

REPORT TO: Development Control Committee

DATE: 6 February 2017

REPORTING OFFICER: Strategic Director, Enterprise 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
10		16/00451/FUL	<p>One additional representation has been received from the publicity given to the application. A summary and response to the issues raised is below:</p> <ul style="list-style-type: none"> • Noise levels will inevitably increase due to the proposed development. The developer should provide triple glazing for residents. <p><i>The noise assessment that accompanies the application was carried out in line with BS4142:2014 which is the standard applied where commercial sites are located close to residential areas.</i></p> <p><i>Like most forms of development, they inevitably have some impact. The question in this case is whether this is seriously detrimental to residential amenity. The noise report concludes that development would have a low adverse noise impact on the nearby residential community.</i></p> <p><i>As set out in the report, the proposal does not include triple glazing for nearby residential properties nor does the noise assessment suggest that such mitigation is required.</i></p> <ul style="list-style-type: none"> • Aldi are proposing to put trunking to accommodate traffic lights if needed at a later date. This are needed at the onset due to issues of exiting Sutton Park which will be exacerbated by the proposed development.

			<p><i>The Transport Assessment which accompanies the application considers a base scenario in 5 years' time taking account of the proposed development and general traffic growth in the Runcorn. Traffic capacity does not indicate that traffic signals are required and they would in fact cause delays off peak which do not exist. The highway improvement works set out in the report are in response to the existing situation and would ensure that a severe highway impact would not result.</i></p> <p><i>It should be noted that Highways England do not object to this planning application and note that this development proposal would need to be take account of at a later date should the M56 J11A progress further.</i></p> <ul style="list-style-type: none"> • The consultation has not been a fair process and the Council applies its policies without due consideration to residents. <p><i>As set out in the report, publicity in excess of the statutory requirements has been undertaken on this application. The report has full regard for relevant national and local planning policy and sets out the reasons why from a residential amenity perspective the proposal is considered to be acceptable.</i></p> <p>An additional 9 postcard style representations have been received from the publicity undertaken by Aldi on the amended proposal. All these representations were supportive of the proposal.</p> <p>Members should note that the existing car parking on site amounts to approximately 100 spaces and the revised parking arrangement associated with the playing fields has the potential to accommodate up to 200 cars. This would be located directly adjacent to the playing fields in location which would be convenient for users.</p>
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