

Public Document Pack



Development Management Committee *Supplementary Information*

Monday, 9 May 2022 6.30 p.m.
Civic Suite - Town Hall, Runcorn

S. Young

Chief Executive

COMMITTEE MEMBERSHIP

Councillor Stan Hill (Chair)
Councillor Rosie Leck (Vice-Chair)
Councillor John Abbott
Councillor John Bradshaw
Councillor Chris Carlin
Councillor Noel Hutchinson
Councillor Alan Lowe
Councillor Ged Philbin
Councillor Rob Polhill
Councillor John Stockton
Councillor Dave Thompson

*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, 6 June 2022*

**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	
(F) 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 Management Committee

DATE: 9th May 2022

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
7		20/00164/WST	Additional condition on the clarification of use and types of materials.
38		21/00016/OUT	
71	21/00102/FUL		<p>Members should note the following text from paragraph 5.16 of the Planning for Risk SPD below which states the following:</p> <p>Policies around existing hazardous pipelines and hazardous installations which do not create significant off site accidental risks.</p> <p>5.16 As a result of research work carried out on planning applications to Halton Council there is sufficient evidence that none of the existing major accident pipelines covered by this SPD create significant off site accidental risk levels. They fall therefore under the same policy as those existing hazardous installations which do not create significant off site accidental risk levels.</p> <p>The referenced text supports the fact that significant off site accidental risk would not result from the proposed development, acknowledging that the Council considers 10 chances in a million</p>

			<p>(cpm) risk of accidental death in one year to be the significant level of off site risk in relation to the potential accident effects on the areas surrounding hazardous installations and Liverpool Airport.</p> <p>Officers consider that the proposal is compliant with Policy CS23 of the Halton Delivery and Allocations Local Plan and the Council's Planning for Risk Supplementary Planning Document.</p> <p>The requirement to give very careful consideration to the advice of the HSE along with any wider social and economic benefits is set out in the report.</p>
101		21/00629/COU	
115		22/00004/FUL	<p>The applicant has provided updated plans that show minor alterations around the site entrance on Naylor road. Including dropped crossings and details round the turning head and the amended fence line to match. This includes an alteration internally that has resulted in the loss of one disabled bay.</p> <p>The cycle store has moved slightly and details are shown of location of signage and dropped crossing at the castle street exit.</p> <p>Given the minor alteration of the plans it was not considered necessary to consult neighbouring properties on these.</p> <p>Sports England</p> <p>The report states that Sport England does not object on the basis that the conditions suggested by them are used.</p> <p>The applicants have responded with the reasons for not being able to comply with the wording.</p> <p>In response to Sports England's comment on the 17 March and in relation to their suggested conditions in their comment on the</p>

