To: Members of the Development Management Committee

Councillors:

Chair – T McCarthy
Deputy Chair – J Richards
B Barr, G Friend, T Higgins, L Hoyle, C Jordan, L Ladbury, L Murphy, F Rashid, G Settle and C Vobe

22 May 2012

Development Management Committee
Thursday, 31 May 2012 at 6.30pm

Council Chamber, Town Hall, Sankey Street, Warrington

Agenda prepared by Louise Murtagh, Democratic Services Officer – Telephone: (01925) 442111, Fax: (01925) 656278, E-mail: lmurtagh@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.
<table>
<thead>
<tr>
<th>Item</th>
<th>Code of Conduct - Declarations of Interest</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.</td>
<td>Members are reminded of their responsibility to declare any personal or prejudicial interest that they have in any item of business on the agenda no later than when the item is reached.</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Item</th>
<th>Minutes</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.</td>
<td>To confirm the minutes of the meeting held on 10 May 2012 as correct records.</td>
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<table>
<thead>
<tr>
<th>Item</th>
<th>Planning Applications (Main Plans List)</th>
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<table>
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<tr>
<th>Item</th>
<th>Results of Planning and Enforcement Appeals</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.</td>
<td>9 Eccleston Close, Birchwood</td>
</tr>
<tr>
<td>5.1</td>
<td>3</td>
</tr>
</tbody>
</table>

### 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

10 MAY 2012

Present: Councillor T McCarthy (Chair)
Councillors B Axcell, B Barr, G Friend,
C Jordan, F Rashid, J Richards, and
G Settle

DM88 Apologies for Absence

Apologies for absence were received from Councillors L Hoyle, L Ladbury and
T Higgins.

DM89 Code of Conduct – Declarations of Interest

There were no declarations of interest received.

DM90 Minutes

Resolved,

That the minutes of the meeting held on 19 April 2012 were agreed as a
correct record and signed by the Chair with the inclusion of an
amendment to the resolution of minute DM87 (to now read):-

Resolved,

That a letter be sent to the developer detailing specific requirements of the
enforcement notice in relation to the dimensions of the area of hard standing
that was to be cleared and requiring that the area in question be cleared within
a 14 day time scale and, that the developer allows a council officer to inspect
the excavated area to ensure compliance. If this action was not taken then the
matter would be considered once more at committee level with a view to
considering the option of legal action.

DM91 Planning Applications

Resolved,

That -

1. 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 and entered into the Planning Register;

The following application be deferred to enable site visits to take place. The
applications would be brought before the Committee meeting on 31 May 2012:
2012/19814 - Agricultural Land 10 acre field, Land to the West of Cuerdley Road, Penketh, Warrington, WA5 2UB - Proposed construction of agricultural storage barn (resubmission of 2012/19450).

Site visit to take place on Friday 25 May 2012.

DM91 2012/19814 - Agricultural Land 10 acre field, Land to the West of Cuerdley Road, Penketh, Warrington, WA5 2UB - Proposed construction of agricultural storage barn (resubmission of 2012/19450).

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

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

Resolved,

That planning application 2012/19814 be site visited prior to the next meeting of the Development Management Committee

Signed…………………………

Dated ………………………
WARRINGTON BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE
31st May 2012

Report of the: Executive Director Environment and Regeneration Services
Report Author: Michael Davies – Principal Planning Officer
Contact Details: Email Address: mdavies@warrington.gov.uk
Telephone: 01925 442813

Ward Members:

1. SUMMARY PAPER – REPORT ON:

   Results of Planning and Enforcement appeals.

2. Purpose of the Report:

   To advise members of the results of appeals.

3. Recommendations:

   To note the reports.

4. Reason for Recommendation:

   To inform Members of the results of appeals.

5. Confidential or Exempt:

   Not applicable

6. Financial Considerations:

   None.

7. Risk Assessment:

   Not required.

