To: Members of the Development Management Committee

Councillors:

Chair – T McCarthy
Deputy Chair – J Richards

B Barr, J Davidson, G Friend, T Higgins, L Hoyle, C Jordan, L Ladbury, L Murphy, F Rashid and G Settle

14 November 2012

Development Management Committee
Thursday, 22 November 2012 at 6.30pm

Conference Room, The Gateway, Sankey Street, Warrington, WA1 1SR

**PLEASE NOTE CHANGE OF VENUE**

Agenda prepared by Julie Pickles, Democratic Services Officer – Telephone: (01925) 443212, Fax: (01925) 656278, E-mail: jpickles@warrington.gov.uk

A G E N D A

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.

Item 1. Apologies for Absence

To record any apologies received.
2. **Code of Conduct - Declarations of Interest**  
   **Relevant Authorities (Disclosable Pecuniary Interests) Regulations 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 October 2012 as a correct record.

4. **Planning Applications (Main Plans List)**


**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

Thursday 22nd November 2012

At The Gateway, Sankey Street

Start 18:30

<table>
<thead>
<tr>
<th>Item</th>
<th>Page</th>
<th>App number</th>
<th>App Location/Description</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>2012/20433</td>
<td>Woolson Community Primary School, Hall Road, Woolston, Warrington, WA1 4PA</td>
<td>Approve Proposed demolition of existing building and construction of a new single storey school</td>
</tr>
</tbody>
</table>
Application Number: 2012/20433

Location: WOOLSTON COMMUNITY PRIMARY SCHOOL, HALL ROAD, WOOLSTON, WARRINGTON, WA1 4PA

Ward: RIXTON AND WOOLSTON

Development: Proposed demolition of existing building and construction of a new single storey school.

Applicant: The School Governors of Woolston Community Primary School

Recommendation: Approve subject to Conditions

Conditions:
- Standard Time limit - full 3 years
- Plans Compliance
- Contaminated Land Investigation/survey/remediation
- Submit details of externally mounted plant/equipment
- Scheme for continued use of sports pitch
- Landscaping Scheme
- Investigation of ground conditions
- 10% Renewable Energy Target
- Submission of Swept path analysis
- Submission of Construction Management Plan
- Submission of School Travel Plan

Reason for Referral:

The application made by the Council. Cllr Brinksman has requested referral to Committee.

The application was deferred at the 25th October meeting of Development Management Committee to enable Members to visit the site and to enable the report to be updated and corrected.

Description:

- Full application for the demolition of the existing two form entry school building and construction of a new single storey one form entry school building
- Proposals include a hard play area, a Multi Use Games Area (MUGA) and an under 12 grass pitch
• Existing school provides for 256 pupils. The proposed school would provide 210 pupil places with 25 full time and 5 part time staff
• Some community use after school hours and weekends is proposed
• The proposed building is to be re-sited to the south-west of the site – with parking to the north-east and play areas to the north and middle section of the site
• 24 staff car park bays would be provided, 3 spaces for visitors and 2 disabled bays
• Existing main entrance on Hall Road to be closed off and replaced with pedestrian entrance, existing car park access to Barnfield Road to remain and the proposed main entrance and service yard entrance would use existing access to the western elevation on Barnfield Road
• There would be no on-site “drop-off/pick-up” provision for the school – however this is not currently provided for the existing school
• Proposed and existing delivery times are between 7-7:30am and recycling collection at 8am; The applicant confirms that a restriction of delivery times will be agreed with the school to avoid am/pm school runs
• Paths within the site would be well segregated from vehicle routes; there are no proposed changes to existing bus stop provision or to services
• The existing car parking area to the north-east of the site is to be retained and extended
• Existing access of Barnfield Road to be widened and pedestrian access off Hall Road to be relocated to reflect new building location
• 51 trees would be removed and 60 trees to be re-planted
• The applicant has conducted pre-application consultation with local residents on the site boundary – which has resulted in alterations to design/layout

Location:

• The 0.247 ha site houses the existing primary school
• The site is bounded by residential properties in all directions with fairly continuous boundary planting
• Main vehicular access would be via Barnfield Road; nearest bus stops are located off Hillock Lane and Manchester Road
• The site is designated as Urban Green Space and Playing Fields in the adopted UDP
Plan below shows the location of the existing building in relation to plot boundaries
Relevant History:

- Various applications for works to existing school buildings, temporary and mobile classrooms have been submitted since 1977.

