

# Public Document Pack



## Development Control Committee

**Monday, 8 February 2016 6.30 p.m.  
The Board Room - Municipal Building,  
Widnes**

A handwritten signature in black ink, appearing to read 'David W R', written over a light blue rectangular stamp.

**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, 7 March 2016***

**ITEMS TO BE DEALT WITH  
IN THE PRESENCE OF THE PRESS AND PUBLIC**

**Part I**

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<b>1. MINUTES</b>	<b>1 - 14</b>
<b>2. DECLARATIONS OF INTEREST</b>	
Members are reminded of their responsibility to declare any Disclosable Pecuniary Interest or Other Disclosable Interest which they have in any item of business on the agenda, no later than when that item is reached or as soon as the interest becomes apparent and, with Disclosable Pecuniary Interests, to leave the meeting prior to discussion and voting on the item.	
<b>3. PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE</b>	<b>15 - 71</b>
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***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.***

**DEVELOPMENT CONTROL COMMITTEE**

*At a meeting of the Development Control Committee on Monday, 11 January 2016 at Civic Suite, Town Hall, Runcorn*

Present: Councillors Nolan (Chairman), Morley (Vice-Chairman), J. Bradshaw, R. Hignett, S. Hill, C. Plumpton Walsh, June Roberts, Thompson, Woolfall and Zygadllo

Apologies for Absence: Councillors Cole, J. Stockton and Wainwright

Absence declared on Council business: None

Officers present: A. Jones, J. Tully, T. Gibbs, M. Noone, A. Plant, J. Eaton, I. Dignall and G. Henry

Also in attendance: Councillor Howard and 15 Members of the Public

**ITEMS DEALT WITH  
UNDER DUTIES  
EXERCISABLE BY THE COMMITTEE**

*Action*

**DEV24 MINUTES**

The Minutes of the meeting held on 8 December 2015, having been circulated, were taken as read and signed as a correct record.

**DEV25 PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE**

The Committee considered the following applications for planning permission and, in accordance with its powers and duties, made the decisions described below.

- DEV26** - 12/00139/LBC - PROPOSED RENEWAL OF LISTED BUILDING CONSENT 04/01065/LBC FOR PROPOSED PART DEMOLITION, RESTORATION AND CONVERSION OF HALL AND OUTBUILDINGS INTO 22 NO. RESIDENTIAL UNITS AND ERECTION OF 9 NO. HOUSES (31 NO. RESIDENTIAL UNITS IN TOTAL) AT DARES BURY HALL, DARES BURY
- 12/00140/FUL - PROPOSED RENEWAL OF PLANNING PERMISSION 04/01064/FUL FOR PROPOSED PART DEMOLITION, RESTORATION AND CONVERSION OF HALL AND OUTBUILDINGS INTO 22 NO. RESIDENTIAL

UNITS AND ERECTION OF 9 NO. HOUSES (31 NO. RESIDENTIAL UNITS IN TOTAL) AT DARESBURY HALL, DARESBURY

- 12/00141/FUL - PROPOSED ALTERATIONS TO MANAGERS HOUSE AND ERECTION OF NEW ASSOCIATED GARAGE BLOCK AT DARESBURY HALL, DARESBURY

The consultation procedure undertaken was outlined in the report together with background information in respect of the site.

These three applications were for the same sites, Daresbury Hall, so were considered by the Committee under a single report. Members agreed that the applications be approved subject to the conditions listed below.

RESOLVED: That delegated authority is given to the Operational Director – Planning, Policy and Transportation, in consultation with the Chairman or Vice Chairman to:

- a) approve the application, subject to conditions based on those listed below;
  - b) agree the recommended Section 106; and
  - c) notwithstanding that the application may be called in by the Secretary of State.
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- In order to comply with Section 91 of the Town and Country Planning Act 1990.

2. Prior to the commencement of development, a sample, full detailed drawings and a detailed specification of the external finishing materials to be used in the construction of all new development (including hard surfaced areas), shall be submitted to and approved in writing by the Local Planning Authority.

Reason:- In the interests of visual amenity, and to comply with Policy BE2 of the Halton Unitary Development Plan.

3. Prior to the commencement of development, details of all drainage works shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be implemented to

the satisfaction of the Local Planning Authority prior to the completion of development and shall be maintained at all times thereafter.

Reason:- To ensure adequate drainage provision and as the submitted application is deficient with respect to these details and to comply with Policy PR5 of the Halton Unitary Development Plan.

4. Prior to the commencement of development, full details of the location, height, design and illumination levels for any proposed external lighting and street lighting shall be submitted to and approved in writing by the Local Planning Authority.

Reason:- In order to ensure that these are designed to retain the rural character of the Green Belt and the setting of the Listed Building in accordance with Policies BE9 of the Halton Unitary Development Plan.

5. Prior to the commencement of development, an updated arboricultural report shall be submitted and approved in writing by the Local Planning Authority. This report should demonstrate full compliance with British Standard 5837 and include a full tree survey, a woodland management plan, a tree protection plan and a method statement to ensure the continued healthy existence of all trees shown to be retained on the approved plan.

