation of organic waste for open windrow composting involving an increase in throughput to a maximum of 75,000 tonnes per annum, an increase in the waste catchment area, reduction in working hours, and reduction in operating hours to those permitted under planning permission 2011/17821 and replacement of existing porta cabin/welfare buildings.**

The Executive Director of Economic Regeneration, Growth and Environment submitted a report for the committees’ consideration.

The report was debated at some length.

Resolved,

That the committee approved the recommendations as set out in the report.

Signed……………………

Dated ........................
WARRINGTON BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE

June 2016

Report of the: Andy Farrall, Executive Director of Economic Growth, Regeneration and Environment
Report Author: Michael Bell, Planning Policy & Programmes Manager
Contact Details: Mbell1@warrington.gov.uk Telephone: 01925 442759

Ward Members: All

TITLE OF REPORT: PLANNING APPLICATION AND APPEAL PERFORMANCE FOR 2015/16

1. PURPOSE OF THE REPORT

1.1 To provide members with a summary of planning application and appeal performance for the financial year 2015-16.

2. SUMMARY OF PERFORMANCE

Appeal Performance

2.1 The target for 2015/16 was no more than 25% of appeals allowed.

2.2 This target was met with only 12 out of a total of 51 appeals being allowed over the year, equating to 24%. This compares to 33% for the 2014-15 period.

2.3 There has been 1 successful application for costs awarded against the Council. The final amount of the costs in this case is yet to be confirmed.

Planning Application Performance

2.5 Despite a reduction in staffing levels, the loss of a number of experienced Officers and the introduction of new Officers to the authority, the service has managed to sustain good levels of performance with 91% out of the total of 1,126 planning applications determined within statutory timescales over the year.

2.6 Changes to the Council’s Constitution have helped as well as a more rigorous case management process. The move to having one planning committee meeting every three weeks, instead of two has had a significant positive effect.

2.7 In terms of the different categories of application:
- 100% of ‘major’ applications were decided within agreed timescales (against a target of 90%);
- 70% of ‘minor’ applications were decided within 8 weeks (against a target of 80%); and
- 95% of ‘other’ applications were decided within 8 weeks (against a target of 80%).
2.8 There was a drop in performance in respect of the ‘minor’ category of application in the final quarter of the year. This was due to short term staff resource issues which have now been resolved.

2.9 Whilst planning application performance is excellent, and has been for the last three years, it needs to be closely monitored. Local Planning Authorities can be placed in ‘special measures’ if performance falls below a particular threshold. Currently the threshold for special measures is 50% of major application being determined in time. The Government is now proposing that this threshold is extended to cover the ‘minor’ and ‘other’ categories of application.

3. CONFIDENTIAL OR EXEMPT
3.1 Not confidential or exempt

4. FINANCIAL CONSIDERATIONS
4.1 The costs awarded against the Council from the single successful costs application have yet to be determined. Members will be informed of the final amount in due course.

5. RISK ASSESSMENT
5.1 The risk of the Council being placed into ‘special measures’ remains low, as identified at paragraph 2.9 above.

6. EQUALITY AND DIVERSITY/EQUALITY IMPACT ASSESSMENT
6.1 Equality impact assessment is not required for this report.

7. CONSULTATION
7.1 No consultation is required for this report.

8. REASON FOR RECOMMENDATION
8.1 In order that members are kept informed in terms of planning application and appeal performance.

9. RECOMMENDATION
9.1 That members note the report.

10. BACKGROUND PAPERS

None