Main Issues and Constraints:

- Principle
- Details of design, layout etc
- Highways/Transportation matters
- Impact on living conditions
- Land quality
- Playing fields/Green Space
- Drainage
- Nature conservation
Important Landscape Features

Key policy/guidance checklist:

National Policy/Guidance
National Planning Policy Framework (NPPF)

Local Policy/Guidance
*Warrington Borough Council Unitary Development Plan unless otherwise stated.*
Design & Construction Supplementary Planning Document (SPD)

| DCS1; LUT1; LUT2; GRN2; GRN11; SOC1; | Principle | The principle of a replacement for the existing school building on site is considered acceptable.

The existing facilities at Woolston Primary School are acknowledged to be inadequate, the buildings of poor quality with ad hoc additions; of outdated design; and does not meet the requirements of a modern school.

The provision of enhanced and upgraded schools, using sustainable design and taking on board guidance associated with green space and playing areas is well supported by the planning policy framework.

The west facing orientation of the new school was chosen as it would allow the existing school to be remain occupied during construction and subsequently demolished once the new school was finished.

| DCS1; DCS7; GRN2; GRN22; REP16; | Details of design, layout, landscaping etc | The aim of the new building is to provide “street presence” to both Hall Road and Barnfield Road through the proposed modern design – whilst aiming to respect the adjoining surrounding residential area.

The proposed modern design would tend to be more prominent than both the existing building - given that it replaces an outdated 1950’s flat roofed structure. – in a locality typified by red brick housing dating from the 1930/60’s. However the proposed building has been designed with the intention of creating a new focal point, whilst also trying to harmonise with the setting - for example by the use brick. The use of a green powder coated aluminium standing seam roof is an attempt to compliment the green field setting of the site. The proposal also seeks to increase the functional requirement of the building given the amended layout and increased use of natural light.

Plot to building ratio as existing is 11% and this would increase to a more generous 8% - the proposal would see a reduction in foot print on site.

Height of the existing building ranges from 3.5m at the lowest point and 9.1m highest point with predominantly flat roof. Height of the proposed building ranges from 3.6m at the lowest point and 10m highest point with predominantly saw tooth roof and sloping pitch roof to highest point – therefore whilst the replacement building would see ridge height increased by 0.9m the proposed “saw tooth” roof design would reduce the bulkiness of the roof - and would be more aesthetically pleasing than the existing flat roof design.
The majority of existing trees are to be retained and the north east boundary would see additional planting. Planting is to be removed to the south east and south western boundaries (51 to be removed) however new trees would be planted (60 trees to be replanted) to help define routes and enclosures and to provide extra screening to residents’ properties – replacement planting to be controlled by condition with extra planting required to the western boundary facing Barnfield Road to reduce the visual impact of the new building.

Solar panels would provide 10% of the buildings energy demand – this can be secured by condition.

**Highways/Transportation matters**

Existing access vehicular onto Barnfield Road to be utilised and widening to accommodate both construction traffic and larger vehicles to accommodate deliveries – this can be controlled by condition.

Main pedestrian entrance to be re-sited onto Barnfield Road with 2nd access taken from Hall Road.

Existing car parking area to the north of the site to be increased from 19 spaces to 24 spaces.

Pupil numbers to decrease from 256 to 210 therefore proposal is not expected to not result in additional traffic generation over and above current levels associated with the existing school.

**Impact on living conditions**

The applicant has conducted pre-application consultation with residents living near the site boundary. Information boards were displayed in Woolston Primary School following invitations to local residents offering the opportunity to view and make comments on the proposals.

Existing building is sited 32m to nearest property on Barnfield Road, 25m to properties on Hall Road, 44m to properties on Rosendale Avenue and 83m to properties on Oakdene Avenue.

Proposed building to be sited 31m to nearest properties on Barnfield Road, 50m to properties Hall Road, 140m to properties on Rosendale Avenue and 31m to properties on Oakdene Avenue. This is considered sufficient to prevent harm to living conditions.

Classrooms face away from residential properties on Barnfield Road and instead face properties with the greatest separation distance on Rosendale Avenue. Staff offices and toilets face properties on Barnfield Road and class rooms face properties on Rosendale Avenue. Deliveries and kitchens are near the site entrance off Barnfield Road.

Potential environmental impacts – such as proposed external lighting, cooking odour extraction, delivery times, externally mounted equipment, construction hours/days etc are also considered acceptable, subject to condition to prevent harmful impacts.