Reason:-In order to avoid the damage to the trees on site, in the interests of visual amenity and in accordance with the provisions of Section 197 of the Town and Country Planning Act 1990.

6. Prior to the commencement of development, details of the treatment of all site boundaries shall be submitted to and approved in writing by the Local Planning Authority. The treatments so approved shall then be provided in full prior to the occupation of the dwellings and apartments; and shall thereafter be retained to the satisfaction of the Local Planning Authority.

Reason:- In order to secure the satisfactory development of the site in the interests of visual amenity, and to comply with Policy BE2 of the Halton Local Plan.

7. Prior to the commencement of development, details

of the new entrance gate piers shall be submitted to and agreed in writing with the Local Planning Authority.

Reason:- In the interests of visual amenity and to protect the historical and architectural character of the Listed Building and its grounds and to comply with Policy BE10 of the Halton Unitary Development Plan.

8. Prior to the commencement of development, a sample and full detailed drawings and a detailed specification of the external finishing materials to be used in the repair, alteration and extension of the existing buildings that are to be retained, shall be submitted to and approved in writing by the Local Planning Authority.

Reason:- In the interests of visual amenity, and to comply with Policy BE2 of the Halton Local Plan.

9. Prior to the commencement of the development hereby approved details of wheel cleansing facilities for heavy commercial and site vehicles shall be submitted for the approval of the Local Planning Authority. Such details as are approved shall be implemented, maintained and used throughout the construction period of the development.

Reason:- To ensure that satisfactory measures are in force so as to alleviate any impact dust and dirt may have on the local environment, and to comply with Policy BE1 of the Halton Unitary Development Plan.

10. Prior to commencement of development, the visibility splays shown on plan 4166/S/L/1 shall be provided. The approved details shall be maintained at all times to the satisfaction of the Local Planning Authority.

Reason:- In the interest of highway safety and to comply with Policies BE1 and TP17 of the Halton Unitary Development Plan.

11. Prior to the commencement of development, details of the provisions made for barn owls, shall be submitted, together with details of the timing of the works to the satisfaction of the Local Planning Authority.

Reason:- In order not to deter the roosting of barn owls, a species protected by the Wildlife and

Countryside Act 1981 and to comply with Policy GE21 of the Halton Unitary Development Plan.

12. No work on site (including the pre-construction delivery of equipment or materials) shall commence until the Local Planning Authority has been notified in writing of the proposed date of commencement and has confirmed that the protective fencing around the trees has been erected to its satisfaction.

Reason:- In order to avoid the damage to the trees on site, in the interests of visual amenity and in accordance with the provisions of Section 197 of the Town and Country Planning Act 1990.

13. No development shall take place until the applicant, or his agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority.

Reason:- To ensure the proper investigation of the site due to its historic importance and to comply with Policy BE6 of the Halton Unitary Development Plan.

14. No development shall take place until full details of a scheme and programme for the restoration of the pond within the site, including details of the timing of the works, have been submitted to and approved in writing by the Local Planning Authority.

Reason:- In the interests of enhancing the habitat and the amenity value of the pond and to comply with Policy BE1 and BE2 of the Halton Unitary Development Plan.

15. Before any site works commence, robust temporary fencing shall be erected to adequately protect all existing trees shown to be retained. The location and specification of this fencing shall be in accordance with British Standard 5837 "Trees in relation to construction".

Reason:- In order to avoid damage to the trees on the site, in the interests of visual amenity and in accordance with the provisions of Section 197 of the Town and Country Planning Act 1990.

16. All roadways within the site shall be to the width and

in the location as shown on the approved plans. There shall be no alterations to the existing roads, including re-surfacing, until full details of the proposed hard surface and construction specification have been submitted to and approved in writing by the Local Planning Authority.

Reason:- In the interests of visual amenity and in accordance with the Council's, duty under Section 197 of the Town and Country Planning Act 1990 and in accordance with Policy BE1 of the Halton Unitary Development Plan as the construction and alteration of roadways is likely to have an adverse impact on the trees on the site unless adequately controlled.

17. Within the protective zones surrounding each tree, as defined by the fencing, there shall be no raising or lowering of levels, no storage of soil, debris or building materials, no installation of underground services, kerbing, or any kind of hard surfacing, no passage of vehicles or any other sort of site activity without prior consultation with the Council's Tree Officer.

Reason:- In order to avoid damage to the trees on the site, in the interests of visual amenity and in accordance with the provisions of Section 197 of the Town and Country Planning Act 1990.

18. Any tree that suffers serious injury during the period of construction, or dies within three years of completion of the development, shall be felled and replaced with a tree (or trees) of suitable size and species, to the satisfaction of the Local Planning Authority in the first available planting season thereafter.

Reason:- To ensure the satisfactory landscaping of the site in the interests of visual amenity and in accordance with the provisions of Section 197 of the Town and Country Planning Act 1990.