			<p>26 January, it's important to note that the sports facilities at the proposed school will in the first instance be designed to meet the sports / curriculum requirements of a SEND school and may not necessarily be designed to Sports England standards. The DfE's funding arrangements dictate the size and proportions of the Sports Hall, and while the courts and spaces are entirely appropriate for school level sports, there may be some derogation on Sports England's standards. The proposed facilities will be of a high-quality and will cater for the needs of the school and pupils and desire from Sport England to enhance the facilities to a higher performance standard would not be funded by the DfE and alternative funding would need to be secured if these facilities were required to be enhanced. As the facilities are foremost for the use of the school, and would be suitable for community use, any condition requiring enhanced provision is not considered to meet the requisite tests of reasonableness and necessity.</p> <p>In terms of the mixed female / male changing rooms, this is not an uncommon situation and many schools prefer this arrangement for a number of reasons. The requirement for the unisex changing rooms is a direct requirement of the School Trust. We can ensure that the community use agreement requires that community use users are made aware of the shared changing rooms ahead of booking the facilities. The organisers of community use based activities would then be responsible for managing the facilities, and can provide the option of users changing before arriving the school.</p> <p>The site is currently an open private field. The proposal seeks to increase the sports provision in the</p>
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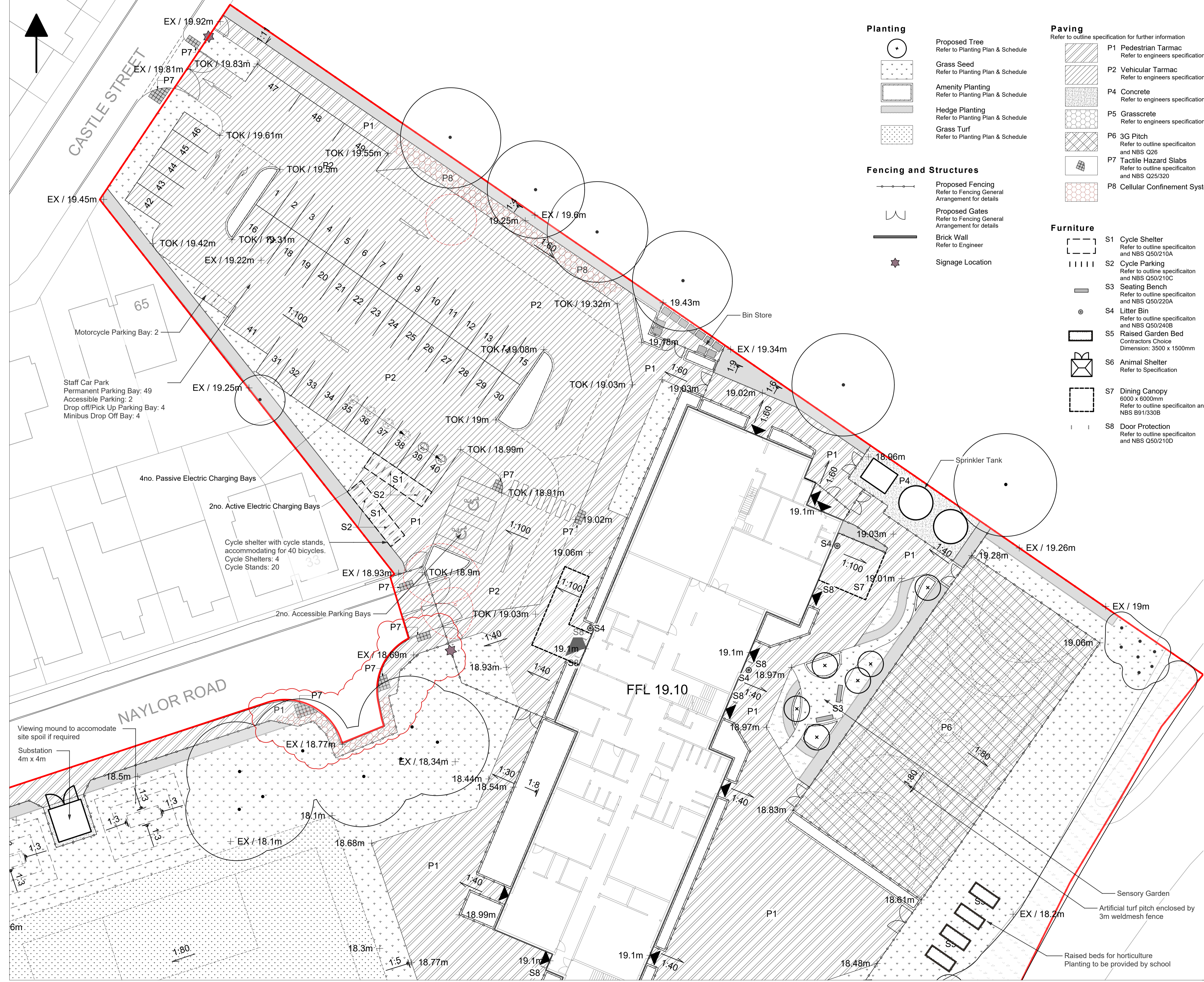
			<p>area by providing high-quality indoor and outdoor facilities that will be open to the public via a Community Use Agreement.</p> <p>As the facilities are to be designed to the Department for Education’s standards rather than Sports England’s requirements, we respectfully request that the suggested Conditions 2 (MUGA pitch) and 3 (Sports Hall and Changing Rooms) are revised to remove requirements for compliance with Sport England’s guidance / specification and to ensure that the operational and educational requirements of the DfE and the School Trust are afforded due recognition in determining conditions. We have no problem for SE to be consulted if Halton BC sees fit to do so, however it would be untenable / unreasonable if these conditions, particularly condition 3 which is essentially a pre-commencement condition, are imposed and cannot be discharged for some technical breach of SE’s technical requirements while complying with the DfE’s requirements to deliver the sport / PE curriculum.</p> <p>Given the above members should assume that Sport England object to the proposal but that given the applicants position and the benefits of the scheme members are advised to approve the application as per the recommendation within the report and attach appropriate sports conditions that are outlined above.</p>
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*** LIST A items are those items that are not considered to raise significant issues that require further explanation. Members have a full report and these items are not anticipated to initiate further discussion. List A items are considered at the start of the meeting unless a Member specifically requests that an item be moved to List B.**

**** LIST B items are those items which are considered to raise more potentially significant issues, that may warrant further update, explanation, discussion or other announcement. List B items may also have speakers registered who wish to address the committee.**

Note:- Background Papers

With respect to all applications to be determined by the Committee, the submitted planning applications are background papers to the report. Other background papers specifically mentioned and listed within the report are open to inspection by contacting Dev.control@halton.gov.uk in accordance with Section 100D of the Local Government Act 1972.