**Land quality**

Land quality reports have been submitted. Further investigative work may be needed – and this is the subject of condition.

**Playing fields/Urban Green Space**

The proposal involves re-siting the existing school and demolishing the existing school building – therefore despite the loss of playfield to the south-west of the site, land would be freed up to the east of
the site to make provision for new play areas – this accords with policies GRN10 & GRN11- as alternative provision is to be made.

Sport England have confirmed that – subject to condition – there would be no negative impact on playing field provision as the proposal would replace existing playing areas (see Sport England Comments below)

<table>
<thead>
<tr>
<th>REP5;</th>
<th>Surface Water Run-off and Sustainable Drainage Systems</th>
<th>Advice from the Councils Asset and Flood Risk Team confirms that the submitted Drainage assessment is satisfactory (see Flood Risk Team appraisal below)</th>
</tr>
</thead>
<tbody>
<tr>
<td>GRN21;</td>
<td>Nature conservation</td>
<td>Pond area considered sensitive habitat area therefore condition requiring details of replacement planning is required</td>
</tr>
</tbody>
</table>

Responses to consultation: (Full details on file)

**Planning Policy**
Principle of school building already established therefore no objections to a replacement building.

Solar panels would provide 10% of the buildings energy demand which complies with the NPPF requirements however suggest condition to ensure this is provided.

**Network and Development Control (Highways)**
No objection, subject to following conditions – for main text see appendix 1 – below

1) Revised swept path to be submitted demonstrating that wide vehicles can enter the serve yard in a forward gear
2) Submission of a Construction Management Plan detailing temporary construction access, unloading and turning of vehicles, construction staff parking and HGV routeing
3) Submission of a revised School Travel Plan

**Environmental Protection**
No objection, but request following conditions/informative:

1) Full contaminated land condition – Land Quality Assessment Desk Study reveals pollutant linkages, sources of contamination and existence of a boiler/substation which requires further investigation
2) Externally mounted equipment should not increase ambient background noise levels to residential properties – to prevent harm to living conditions of neighbouring properties
3) Working hours for construction sites – to prevent harm to living conditions of neighbouring properties

**Comment**
*Suitable conditions and informatives have been agreed.*

**Sport England**
No negative impact on playing field provision as the proposal would replace existing playing areas therefore no objection subject to the following conditions:

1) Submission of scheme to ensure continuity of existing sports use of playfields during construction
2) Assessment of ground conditions following demolition of existing school
3) The proposed landscaping scheme should minimize adverse effect on size or quality of the playing field/multi use games area by the size, location and size of proposed trees/shrubs

**Asset and Flood Risk Team**
No objection however advice offered for good practice urging the applicant to consider alternatives to use of plastic crate systems.

**United Utilities**
No objection, but applicant advised to contact a building control body at an early stage as not all sewers are shown on statutory records

**Natural Environment Officer**
No objection subject to condition requiring details of replacement planting.

**Tree Officer**
No objections – recommends condition requiring tree protection measures prior to demolition and no excavations or increasing levels or storage in the root zones. Where existing trees are suppressing others, or are diseased, removals will be agreed on-site with the Council’s Tree Officer, with the aim of preventing unnecessary loss.

**Ward Member (Cllr Bill Brinksman)**
Request referral to planning committee with consideration of attaching the following conditions:
1) Restricting delivery times to avoid schools runs in the morning and afternoon
2) Road not designed for large vehicles therefore construction access to be agreed and contractor to pay for potential damage
3) Condition controlling construction hours to prevent noise disturbance

**Comments**
1) Proposed and existing delivery times are between 7-7.30am with recycling collection at 8am. As a result there should be no conflict with busy periods (pick up and drop off) therefore condition controlling delivery times is not considered necessary
2) Construction Management Plan to be requested by condition which would control temporary construction access
3) Construction hours are controlled by separate legislation (see above Environmental Health appraisal)

**Parish Council**
No objection but request same conditions as requested above by Cllr Bill Brinksman.

**Responses to Notification** (Full details on file):

**Neighbours**
2 letters of objection – key areas of concern:
1) Alternate locations of the new building on the existing site are available and should be considered, such alternative locations would take the
building away from Barnfield Road and would be partly screened by existing planting
2) Curve shape exacerbates impact on properties on Barnfield Road
3) New building would be sited too close to boundary fence at just 10m
4) Loss of trees will make the site more prominent, particularly in winter months to the detriment of properties on Barnfield Road
5) Suggestions by residents for temporary classrooms to be set up/sending pupils to nearby schools were dismissed
6) Uncertainty over the number of trees to be removed, the future of the existing sub station and the location and design of the entrance to the rear service yard
7) Traffic congestion during delivery times/service area not wide enough therefore vehicles will be parked on the highway
8) Concerned the modern design of the new building would not match the traditional red brick appearance of the locality and would be more in keeping with an industrial area
9) Loss of house value
10) Noise disturbance from use of service yard