19. Where it is necessary to install underground services in proximity to retained trees and the routes are clearly shown on the approved plans, the work shall be carried out strictly in accordance with NJUG (National Joint Utilities Group) Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees.

Reason:- In order to avoid damage to the trees on the site, in the interests of visual amenity and in accordance with the provisions of Section 197 of the Town and Country Planning Act 1990.

20. Where it is necessary to construct hard surfacing such as paths or driveways in proximity to retained trees and these are clearly shown on the approved plans, the work shall be carried out in accordance with Arboricultural Practice Note 12 'Through the trees to development' and supervised on site by a qualified arboriculturalist.

Reason:- In order to avoid damage to the trees on the site, in the interests of visual amenity and in accordance with the provisions of Section 197 of the Town and Country Planning Act 1990.

21. Prior to the occupation of the premises hereby approved the vehicle access, service and parking areas shall be laid out and surfaced to the satisfaction of the Local Planning Authority in accordance with the approved plans, and shall be retained at all times thereafter within the curtilage of the site for use exclusively in connection with the development hereby approved.

Reason:- To ensure the satisfactory development of the site in the interests of highway safety, and to comply with Policy BE1 of the Halton Unitary Development Plan.

22. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that order) no enlargement of a dwelling-house nor the provision of any building or enclosure within the curtilage of the dwelling-house, as permitted by Classes A, B, C, D, E, G and H of Part 1 of Schedule 2 of that Order shall be allowed without the prior written consent of the Local Planning Authority.

Reason:- In order that the Local Planning Authority may exercise control over any proposed future extensions or the provision of any buildings or enclosures in the interests of residential amenity as the exercise of permitted development rights is likely to reduce private amenity space below the standard normally considered acceptable by the Local Planning Authority, and to comply with Policy BE1

and BE10 of the Halton Unitary Development Plan.

23. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that order) no hard surfacing other than that hereby approved, or the erection or construction of a gate, fence, wall or other means of enclosure, as permitted by Class F of Part 1 of Schedule 2 of that Order shall be allowed forward of a dwelling-house fronting a highway without the prior written consent of the Local Planning Authority.

Reason:- In order that the Local Planning Authority may exercise control over any proposed future hard surfaced areas, or the erection or construction of a gate, fence, wall or other means of enclosure forward of a dwelling fronting a highway, which would otherwise constitute permitted development in the interests of visual amenity, and to comply with Policy BE1 and BE10 of the Halton Unitary Development Plan.

24. The roof finish of all new development shall be natural slate and lead unless otherwise agreed in writing with the Local Planning Authority.

Reason:- In the interests of visual amenity and to reflect the character of Daresbury Hall and to comply with Policy BE10 of the Halton Unitary Development Plan.

25. Rainwater goods on all new development shall be cast metal unless otherwise agreed in writing with the Local Planning Authority.

Reason:- In the interests of visual amenity and to reflect the character of Daresbury Hall and to comply with Policy BE10 of the Halton Unitary Development Plan.

26. Windows on all new development shall be timber, paint finish and set back from the face of the outer wall by a minimum of 100mm.

Reason:- In the interests of visual amenity and to reflect the character of Daresbury Hall and to comply with Policy BE10 of the Halton Unitary Development Plan.

27. Stone dressings in all new development are to be natural and not artificial or reconstructed stone.

Reason:- In the interests of visual amenity and to reflect the character of Daresbury Hall and to comply with policy BE10 of the Halton Unitary Development Plan.

28. The cobbled surface to the stable courtyard is to be retained and reinstated in accordance with an approved plan and specification.

Reason:- In the interests of visual amenity and to protect the setting of the Listed Buildings and retain the historical character of the stables and to comply with Policy BE10 of the Halton Unitary Development Plan.

29. The works shall be carried out in accordance with the bat survey submitted unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure no damage to wildlife and to comply with Policy GE21 of the Halton Unitary Development Plan.

DEV27 - 15/00443/FUL - PROPOSED CHANGE OF USE FROM COMMERCIAL (USE CLASS A1) TO 10 NO. BEDROOM HOUSE IN MULTIPLE OCCUPATION (HMO) INCLUDING INTERNAL ALTERATIONS, AMENDMENTS TO EXTERNAL ELEVATIONS AND TWO STOREY REAR EXTENSION AT 67 MAIN STREET, RUNCORN

The consultation procedure undertaken was outlined in the report together with background information in respect of the site.

The Committee was addressed by Mr Pugh, the applicant, who explained the site's planning history and background to his decision to apply for a scheme to convert the building to a House in Multiple Occupation (HMO). He advised of the plans to bring this dilapidated building back into use which included rewiring; insulation; replacement roof and sash windows and dampproofing. He further advised that each of the 10 rooms would have en-suite bathroom facilities and residents would have access to two large kitchens. He also advised Members that there would be double the requirement of parking spaces and that the building would be aimed at young professionals and managed by an agent who would ensure the suitability of

future tenants. He requested the approval of his application; a scheme which would restore this historical building in the conservation area to the benefit of the Village.

