

Public Document Pack



Development Control Committee *Supplementary Information*

Monday, 6 August 2018 6.30 p.m.
The Board Room - Municipal Building,
Widnes

A handwritten signature in blue ink that reads 'David W R'.

Chief Executive

COMMITTEE MEMBERSHIP

Councillor Paul Nolan (Chair)
Councillor Keith Morley (Vice-Chair)
Councillor Chris Carlin
Councillor Ron Hignett
Councillor Valerie Hill
Councillor Joan Lowe
Councillor Carol Plumpton Walsh
Councillor June Roberts
Councillor Dave Thompson
Councillor Bill Woolfall
Councillor Geoff Zygadlo

*Please contact Ann Jones on 0151 511 8276 Ext. 16 8276 or
ann.jones@halton.gov.uk for further information.
The next meeting of the Committee is on Monday, 3 September 2018*

**ITEMS TO BE DEALT WITH
IN THE PRESENCE OF THE PRESS AND PUBLIC**

Part I

Item No.	Page No.
3. PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE – AB UPDATE LIST	1 - 4

In accordance with the Health and Safety at Work Act the Council is required to notify those attending meetings of the fire evacuation procedures. A copy has previously been circulated to Members and instructions are located in all rooms within the Civic block.

REPORT TO: Development Control Committee

DATE: 6 August 2018

REPORTING OFFICER: Strategic Director – Enterprise, Community and Resources

SUBJECT: Planning Applications to be Determined by the Committee – AB Update List

WARD(S): Boroughwide

PAGE NO.	LIST A	LIST B	Updated Information
8		18/00083/FUL	<p>NPPF Update - See Appendix:1</p> <p>The applicant has agreed to a condition to provide electric vehicle charging points.</p> <p>Applicant confirmation that Natural England comments have been addressed in the latest PEA report and further assessment of this will be provided by MEAS in their comments.</p> <p>Letter of complaint regarding the previous and ongoing poor management of the Windmill Hill estate by Onward and warning of this track record.</p>
25		18/00142/FUL	<p>NPPF Update - See Appendix:1</p> <p>Response from Cheshire Constabulary – no objection to revised scheme and recommended a lighting scheme condition.</p> <p>The applicant has agreed to a condition to provide electric vehicle charging points.</p> <p>Applicant confirmation that Natural England comments have been addressed in the latest PEA report and further assessment of this will be provided by MEAS in their comments.</p>

			<p>Additional comments as a result of re-consultation on amended plans, summarised as follows:-</p> <ul style="list-style-type: none"> • Since a recent new development there has been an increase in; litter; dog founding; drug use/dealing. • Already a problem with cars parking; • Increase in levels of traffic; • Previous application refused on grounds of traffic; • Impact on ecology of the site; • Committee should take environmental issues seriously; • Impact on property values on Stonehills Lane; • Trees should remain and access gained from Halton Road • Letter of complaint regarding the previous and ongoing poor management of the Windmill Hill estate by Onward and warning of this track record.
42		18/00143/FUL	<p>NPPF Update - See Appendix:1</p> <p>Response from Cheshire Constabulary – no objection to revised scheme and recommended a lighting scheme condition.</p> <p>The applicant has agreed to a condition to provide electric vehicle charging points.</p> <p>Applicant confirmation that Natural England comments have been addressed in the latest PEA report and further assessment of this will be provided by MEAS in their comments.</p> <p>Letter of complaint regarding the previous and ongoing poor management of the Windmill Hill estate by Onward and warning of this track record.</p>

UPDATE LIST: APPENDIX 1

COMMITTEE REPORTS – National Planning Policy Framework Updates:-

Since the completion of the agenda for this committee, a revised National Planning Policy Framework has been published – 26 July 2018. This replaces the pre-existing NPPF.

The main thrust of the Framework has not undergone significant changes that are applicable to the reports before you tonight.

There are a small number of specific references within the reports which necessitate updates and which replace those references included in them. These are the same in each report.

UPDATES:-

Front page of each report:- on committee agenda page 10, page 27 and page 44 – the “National Planning Policy Framework (2012)” is replaced with:

“National Planning Policy Framework 2018”

In each report, under the heading:-

4. POLICY CONTEXT

National Planning Policy Framework

The first three paragraphs should be replaced with:

“The National Planning Policy Framework (NPPF) was published in July 2018 to set out the Government’s planning policies for England and how these should be applied.

Paragraph.47 states that planning law requires for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on application should be made as quickly as possible and within statutory timescale unless a longer period has been agreed by the applicant in writing.

Paragraph.11 & paragraph.38 state that plans and decisions should apply a presumption in favour of sustainable development and that local planning authorities should work in a positive and creative way, working pro-actively with applicants to secure developments that will improve economic, social and environmental conditions of their areas.”

The fourth paragraph should be replaced by:

“Paragraphs.80-82 states the need for planning policies and decisions to be made to create conditions in which business can invest, expand and adapt. Significant weight to be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. It encourages an adaptive approach to support

local and inward investment to meet the strategic economic and regenerative requirements of the area.”

Under the heading:-

ASSESSMENT

Paragraph.22 should be replaced by:

“Paragraphs.80-82 states the need for planning policies and decisions to be made to create conditions in which business can invest, expand and adapt. Significant weight to be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. It encourages an adaptive approach to support local and inward investment to meet the strategic economic and regenerative requirements of the area.”

Under heading:-

SUMMARY AND CONCLUSIONS

The reference to paragraph.7 should be replaced by:

“Paragraphs 7-8”