Further comments/objection from neighbour
Received on 5th November:-
“You are no doubt aware that residents of Barnfield Road attended the last meeting of the Development Management Committee to object to the above proposal. As the Committee is to visit the site would it be possible for the Officer attending to point out which of the trees fronting our properties will be removed and what the replacements will be, if any.

The residents were disappointed in the report, particularly in relation to our comments. We felt that the comments were heavily edited and basically emasculated. As Councillor Brinksman has had an assurance from the author that further comments will be included perhaps this is the opportunity to have a re-think on the extent of the content relating to our views.

The residents are not opposed, as some people believe, to the building of a new school but only to its location, design and the destruction of mature trees, which front our properties. The report did indicate that there had been moves to site the building further away from the fence line. Could it be possible for further discussions to take with the applicants so as to retain the existing tree line and maintain a green barrier. It could be that a further 10 metres would achieve this.”

Appraisal

1) Members are obliged to consider the application as proposed
2) New building would be sited closer to properties on Barnfield Road however would still achieve a separation of 31m at the closest point which is considered sufficient to prevent harm to living conditions
3) The new building would be sited 15m to the site boundary at the closest point, not 10m as stated. This is the same distance as the existing building - however the building has been rotated 90-degrees on site therefore is now to be viewed in full rather than from the side in relation to Barnfield Road.

4) Majority of trees to be removed to the western section of the site to accommodate the proposed building and service yard with 15 trees to be removed and 7 to be replanted. Remaining/proposed planting would provide an element of screening however condition requiring additional boundary planting considered necessary to limit visual impact to properties on Barnfield Road.

5) Members are obliged to consider the application as proposed.

6) The application sets out that 51 trees would be removed - and 60 trees would be re-planted. Where existing trees are suppressing others, or are diseased, removals will be agreed on-site with the Council’s Tree Officer, with the aim of preventing unnecessary loss.

7) Proposed and existing delivery times are between 7-7:30 a.m. with recycling collection at 8 am. As a result there should be no significant conflict with the busiest periods (pick up and drop off). Non-Planning controls are available in relation to vehicles parking on the highway which cause an obstruction.

8) The replacement building is considered appropriate to the setting in terms of scale and proportion – modern design is aimed at creating a new focal point – amended layout increases function of the school – makes use of natural light – therefore not considered to cause harm to the character/appearance of the area (see above officer appraisal).

9) House value is not a consideration relevant to planning when determining a planning application.

10) It is considered that the proposed delivery times would not cause serious harm to living conditions and can be controlled by planning condition.

Conclusions and reasons for recommendation/decision:

Subject to conditions, it is considered that the proposal is acceptable in terms of its potential impacts in relation to matters of principle; details of design, layout etc; highways/transportation matters; nearby living conditions; land quality; playing fields; drainage and nature conservation and is, therefore, in accordance with policies of the adopted Warrington UDP. GRN2, GRN10, GRN11, GRN21, GRN22, DCS1, DCS7, SOC1, LUT1, LUT2, LUT7, LUT10, LUT20, REP11, REP16, HOU13, REP1, REP 5, REP8, REP10, HOU7 & Design and Construction SPD and also national policy (National Planning Policy Framework).

Appendix 1
Comments of Network and Development Control (Highways)

<table>
<thead>
<tr>
<th>Transport Assessment</th>
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<tbody>
<tr>
<td>It has been confirmed by the applicant that the number of pupils attending the new school is expected</td>
</tr>
<tr>
<td>to decrease from 256 to 210. Therefore the proposals should not result in additional traffic</td>
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<tr>
<td>generation over and above current levels associated with the existing school.</td>
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<tr>
<th>Proposed Access Arrangements</th>
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<tbody>
<tr>
<td>It is proposed that existing vehicular access onto Barnfield Road will be widened.</td>
</tr>
</tbody>
</table>

Drawing C12020-292 Rev P1 demonstrates that an 8.6m
length fire appliance is capable of entering the service yard access in a forwards direction, turning on site and leaving in a forwards direction. This is acceptable.