Members were then addressed by Councillor Howard, who was one of three local Ward Councillors for Halton Castle; who opposed the application. He explained that Councillor E Cargill was currently Mayor so unable to make any representations to the Committee, so he spoke on behalf of Councillor Cole and local residents. Councillor Howard commented that this type of housing was not needed in the area and made reference to the three applications providing similar accommodation that had recently been granted planning permission; East Lane House, Castle View House and Grosvenor House, all of which were very close to Halton village. He argued that 'young professionals' did not live in bedsits as the applicant had stated and that the development would cause further congestion for the Village due to the narrowness of the road. He questioned the refusal of a previous application made due to access issues and how this one differed. He added that this building was right in the centre of the Village and added character and quality to Halton Village. He requested that the unauthorised work already carried out be reversed and that the application be refused.

Officers advised the Committee that amended plans had now been received securing the alterations and corrections referred to through the report. Members were advised that the report identified the garden of the property being designated as within a primarily residential area on the Proposals Map. As such the report should make reference to UDP Policy H8 for non-dwelling house uses. It was advised that the tests within that Policy were the same as already addressed through the report and the proposals were considered compliant with that Policy. It was stated that whilst such higher density housing had raised concerns amongst a significant number of local residents with respect to the nature of the use and potential issues including noise, disturbance and anti-social behaviour, the character of the area and an over concentration of such uses in the area; Officers advised that these arguments were addressed in more detail through the report and that they did not consider that refusal of planning permission could be justified on these grounds. They advised that the building was considered capable of providing the accommodation for a 10 bed HMO in accordance with the Council's HMO room size standards and that this HMO development would need to be licensed by the Council's Environmental Health Officer, which allowed for certain controls such as minimum

standards of accommodation, facilities provision and fire safety.

It was also noted that the Council's Highway Engineers confirmed they raised no objections to the proposal.

Members requested clarity on the parking provision and turning space within the car park and were advised that the applicant had decided to allow for eight parking spaces despite Highway's Officer advice being a requirement for only four for a scheme of this size. The layout of the car park and turning provision was presented on the plans. They also requested clarity over a previous refusal for the site relating to access and the difference with this one. Officers advised that the report and Officer advice was based on the current application and that measures for securing parking provision, access provisions and sightline positioning would form part of the recommended condition number 7 for this application. It was also noted that parking restrictions were already in place in front and opposite the site entrance so that visibility to the entrance of the site would be maintained.

After taking into consideration the Officer's report and updates, and hearing the representations made, the Committee agreed that there were no grounds for refusal and voted to approve the application.

**RESOLVED:** That the application be approved subject to the conditions mentioned below:

1. Standard 3 year permission (BE1);
2. Condition specifying plans/amended plans (BE1);
3. Materials condition, requiring the submission and approval of the materials to be used (BE2);
4. Landscaping condition, requiring the submission of both hard and soft landscaping to include tree planting (BE2);
5. Boundary treatments including retaining walls to be submitted and approved in writing (BE2);
6. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
7. Vehicle access, parking and servicing to be constructed prior to occupation of properties/commencement of use (BE1);
8. Conditions relating to the agreement and implementation of bin and cycle parking provision (BE1/TP6);
9. Conditions relating to tree protection during

- construction (BE1); and  
10. Specifying approved TPO tree works (BE1).

*Councillor R Hignett declared a Disclosable Other Interest in the following item as he was an Executive Board Member and the sale of the land for this development was discussed at a recent Board meeting.*

DEV28 - 15/00493/FUL - PROPOSED DEVELOPMENT OF 42 NO. DWELLINGS (21 NO. HOUSES AND 21 NO. APARTMENTS) WITH ASSOCIATED CAR PARKING, GARDENS, ACCESS ROADS AND LANDSCAPING ON LAND BOUNDED BY GRANGEWAY, PINE ROAD AND THORN ROAD, RUNCORN

The consultation procedure undertaken was outlined in the report together with background information in respect of the site.

Officers reported that two further representations had been received since the publication of the report which raised issues that were already dealt with in the report. Further to objections relating to manoeuvrability on and off driveways on Pine Road, Members were advised that the width of the footway had been increased from 2m to 3m to allow additional space behind the proposed driveways to allow entering and exiting. Further, it was not considered that the development would look out of character as there was already a mix of one, two and three storey properties close by.

The Committee was addressed by Rosemarie Light who advised that although she was not objecting to the properties themselves, she and other residents had concerns over the narrowness of Pine Road and the increase in parked cars that the development would bring. She also stated that with the present width of the Road, reversing a car would be difficult and unsafe. She argued that existing tenants as well as the new tenants would suffer due to the lack of parking provision and requested that the plans be looked at to improve this and make the roads safer. She also disagreed with the advice in the report and commented that the three storey layout of the properties looked out of context in the area.

