

REPORT TO: Development Control Committee

DATE: 5 June 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
7		17/00193/FUL	<p>Since the report was written, an additional 47 representations have been received. Of the 47 representations received, 42 were a circular style letter with 30 being a shorter letter and 12 being a slightly longer letter all of which have been signed by different households. The result of this is that 47 households have now objected to the proposed development with 2 households being in support of the application. The majority of the issues raised have already been addressed, however Members should note the following points and the applicable Officer observations (in BOLD):</p> <ul style="list-style-type: none"> • The agent Lee Rowley is a long standing employee of Halton Borough Council. THIS IS BOTH INCORRECT AND IRRELEVANT. • The question regarding trees and hedges has been falsified. THE APPLICANT ACKNOWLEDGES THE PRESENCE OF TREES AND THAT NONE WILL NEED TO BE REMOVED OR PRUNED TO CARRY OUT THE WORKS APPLIED FOR. • Halton Borough Council have employees with the name Pickstock. THIS IS IRRELEVANT. • A design and access statement should be supplied. THIS IS NOTE REQUIRED WITH THIS HOUSEHOLDER PLANNING APPLICATION. • The location plan should have a

			<p>blue line on it to show other land owned by the owner. THIS IS NOTED HOWEVER THIS DOES NOT AFFECT THE DETERMINATION OF THIS APPLICATION.</p> <ul style="list-style-type: none">• Halton Borough Council Officers have been on site and have witnessed and been shown documentary evidence of the annexed land. NO DOCUMENTARY EVIDENCE HAS BEEN PROVIDED BY THE PERSON MAKING THE ALLEGATIONS DESPITE NUMEROUS REQUESTS.• The case officer confirmed that the application was invalidated and then revalidated. THIS WAS DUE TO THE FEE BEING OUTSTANDING AT THE POINT THE APPLICATION WAS MADE ON THE PLANNING PORTAL. THIS WAS SUBSEQUENTLY FOLLOWED UP BY CHEQUE.• Restrictive provisions were added into the deeds for Jamar to prevent future developments by future owners that would restrict light and air. THIS IS A LEGAL ISSUE WHICH IS NOT MATERIAL TO THE DETERMINATION OF THIS APPLICATION. THE APPLICATION NEEDS TO BE DETERMINED ON ITS PLANNING MERITS.• There has been no consultation with National Grid regarding the high voltage 400KV RMS transmission lines which run across the Jamar site. THESE POWER LINES ACTUALLY RUN FURTHER SOUTH WEST (ABOVE NO.16 AND NO.17 HALTON STATION ROAD) AND THIS IS NOT CONSIDERED TO BE MATERIAL TO THE DETERMINATION OF THIS PLANNING APPLICATION.• There are existing TPO's that have not been shown on the plans. THE PLANS SHOW THE LOCATION OF TREES IN THE VICINITY OF THE PROPOSED DEVELOPMENT. IT IS NOTED THAT THERE ARE EXISTING PROTECTED TREES TO THE
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			SOUTH WEST OF THE SITE ON THE OPPOSITE SIDE OF THE RECENTLY CONSTRUCTED SEMI-DETACHED HOUSES.
21		17/00209/P3JPA	