Drawing C12020-291 Rev P1, however, demonstrates that a 9.5m length refuse vehicle cannot enter the site in a forwards direction, but would need to pull into Austral Avenue in order to reverse across the highway of Barnfield Road to enter the site. This manoeuvre is not acceptable due to the dangers that reversing such a large vehicle across the carriageway of Barnfield Road would present.

In order to address the above, WBC Highways will therefore require a further widened service yard entrance to be provided, to ensure that a refuse vehicle can enter the site in a forwards direction, turn on site and leave in a forwards direction. This will need to be demonstrated by a revised swept path analysis being supplied.

It has also been confirmed by the applicant that it is envisaged that construction vehicles measuring up to 9.5m length are also proposed to access the site via the service yard access during the construction period. A widened access sufficient to accommodate this length of vehicle therefore needs to be demonstrated and implemented prior to the commencement of development. This should be ensured via planning condition.

Pedestrian Access Arrangements:

Two pedestrian access points are to be provided as a result of the proposals. These located off Barnfield Road to the east and Hall Road to the north.

Construction Management Plan

The Transport Statement submitted in support of the planning application states that:

“It is confirmed that prior to the commencement of construction of the new school the applicant will prepare and issue to the Local Authority a Construction Management Plan (CMP). This document will confirm the following:

- Details of the temporary construction access from Barnfield Road;
- Details of the location of the staff car park;
- Details of the site compound including unloading and turning area for delivery vehicles; and
- HGV route for the site from the strategic road network (M6 Junction 21).
The applicant has agreed that the issue and subsequent approval of the CMP be subject to a planning condition should the Local Planning Authority be minded to approve the application."

We would therefore request that the submission and agreement of a Construction Management Plan, prior to the commencement of development, should be ensured via planning condition.

Proposed Parking Provision

It is proposed to provide 24 parking spaces (including 2 disabled spaces) to serve the proposals.

The Council's adopted maximum parking standard for D1 Primary Schools and Secondary Schools is 1 space per 2 staff plus 1 additional space per 3 members of staff.

On the basis of the proposed school employing 30 members of staff, the proposed parking provision accords with the Council's adopted maximum parking standards.

Proposed site plan 636/01/02 also includes provision of 8 cycle stands to serve the school. This is welcomed.

The provision and maintenance of car and cycle parking spaces to serve the development should be ensured via planning condition.

School Travel Plan

The proposed School Travel Plan has been reviewed by the Council’s Travel Plan Officer, who has confirmed that the submitted Travel Plan is out of date. A new School Travel Plan is therefore required.

The submission and agreement of a revised School Travel Plan should therefore be ensured via planning condition.

Summary and Conclusions

In view of the above, no highways objections are raised in respect of the proposals subject to attachment of the following planning conditions:

“Prior to the commencement of development hereby permitted, a revised swept path analysis demonstrating that a 9.5m length refuse vehicle can satisfactorily enter the service yard access on Barnfield Road in a forwards direction, turn on site and leave in a forwards direction, shall be submitted to and agreed in writing by the Local Authority.”
Planning Authority. The agreed widened service yard access shall be implemented in full prior to the construction of the development, and shall be retained thereafter unless otherwise agreed in writing with the Local Planning Authority.”

“Prior to the commencement of development hereby permitted, a Construction Management Plan (including details of the temporary construction access from Barnfield Road, unloading and turning areas for delivery vehicles, construction staff parking areas, and HGV routeing to and from the site) shall be submitted to and approved in writing by the Local Planning Authority. The approved Construction Management Plan shall then be implemented in full prior to the construction of the development unless otherwise agreed in writing with the Local Planning Authority.”

“Prior to occupation/1st use of the development hereby permitted, a revised School Travel Plan shall be submitted to and agreed in writing by the Local Planning Authority. The agreed School Travel Plan shall be implemented in full to the satisfaction of the Local Planning Authority prior to occupation of the development.”
DEVELOPMENT MANAGEMENT COMMITTEE

25 OCTOBER 2012

Present: Councillor T McCarthy (Chair)
Councillors B Barr, J Davidson, G Friend,
T Higgins, L Hoyle, C Jordan, L Ladbury,
L Murphy, J Richards and G Settle

DM46 Apologies for Absence

An apologies for absence was received from Councillor F Rashid.