Ben Smith, the Architect for Halton Housing Trust (HHT) then addressed the Committee outlining the application. He stated that the application would benefit local housing needs and the economy. It would meet the requirement for affordable accommodation offering 1, 2 and

3 bedroomed homes and they would be owned and managed by HHT. He pointed out that the application raised no objections from statutory consultees and met planning policies. He referred to the objections regarding loss of open space but commented that the land was underused as it was surrounded by roads on all sides so therefore of limited amenity value. He added that a number of alterations were made to the plans following the public consultation and requested the Committee to approve the application.

Some Members stated their disappointment on the loss of the greenspace with this application even though it was considered to have a low amenity value. They also requested clarity over the parking provision; this was confirmed as meeting the required parking provision needs for a development of this size. Taking all matters into consideration the application was voted upon and the majority agreed to approve the application. Councillors Thompson, C Plumptre Walsh and J Bradshaw wished to record their objections to the application.

**RESOLVED:** That planning permission is approved subject to conditions (below) and the securing of a commuted sum for Greenspace enhancements in the locality through the land transaction.

1. Time limit – full permission;
2. Approved plans;
3. Submission of proposed site levels (BE1);
4. Facing materials to be agreed (BE1 and BE2);
5. Submission of detailed soft landscaping scheme, implementation and subsequent maintenance (BE1);
6. Implementation of submitted hard landscape and boundaries layout and subsequent maintenance (H3);
7. Breeding birds protection (GE21);
8. Submission of managed green space scheme, implementation and subsequent maintenance (H3);
9. Hours of construction (BE1);
10. Removal of permitted development – all dwellings (BE1);
11. Submission of a Construction Management Plan (BE1);
12. Provision and retention of parking for residential development (curtilage) (BE1);
13. Provision and retention of parking for residential development (not in curtilage) (BE1);
14. Implementation of cycle parking for apartments (BE1);
15. Implementation of site access from Grangeway

- (BE1);
- 16. Implementation of access and service provision (BE1);
- 17. Implementation of widened footway on Pine Road (BE1); and
- 18. Submission of drainage strategy for approval and subsequent implementation (PR16).

*Meeting ended at 7.25 p.m.*

**REPORT TO:** Development Control Committee

**DATE:** 8 February 2016

**REPORTING OFFICER:** Strategic Director- Policy and Resources

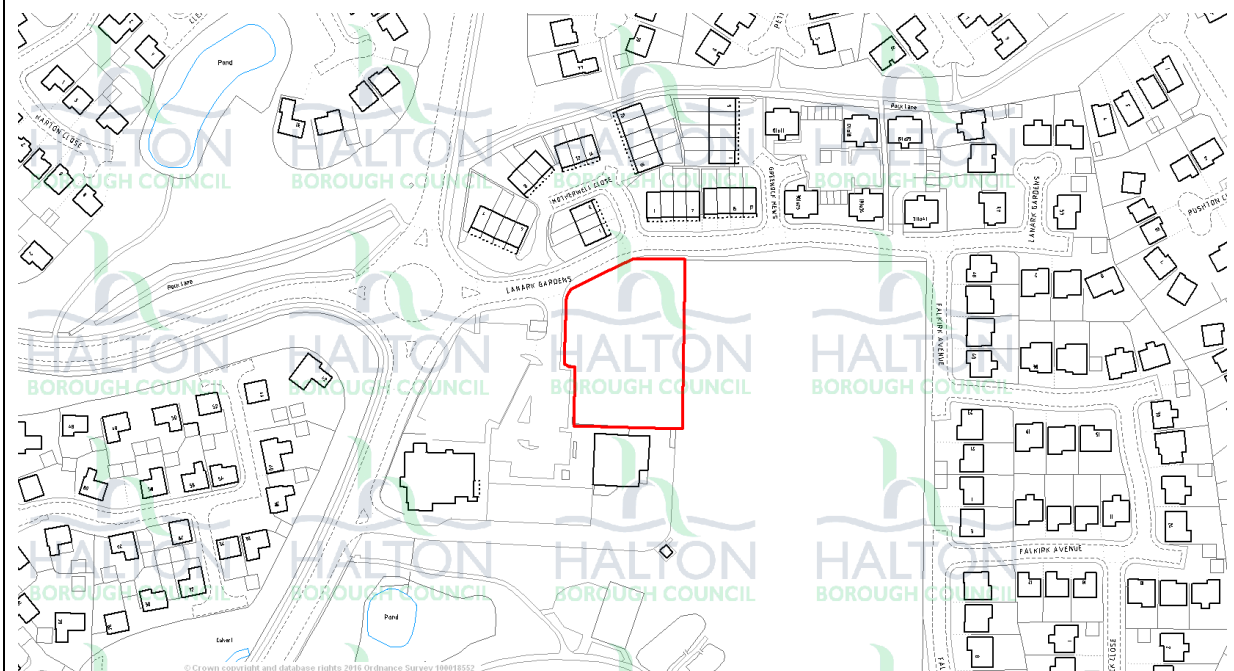
**SUBJECT:** Planning Applications to be Determined by the Committee

