

Public Document Pack



Development Control Committee *Supplementary Information*

Tuesday, 8 December 2015 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 (Chairman)
Councillor Keith Morley (Vice-Chairman)
Councillor John Bradshaw
Councillor Arthur Cole
Councillor Ron Hignett
Councillor Stan Hill
Councillor Carol Plumpton Walsh
Councillor June Roberts
Councillor John Stockton
Councillor Dave Thompson
Councillor Kevan Wainwright
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, 11 January 2016*

**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 - 6

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: 8 December 2015

REPORTING OFFICER: Strategic Director, Community & Resources

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

WARD(S): Boroughwide

PAGE NO.	LIST A	LIST B	Updated Information
11		13/00379/OUT	See below
30	15/00325/FUL		Some clarification on a number of points raised by the Lead Local Flood Authority has been provided by the applicant and has now been reviewed. The responses received are considered to be satisfactory and the suggested condition number 20 remains appropriate.
46	15/00392/FUL		For clarification, page 50 of the committee agenda refers to 'three individual blocks', this is a typographical and error. The scheme is for 'two' individual blocks.
54		15/00423/FUL	Revised Drawings: 4038 002 Rev B; 4038 003 Rev A have been submitted which show that the proposed House 1 is sufficient distance from the existing dwelling to the rear to satisfy the Council's interface guidance. See additional elevation attached

65		15/00428/OUT	
77		15/00520/P3JPA	<p>One additional representation has been received. A summary of the issues raised is below:</p> <ul style="list-style-type: none"> • The scheme will introduce more deprivation into Runcorn. • There are no jobs or facilities to attract young professionals. • The roads are already overcrowded. <p>The first two points are outside of the considerations with this application. In terms of highway impact, the Highway Officer has concluded that the impact of the proposed development would not be severe.</p>

Update for planning application 13/00379/OUT

Policy clarification

Some representations received and the applicants supporting statement refer to policy CS4 of the Core Strategy Local Plan. For clarification policy CS4 relates to Employment Land Supply and Locational Priorities. The purpose of this policy is to provide employment land over the lifetime of the Core Strategy to ensure that an adequate supply and range of sites are available to:

“Meet the needs of both new and existing businesses by providing a range and choice of sites, ensuring a minimum of a 5 year supply of land is available at any given time; Develop and strengthen Halton’s economy with an emphasis on logistics and distribution, science and high-tech industries; and Contribute towards the priorities of the employment offer in the sub-region”.

The Policy states that to secure Halton’s economic future, sites in existing employment use at Halton Local Employment Areas and Regional Employment Sites will be retained as such unless an alternative use can be proven to the Borough than retaining the land for employment purposes.

Any proposals for non-employment uses within the above Areas and Sites should be accompanied by an examination of the wider employment land situation in the Borough including a consideration of;

- the overall supply of employment land in the Borough (including amount, type, quality, availability and size of premises), in accordance with this policy;
- the relative suitability and sustainability of the site for the employment uses and for the proposed alternative use;
- the location of the site and its relationship to other uses; and
- the need for the proposed use.

For clarification the application site is allocated for future employment use in Policy E1 of the Unitary Development plan. However, it is not identified as an existing employment area in Policy CS4 as defined in paragraph 7.9 of the justification for that Policy on page 49 of the Core Strategy Local Plan.

Therefore tests in the second part of policy CS4 set out above do not apply.

Policy E1 of the Halton Unitary Development allocates the site for future employment use. For this reason as explained in section 5 of the agenda report the application has been advertised as a departure from the development plan.

Policy E1 does not have the same tests (and therefore the same policy protection) as CS4. Notwithstanding this the applicant has provided an employment land market viability report and marketing details that are material to making a balanced decision. These have already been referred to and appropriately considered on page 15 of the agenda report.

The current (at April 2015) employment land provision stands at 200.63 hectares, which represents a current provision of 11.6 years. The loss of this 3.79 (being the residue of the land remaining from the original 5.95 Ha of Site 28/3 – the balance of 2.16 Ha having already been developed) hectare site would therefore only represent a very marginal loss of employment land provision. However, conversely, as explained on page 16 of the agenda report housing monitoring figures show that in the period of 2010-15 the Borough saw a net dwelling gain of 1,629 units, which is 1,131 units behind the policy target. Whilst the borough can demonstrate a 5 year housing supply this is becoming increasingly difficult given the increased requirement arising from the shortfall in delivery.