- Planting**
- Proposed Tree
Refer to Planting Plan & Schedule
 - Grass Seed
Refer to Planting Plan & Schedule
 - Amenity Planting
Refer to Planting Plan & Schedule
 - Hedge Planting
Refer to Planting Plan & Schedule
 - Grass Turf
Refer to Planting Plan & Schedule

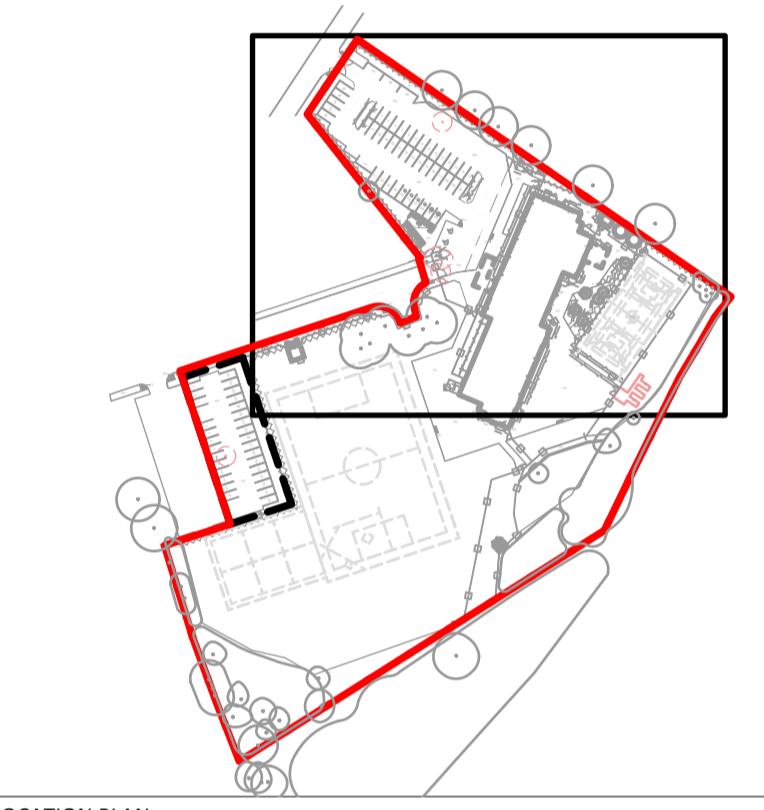
- Fencing and Structures**
- Proposed Fencing
Refer to Fencing General Arrangement for details
 - Proposed Gates
Refer to Fencing General Arrangement for details
 - Brick Wall
Refer to Engineer
 - Signage Location

- Paving**
Refer to outline specification for further information
- P1 Pedestrian Tarmac
Refer to engineers specification
 - P2 Vehicular Tarmac
Refer to engineers specification
 - P4 Concrete
Refer to engineers specification
 - P5 Grasscrete
Refer to engineers specification
 - P6 3G Pitch
Refer to outline specification and NBS Q26
 - P7 Tactile Hazard Slabs
Refer to outline specification and NBS Q25/320
 - P8 Cellular Confinement System

- Furniture**
- S1 Cycle Shelter
Refer to outline specification and NBS Q50/210A
 - S2 Cycle Parking
Refer to outline specification and NBS Q50/210C
 - S3 Seating Bench
Refer to outline specification and NBS Q50/220A
 - S4 Litter Bin
Refer to outline specification and NBS Q50/240B
 - S5 Raised Garden Bed
Contractors Choice
Dimension: 3500 x 1500mm
 - S6 Animal Shelter
Refer to Specification
 - S7 Dining Canopy
6000 x 6000mm
Refer to outline specification and NBS B91/330B
 - S8 Door Protection
Refer to outline specification and NBS Q50/210D

- KEY**
- Planning Application Boundary
 - Public Car Park
 - Area Subject to Flooding
 - Existing Level
 - Proposed Level
 - Gradient
 - Proposed Building
 - Entrance Canopy
 - Existing Tree
 - Existing Tree to be removed
 - Existing Vegetation
Refer to Planting Plan & Schedule
 - Bog
Refer to Planting Plan & Schedule

RESIDUAL PROJECT RISKS



LOCATION PLAN

ID	RISK	MITIGATION	DATE
P13	25/04/2022	Revised Naylor Road footpath for highways	
P12	22/04/2022	Updated with regards to CP clarifications	
P11	20/04/2022	Updated highway works as requested for planning & concrete block paving [P3] removal at B&K request	
P10	18/03/2022	Issued for final CP's	
P09	17/03/2022	Updated boundary fence and dining canopy position issued for planning	

REV DATE DESCRIPTION

CLIENT



CONTRACTOR



CONSULTANT ALA



PROJECT

Halton Raise Academy

DRAWING TITLE

Detailed General Arrangement 1 of 2

DRAWING PURPOSE

- PLANNING

DRAWN BY	DATE	CHK'D BY	SCALE	MEDIA
HS	24.05.2021	TR	1:200	A1

CONTRACT DRAWING REFERENCE (AS REQUIRED)

ALA654

PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - NUMBER

FS0892-ALA-00-XX-DR-L-0009 P13

REVISION