**WARD(S):** Boroughwide

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Application No	Proposal	Location
15/00343/FUL	Proposed construction of two storey Medical Centre incorporating pharmacy and car parking.	Land opposite Motherwell Close, Lanark Gardens, Widnes
15/00515/FUL	Retrospective application for retention of 'Summer House' in rear garden.	55 Runcorn Road, Moore
15/00563/OUT	Outline application, with all matters reserved, for demolition of existing buildings and erection of up to 53 dwellings with associated access, landscaping and ancillary works.	Former warehouse, Halton Court, Runcorn
15/00583/FUL	Proposed development of a 1300 square metre laboratory building and additional car parking facilities within the existing College.	Cronton Sixth Form College, Cronton Lane, Widnes

<b>APPLICATION NO:</b>	15/00343/FUL
<b>LOCATION:</b>	Land Opposite Motherwell Close Lanark Gardens, Widnes
<b>PROPOSAL:</b>	Proposed construction of two storey Medical Centre incorporating pharmacy and car parking
<b>WARD:</b>	Birchfield
<b>PARISH:</b>	N/A
<b>AGENT(S) / APPLICANT(S):</b>	Griffiths Thompson Partnership
<b>DEVELOPMENT PLAN ALLOCATION:</b>	National Planning Policy Framework (2012) Halton Unitary Development Plan (2005) Halton Core Strategy (2013)
<b>DEPARTURE</b>	Yes
<b>REPRESENTATIONS:</b>	Yes
<b>KEY ISSUES:</b>	Contribution towards Health and Wellbeing, access, parking and highway safety
<b>RECOMMENDATION:</b>	Approval

**SITE MAP****1. APPLICATION SITE****The Site and Surroundings**

The site is located on Lanark Gardens opposite Motherwell Close, and just north of the existing Morrison's Local Store, and sits between the new Morris Homes development and the local centre access road.

It is proposed that a new vehicle access will be provided as part of the development of Lanark Gardens.

The site comprises land that is currently vacant but identified as a local centre in Policy TC1 of the Unitary Development Plan and Policy CS5 of the Core Strategy Local Plan as part of a proposed local centre (of UDP).

### Planning History

The site is allocated in the Unitary Development Plan as part of the Local Centre (Policy TC1) and is identified in Policy CS5 of the Core Strategy Local Plan as part of the new Upton Rocks Local Centre. The site has the benefit of having been previously considered suitable for a health centre and housing. The relevant planning history is below:

04/00002/FUL granted in 2004 for a district centre proposal, 4 no. retail units, nursery, public house and a health centre.

04/01078/OUT for 15 no. residential units was withdrawn.

04/01085/FUL granted in March 2005 for a district centre development, including a public house, nursery, two retail units and 2 no. class A3 hot food units was, this was later renewed for a further 5 years in 2010 (10/00129/S73).

05/00473/FUL was submitted for a proposed health centre (ground floor) with residential accommodation above (comprising 12 No. units in two bedroom apartments on the first and second floors) but was subsequently withdrawn.

06/00540/OUT granted in 2006 for a two storey health centre/children's nursery.

06/00502/FUL was granted September 2006 for a district centre, consisting of 1 No. single storey convenience store, 5 No. two storey retail units, 1 No. two storey public house and 1 No. three storey apartment block.

07/00436/FUL granted consent for the erection of 6 No. three storey townhouse residential properties.

11/00197/FUL granted February 2013 for a proposed residential development consisting of 7 no. three storey dwellings, 3 no. 2.5 storey dwellings and 2 no. two storey dwellings with associated access and parking.

The adjacent existing local centre was developed with the benefit of the following planning permission, it is worth noting planning permission 12/00025/S73 (listed below) which included the provision of a medical centre. This can no longer be building as a different scheme (14/00305/FUL) has been implemented.

11/00156/FUL granted for a proposed new district centre including 1no convenience store, 5no retail units with office space to first floor, and construction of Public House with managers accommodation at 1st floor with associated access, service area and parking.

11/00358/S73 granted for a section 73 of the Town and Country Planning Act to vary condition no. 2 of planning permission 11/00156/FUL to allow for minor

material amendments to the design and appearance of the public house and alterations to layout.

12/00025/S73 - Application under S73 of the Town and Country Planning Act to vary condition 2 of Planning Permission 11/00358/S73 to allow for minor material amendments to the external appearance and internal layout of units 1-5 and first floor office, to accommodate Health Centre.

14/00305/FUL - Proposed development of four units comprising 1 no. Veterinary Practice, 2 no. retail units (With use classes A1, A2) and 1 no. retail unit (with use classes A1, A2, A5) 29/07/2014.

## **2. THE APPLICATION**

### **Documentation**

The application has been submitted with the requisite planning application form, a full set of plans including a site plan, layout and elevations, supporting information including a design and access statement, drainage details, transport statement and ecological report.

## **3. POLICY CONTEXT**

### **National Planning Policy Framework**

The National Planning Policy Framework (NPPF) was published in March 2012 to set out the Government's planning policies for England and how these should be applied.