DM47 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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</thead>
<tbody>
<tr>
<td>Councillor L Hoyle</td>
<td>DM50</td>
<td>Cllr L Hoyle was a Ward Councillor who represented Culcheth, Glazebury and Croft, however he had not taken part in any discussions relating to the application</td>
<td>Cllr L Hoyle remained in the meeting and took part in both the discussion and voted thereon</td>
</tr>
<tr>
<td>Councillor T McCarthy</td>
<td>DM51</td>
<td>Cllr T McCarthy was a Ward Councillor who represented Rixton and Woolston, and a Parish Councillor who represented Woolston, however he had not taken part in any discussions relating to the application</td>
<td>Cllr T McCarthy remained in the meeting and took part in both the discussion and voted thereon</td>
</tr>
<tr>
<td>Councillor T McCarthy</td>
<td>DM54</td>
<td>Cllr T McCarthy was a Ward Councillor who represented Rixton and Woolston, and a Parish Councillor who represented Woolston,</td>
<td>Cllr T McCarthy remained in the meeting and took part in both the discussion and voted thereon</td>
</tr>
</tbody>
</table>
however he had not taken part in any discussions relating to the application

**DM48 Minutes**

Resolved,

That the minutes of the meeting held on 4 October 2012 were agreed as a correct record and signed by the Chair.

**DM49 Planning Applications**

Resolved,

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

The following application be deferred to enable a site visit to take place. It was noted that these applications would be brought before the next Development Management Committee scheduled to meet on Thursday, 6 December 2012:

2012/19709 – Prospect Farm, Prospect Lane, Rixton-With-Glazebrook, Warrington, WA3 6EH - Proposed change of use to provide a clay pigeon shooting club, clubhouse and associated parking

2012/19993 – Land to the North of Booths Lane, Lymm, Warrington - Proposed stables

2012/20433 – Woolston Community Primary, Hall Road, Woolston, Warrington, WA1 4PA - Proposed demolition of existing building and construction of a new single storey school

2012/20462 – Land Opposite Grammar School Road, Longbutt Lane, Lymm, Warrington, WA13 0BN - Outline application for proposed detached bungalow with matters of appearance, landscaping and scale reserved for later approval

Site visits to take place on Friday, 30 November 2012.

**DM50 2012/20175 – Land at Doeford Close, Culcheth and Glazebury, Warrington, WA3 4DL - Proposed residential development comprising 26 dwellings (18 two storey detached and 8 mews type dwellings), access roads and landscape works**

The Executive Director of Environment and Regeneration submitted the above application with a recommendation of approval subject to a Section 106 Agreement.
This application had been deferred from the previous meeting of the committee held on 4 October 2012 to enable a site visit to take place.

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

Resolved,

That application 2012/20175 be refused due to the loss of public amenity and enjoyment

DM51 2012/19709 – Prospect Farm, Prospect Lane, Rixton-With-Glazebrook, Warrington, WA3 6EH - Proposed change of use to provide a clay pigeon shooting club, clubhouse and associated parking

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

Resolved,

That application 2012/19709 be deferred to enable a site visit to take place.

DM52 2012/19993 – Land to the North of Booths Lane, Lymm, Warrington - Proposed stables

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

Resolved,

That application 2012/19993 be deferred to enable a site visit to take place.

DM53 2012/20372 – Crosfields Filling Station, Warrington, WA1 1UD - Proposed extension of time limit for implementation of 2009/14568 (Three storey office block with underground parking and associated landscaping)

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

Resolved,

That application 2012/20372 be approved as recommended.
DM54 2012/20433 – Woolston Community Primary, Hall Road, Woolston, Warrington, WA1 4PA - Proposed demolition of existing building and construction of a new single storey school

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

Representations were heard in support of and in opposition to the Officer recommendation.

Resolved,

That application 2012/20433 be deferred to enable a site visit to take place.

DM55 2012/20462 – Land Opposite Grammar School Road, Longbutt Lane, Lymm, Warrington, WA13 0BN - Outline application for proposed detached bungalow with matters of appearance, landscaping and scale reserved for later approval

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

Resolved,

That application 2012/20462 be deferred to enable a site visit to take place.

DM56 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.

DM57 Planning Enforcement Investigation at Land to the Rear of Petersfield Gardens

The Executive Director of Environment and Regeneration submitted a report to the committee to update members in relation to compliance with the terms of the planning permission for the erection of stables at the above site.

It was noted that the Chairman and planning officers had visited the site the previous week.

Resolved,
Agenda Item 3

That, enforcement action not be commenced, however, periodical monitoring take place.

Signed………………………

Dated ..........................