8. Equality Impact Assessment:

   No equality impact assessment is considered to be required.
9. Consultation:
Not relevant

10. Clearance Details *(Record of clearance of report)*:

<table>
<thead>
<tr>
<th>Name</th>
<th>Consulted</th>
<th>Date Consulted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Relevant Executive Board Member</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>SMB</td>
<td>No</td>
<td></td>
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<tr>
<td>Relevant Executive Director</td>
<td>No</td>
<td></td>
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<td>No</td>
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<tr>
<td>S151 Officer</td>
<td>No</td>
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<tr>
<td>Relevant Head of Service</td>
<td>Yes</td>
<td>17.5.12</td>
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</tbody>
</table>

11. Background Papers:
Planning application and appeal documents

Contacts for Background Papers:

<table>
<thead>
<tr>
<th>Name</th>
<th>E-mail</th>
<th>Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peter Axford</td>
<td><a href="mailto:paxford@warrington.gov.uk">paxford@warrington.gov.uk</a></td>
<td>01925 442827</td>
</tr>
</tbody>
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WARRINGTON BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE
30th May 2012

REPORT OF THE EXECUTIVE DIRECTOR OF ENVIRONMENT AND
REGENERATION
TOWN & COUNTRY PLANNING ACT 1990 – RESULT OF APPEALS

APPLICATION REF: 2011/19284
APPEAL REF: M0655/D/12/2172730

LOCATION: 9 Eccleston Close, Birchwood

DESCRIPTION: Two storey rear extension (resubmission of
2011/18878)

OFFICER RECOMMENDATION; Refuse

APPEAL DECISION: Dismissed

MAIN CONSIDERATIONS:
Impact of the scheme on the outlook of occupiers of adjoining houses

INSPECTOR’S FINDINGS:
- Short cul-de-sac on a modern estate – house is linked to no 8 by a
ground floor element & is staggered in relation to no 8 – being set back
from it by approx 3m – which already results in a prominent 2 storey
brick wall approx 2m from the common boundary
- Appeal scheme would result in a further projection of 3m
- Unlike a previously refused scheme here, the corner of the proposed
extension is chamfered, in order to comply with the 45 degree code –
but this would make little difference to the scheme
- Would still impact on small sitting out & garden areas at no 8 – would
still be oppressive and overbearing and would cause overshadowing in
the mornings

EXECUTIVE DIRECTOR OF ENV & REGEN COMMENTS:
- Notwithstanding compliance with 45 degree code, Inspector concluded
this amended scheme would clearly still conflict with UDP policy and
SPD guidance

UNITARY DEVELOPMENT PLAN
- HOU8
- SPD – House Extensions
# DEVELOPMENT MANAGEMENT COMMITTEE

**Thursday 31st May 2012**

## DECISIONS

<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>2012/19814</td>
<td>AGRICULTURAL LAND 10 ACRE FIELD, LAND TO THE WEST OF CUERDLEY ROAD, PENKETH, WARRINGTON, WA5 2UB Proposed construction of agricultural storage barn (resubmission of 2012/19450)</td>
<td>Approve subject to Conditions</td>
</tr>
<tr>
<td>2</td>
<td>9</td>
<td>2012/19746</td>
<td>25, STATION ROAD, GREAT SANKEY, WARRINGTON, WA 1RH Proposed change of use of ground floor of dwelling to two commercial units (use class A2), single storey side and rear extensions and hardsurfacing to create car parking</td>
<td>Refuse</td>
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**APPROVE AMEND CONDITION – NO ALTERATION OT APPROVED EXTERNAL APPEARANCE OR MATERIALS**

**REFUSE AS REC**
WARRINGTON BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE
31st May 2012

Report of the: Strategic Director Environment and Regeneration Services
Report Author: Michael Davies – Principal Planning Officer
Contact Details: Email Address: mdavies@warrington.gov.uk
Telephone: 01925 442813

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