Paragraph 196 states that the planning system is plan led. Applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise, as per the requirements of legislation, but that the NPPF is a material consideration in planning decisions. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

Paragraph 14 states that this presumption in favour of sustainable development means that development proposals that accord with the development plan should be approved, unless material considerations indicate otherwise. Where a development plan is absent, silent or relevant policies are out of date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF; or specific policies within the NPPF indicate that development should be restricted.

The site is allocated as a local centre in the Halton Unitary Development Plan (UDP) and the key policies, which relate to the development, are: -

BE1 General Requirements for Development

BE2 Quality of Design  
BE22 Boundary Walls and Fences  
TP6 Cycle Provision as Part of New Development  
TP7 Pedestrian Provision as Part of New Development  
TP12 Car Parking  
TP14 Transport Assessments  
TP15 Accessibility to New Development  
TP17 Safe Travel for All  
PR16 Development and Flood Risk

### Halton Core Strategy Local Plan (2013)

The Core Strategy provides the overarching strategy for the future development of the Borough, in this particular case the following Policies are of relevance

CS2	Presumption in Favour of Sustainable Development
CS7	Infrastructure Provision
CS15	Sustainable Transport
CS18	High Quality Design
CS19	Sustainable Development and Climate Change
CS20	Natural and Historic Environment
CS22	Health & Well Being
CS23	Managing Pollution and Risk

### Joint Waste Local Plan 2013

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

## **4. CONSULTATION AND REPRESENTATION**

The application has been advertised by means of a site notice, press notice and neighbouring properties have been consulted via letter.

Consultation has been undertaken internally with the Councils highways environmental health officer, engineer, open spaces officer

Ward councillors have also been consulted. Any comments received internally have been incorporated into the assessment below.

Externally, United Utilities have provided comments stating they have no objection to the proposed development provided a condition is attached that no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority.

## **ASSESSMENT**

### Summary of the Development

The proposal is for a two storey medical centre designed to accommodate the relocation of the present Appleton Village Surgery. The application also includes space for a new pharmacy and the provision of expansion space for additional health care facilities.

The proposal is to provide a building with a floor space of approximately 1440 sq. m. This would accommodate 9 G.P. consulting rooms, 2 nurses rooms, 3 training rooms and 1 treatment room on the ground floor as well as the pharmacy.

On the first floor would be the administration and support office, practice managers room, staff room general office and records storage space, and the plant room. On the first floor there would also be the provision of a separate expansion area of approximately 85 sq. m., this would have its own entrance accessed from the north of the building and up a stair case and separate lift.

Externally there would be the provision of 46 car parking spaces, pedestrian access routes and associated landscaping.

### Planning Policy

The site is allocated in the Unitary Development Plan as part of the Local Centre (Policy TC1) and is identified in Policy CS5 of the Core Strategy Local Plan as part of the new Upton Rocks Local Centre. The site has the benefit of having been previously considered suitable for a health centre and housing, the principle of the development is therefore considered to be acceptable.

Furthermore, the development of the new medical centre would significantly contribute towards improved health provision in the Borough and its siting within the local centres is considered to comply with policy CS22 of the Core Strategy Local Plan (Health & Well Being) which states healthy environments will be supported by ensuring new relocated facilities are located in accessible areas with adequate walking, cycling and public transport links.

### Design and Layout

The medical centre building has been designed to complement the wider local Centre. The building s has been positions at 90° to the shops and running parallel to Morrison's, creating an L shaped layout with the group of buildings around the local centre car park.

The medical centre has been position close to the new Morrison's, which has store dictated the scale of the building necessary to complement the surrounding environment. To reduce the impact of the medical centre viewed from the residential dwellings fronting onto Lanark Gardens the design has included a low profiled single aspect curved roof.

The pallet of materials on the elevations would consist of brick that would complement the more traditional design on the existing local centre building, but has also included contrasting render which make the building more distinct.

The footprint of the medical centre will cover approximately 30% of the site, the remainder of the site will be hard and soft landscaped and provide car parking for staff and patients.

The landscaping will provide a well-defined pedestrian access from Lanark Gardens and the main local centre car park, and through the site to the medical centre.

With regards to interface distances with the housing on the adjacent Morris Homes site, at its closest point the medical centre building will be 21 metres away from the rear elevations of these dwellings, the building would sit at a lower level and have no first floor windows.

The proposal therefore complies with the Councils adopted interface distances, and there would be no detrimental impact from overlooking, loss of light or visual amenity to future residents. The applicant has provided cross sections through the site and the buildings have been included to demonstrate compliance.

The design would comply with Policies BE1, BE2 of the Halton UDP and CS18 of the Halton Core Strategy.

### Parking and Highway Safety

It is proposed that a new vehicle access will be provided as part of the development of Lanark Gardens. Pedestrian access would be provided from Lanark Gardens and the main local centre car park, and through the site to the medical centre.

The nearest bus stop located on Queensbury Way within approximately 150m of the site. There is one bus service the 26/26A that runs approximately once every hour. It can therefore be expected that many patients and staff will use the car to get to the site, it is therefore important to ensure that sufficient car parking provision is provided.

