

PLANNING COMMITTEE

At a meeting of the Planning Committee held in the Council Chamber, Municipal Buildings, Huyton on Thursday, 6th November, 2025 the following Members were

P r e s e n t:

Councillors

S Donnelly
Chairperson of the Committee
(in the Chair)

Mrs C Bannon, D J Baum, H Bell, T Brennan, M Burke, T Byron, A J Flute, R Gaffney, G Golding, Ms J Harvey, Mrs J E Lonergan, K W McGlashan, G J Morgan, Mrs S Powell and K Taylor

APOLOGIES

Apologies for absence were received on behalf of Councillors Mrs D Arnall, Ms J Lilly, I Smith and Ms A Wright

14. DECLARATIONS OF INTEREST

The representative of the Assistant Executive Director (Legal and Governance) reported that no declarations of interest had been submitted by Members.

15. MINUTES

The minutes of the meeting held on 9 October 2025 were received as a correct record and signed by the Chairperson.

16. APPLICATIONS FOR PLANNING PERMISSION

- (a) **23/01037/OUT - Outline Planning Application (With All Matters Other Than Access Reserved) (To be Determined by Halton Borough Council Only) for the Development of up to 350 Dwellings, Public Open Space, Landscaping and Associated Infrastructure Works. Full Details For Site Access Arrangements via a New Junction on Chapel Lane (To be determined by Knowsley Borough Council Only) and Emergency Access via Sandy Lane (to be determined by Halton Borough Council) - Land To North And East Of Rose Farm, Chapel Lane, Widnes, Knowsley / Cheshire**

The Committee considered:-

- (1) the report of the Executive Director (Regeneration and Economic Development) on the above application for planning permission;
- (2) the verbal representations of the three public objectors to the application that were made during the 8-minute period, with 2 minutes and 40 seconds being allocated to each objector, as part of the decision-making process; and

- (3) the verbal representation of the applicant's representative in support of the application that were made during the 3-minute period allocated as part of the decision-making process.

Following the discussion in relation to this item, Councillor Mrs J Lonergan moved the following recommendation, which was seconded by Councillor T Byron:-

'That the application be refused based on highway safety contrary to policies CS2, CS7 and CS19 in the Local Plan Core Strategy and the National Policy Framework.'

The Head of Planning and Building Control confirmed that there had been policy context and a valid reason for the proposed alternative recommendation.

The recommendation was unanimously approved by members of the Planning Committee.

RESOLVED – That the application be refused based on highway safety contrary to policies CS2, CS7 and CS19 in the Local Plan Core Strategy and the National Policy Framework.

17. DELEGATED PLANNING DECISIONS

The Committee considered the report of the Head of Planning and Building Control that set out those applications for planning permission that had been determined under delegated powers since the last meeting of the Committee.

RESOLVED – That the report be noted.

Minutes 14 to 17 to be received as a correct record the 11th day of December 2025.

Chairperson of the Committee
(The meeting closed at 6.45 pm)