

APPLICATION NO:	17/00571/CAAD
LOCATION:	The former Dray, Mullion Close, Brookvale, Runcorn
PROPOSAL:	Application for Certificate of Appropriate Alternative Development for residential
WARD:	Norton South
PARISH:	
APPLICANT(S):	Navin Soni c/o Mr Riddle, Berrys, Kettering
DEVELOPMENT PLAN ALLOCATION:	Primarily Residential Area
National Planning Policy Framework (2012) Halton Unitary Development Plan (2005) Halton Core Strategy (2013) Joint Merseyside and Halton Waste Local Plan (2013)	
DEPARTURE	No
RECOMMENDATION:	To issue a certificate of Appropriate Alternative Development

SITE MAP



Background

An application has been made by owner of The Land at the Dray Former public house, Mullion Close, for a Certificate of Alternative Development and is made in accordance with Section 17 of the Land Compensation Act 1961. The application is for a Certificate of Appropriate Alternative Development for Residential Development.

The procedure for applications for Certificates of Appropriate Alternative Development under section 17 of the Land Compensation Act 1961 is a mechanism for assessing compensation for property being compulsorily acquired.

The Site

The site is the former Dray Public House of mullion close and includes the building and car park area. The site was granted planning permission in 2009 to change the use to a dance/recording studio with two apartments above. This permission was implemented.

The Local Planning Authority currently has an application to convert the property into 6 retail units. This application is still pending consideration.

The site is within a primarily residential area in the Unitary Development Plan.

THE APPLICATION

The Proposal

The application is for a Certificate of Appropriate Alternative Development for Residential Development. The Documentation submitted includes the application form and a redline plan. No mention is made as to the number of units.

POLICY CONTEXT

Halton Unitary Development Plan (UDP) (2005)

The site is designated as primarily Residential development in the Halton Unitary Development Plan. Any hypothetical planning application for residential development would need to be assessed against the following policies within the adopted Unitary Development Plan;

- BE1 General Requirements for Development;
- BE2 Quality of Design;
- GE21 Species Protection;
- PR14 Contaminated Land;
- PR16 Development and Flood Risk;

Halton Core Strategy (2013)

Any hypothetical planning application for residential development would need to be assessed against the following policies within the adopted Core Strategy Policy;

- CS2 Presumption in Favour of Sustainable Development;
- CS18 High Quality Design;
- CS19 Sustainable Development and Climate Change;
- CS23 Managing Pollution and Risk;

Joint Merseyside and Halton Waste Local Plan (2013)

The following policies, contained within the Joint Merseyside and Halton Waste Local Plan are of relevance:

- WM8 Waste Prevention and Resource Management;
- WM9 Sustainable Waste Management Design and Layout for New Development.

Supplementary Planning Documents

Design of New Residential Guidance
Affordable Housing

ASSESSMENT

Development Plan Policy and Principle of Development

The site is designated as a Primarily Residential Area within the Halton UDP proposals map. Whilst the certificate for Appropriate Alternative Development for residential is acceptable in principle an application for planning permission would need to show compliance with the Council's policies and guidance set out in the Supplementary Planning Document, having particular regard to separation distances, garden sizes and adequate parking arrangements. Any planning Permission would also be subject to a number of conditions relating to contaminated land surveys, drainage, landscaping, provision of affordable housing, etc.

RECOMMENDATIONS :

To issue a certificate pursuant to Section 17 of the Land Compensation Act 1961 that permission would have been granted for residential development on the land shown on the plan received on the 16th November 2017. Subject to the following:

1. Compliance with the Council New Residential Design Guidance.
2. submission of surveys in relation to contaminated land and trees
3. Compliance with the Council's Affordable housing policy.

Any permission would also be subject to a number of conditions:

examples of typical conditions that would be included:

- Layout, appearance and scale and access details
- Construction Management plan.
- landscaping details
- submission of materials
- contaminated land conditions
- drainage details
- affordable housing provision
- Site Levels to be implemented
- Any new or extended hardstanding (flags, block paving, tarmac, concrete) within the property boundary shall be constructed in such a way as to prevent surface water runoff from the hardstanding onto the highway.
- Details of boundary treatment