The excess of employment land and the shortfall in the housing monitoring figures, is a material consideration which has to be given significant weight in the determination of this application and the release of this employment allocation for housing.

Impact on the future business growth of neighbouring site Emerald Kalama Chemicals Limited

Emerald Kalama Chemicals Limited (formally Innospec Limited) have raised concerns that the proposed housing development will constrain the future

development proposal of its site. In their letter to development control committee members in October 2014 the objector explained that they have proposals to develop their R&D facilities onsite, however since their representation the local planning authority has not seen any draft proposals or a planning application to further develop their site.

Furthermore, it should be noted that Emerald Kalama Chemicals Limited is a COMAH site and is also regulated under the Planning and Hazardous Substance regulations, and change that would result in a change in their hazardous substance consent will require a further submission to the Halton as the LPA. Local Plan Policy does not support any proposal that would cause any increase in offsite risk.

It should also be noted that the Emerald Kalama Chemicals Limited is controlled and regulated by The Environment Agency through the Environmental Permitted regime. This regime is meant to ensure that the site is not causing any emissions that could adversely impact off site.

In summary the objector has not provided any evidence to justify their concerns that this housing development would unduly impact on their ability to develop their business in the future. Therefore, little if no weight can be given to the objections on the grounds that the proposed housing would constrain their future development.

Planning For Risk and COMAH

The section on page 17 of the committee report explains that the HSE Padhi+ system initially advised against the proposed development. Then in their letter received on the 26th February 2015 they explained why they actually would not advise against the development.

Since the writing of the report it has been brought to the Council's attention that an interim consultation zone has been placed on the area in relation to the Fiddlers Ferry Site. For this reason if members are minded to approve the application it is recommended that the application still is referred to the Health and Safety Executive prior to issuing the decision notice.

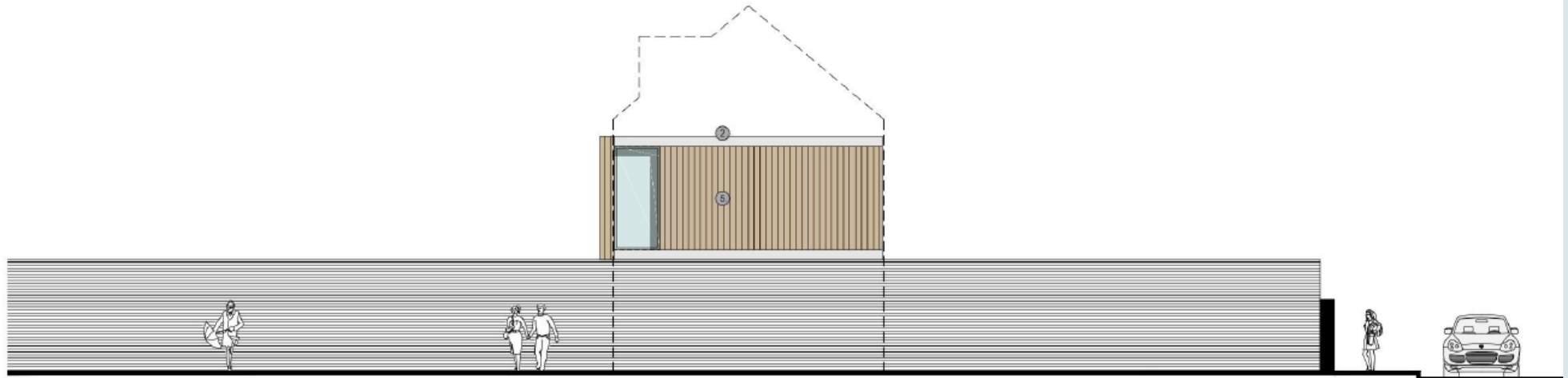
It is therefore requested that the delegated powers are given to the Operational Director – Policy, Planning & Transportation in consultation with the Chair or Vice Chair of the Development Control Committee to make the decision once the application has been referred to the Health and Safety Executive to request whether or not they wish the application to be called in by the Secretary of State. If the application is not called in, the application would be approved and issued subject to the conditions and section 106 outlined in the committee report.



01 Coroners Lane Elevation
4012 1:100 scale



02 Pit Lane Elevation
4012 1:100 scale



01 Gable Elevation
4012 1:100 scale



02 Rear Elevation
4012 1:100 scale

01 ■ House A

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