The maximum car parking standards for non-residential institutions is 1 space per 2 members of staff and 4 spaces per consulting room. The proposed development has 15 rooms that would be considered as consulting rooms for the purpose of calculation parking standards; this includes G.P, nursing, treatment and training rooms as all of these could be used for consultations with patients.

Based on the information provided by the applicant there would be 33 members of staff and 15 rooms that can be considered consulting rooms (including G.P. rooms, nurses rooms and treatment rooms). This would give a maximum provision of 77 car parking spaces. However the scheme also includes a pharmacy and expansion space on the first floor (with its own entrance), which we have been informed could be used by other health care workers in the future. The area provided for expansion is approximately 85 sq. m. The maximum car parking standard should therefore be slightly greater.

The proposal was initially to provide 41 car parking spaces, following discussion with the applicant this has since been increased to 46.

The applicant has provided examples of other similar medical centres where a similar parking provision has been made. The site has also been compared with parking levels at the Beaconsfield Surgery on Bevan Way and the Castlefields Surgery in Runcorn.

The planning permission for Bevan Way medical centre had 22 rooms that could be classed as consulting rooms and a pharmacy, this scheme provided 50 car parking spaces.

Based on comparisons of other sites the parking provision of 46 spaces is considered to be reasonable, however in times of peak visiting times to the surgery and when most staff are on site, there are still concerns that there may be some overspill into the local centre car park.

It is reasonable to also expect some patients to utilise the local centre car park especially if they are visiting one of the shops as well. However, members should be aware that the local centre car park is privately owned, and whilst there are no parking restrictions on there at the moment, the land owner could therefore impose parking restriction at a later date which would be out of the control of the Local Planning Authority.

However based on the evidence from other sites, and that patients could currently utilise the wider local centre car park it has been considered that a refusal on highway safety grounds could not be upheld as a significant impact could not be demonstrated based on this information.

To promote sustainable forms of transport to the site planning conditions for secure cycle storage and a travel plan are recommended. Furthermore a condition is recommended for the detailed design of the access off Lanark Gardens.

### Flood Risk and Drainage

The site falls within a flood risk zone one and is less than one hectare in size, so a flood risk assessment is not required.

The applicant has submitted drainage details and the lead flood authority has been consulted on the details.

United Utilities has no objection to the proposed development provided a condition is attached that no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority.

## Trees and Ecology

There are no trees on the application site and the applicant has been submitted with originally with a desktop ecological study of the site and Newt Survey.

The Councils Open Spaces Officer has been consulted. He has advised that there are no tree related constraints at the site, and has noted that there appears to be a significant re-planting scheme associated with the proposal. The full details of the landscaping and planting scheme can be secured by way of a planning condition.

He has also advised that ecologically the site is poor so there are no associated constraints in this respect.

The proposal is therefore considered to be comply with Policy GE21 of the Halton Unitary Development Plan, and Policy CS20 of the Halton Core Strategy Local Plan.

## **6.SUMMARY AND CONCLUSIONS**

The site is allocated in the Unitary Development Plan as part of the Local Centre (Policy TC1) and is identified in Policy CS5 of the Core Strategy Local Plan as part of the new Upton Rocks Local Centre. The site has the benefit of having been previously considered suitable for a health centre and housing, the principle of the development is therefore considered to be acceptable.

Furthermore, the development of the new medical centre would significantly contribute towards improved health provision in the Borough and its siting within the local centres is considered to comply with policy CS22 of the Core Strategy Local Plan 'Health & Well Being'.

Traffic Levels generated by the development can be accommodated within existing highway capacity and the proposed level of onsite car parking is considered to be sufficient, as such it is not considered that the proposal would be detrimental to highway safety. To promote sustainable forms of transport to the site planning conditions for secure cycle storage and a travel plan are recommended.

The proposed development complies with the councils standards for interface distances from existing residential properties the height of the buildings would not have a detrimental impact on the adjacent properties, the design and appearance is acceptable and the development complies with policies BE1 and BE2 of the Halton Unitary Development Plan and CS18 of the Core Strategy Local Plan.

The application is therefore recommended for approval subject to appropriate conditions.

## **7. RECOMMENDATIONS**

That the application be approved subject to the following conditions:

1. Standard condition relating to timescale and duration of the permission.
2. Condition listing approved plans (BE1, BE2)
3. Submission of materials (BE2)
4. Details and provision of secure cycle parking (TP6)
5. Access and parking/layout, cycle parking provision (BE1)
6. Details of final drainage scheme (BE1)
7. Condition(s) for full details of hard and soft landscaping, and maintenance (BE1)
8. Conditions specifying construction hours and hours of deliveries for building materials. (BE1)
9. Construction traffic management plan and wheel wash facilities (BE1)
10. Details of final site levels (BE1)
11. Submission and approval of bin storage details (BE1)
12. Condition relating to details of external lighting (PR4)
13. Submission of a green travel plan (TP16)
14. Condition for the design details of the vehicular and pedestrian access off Lanark Gardens (BE1)

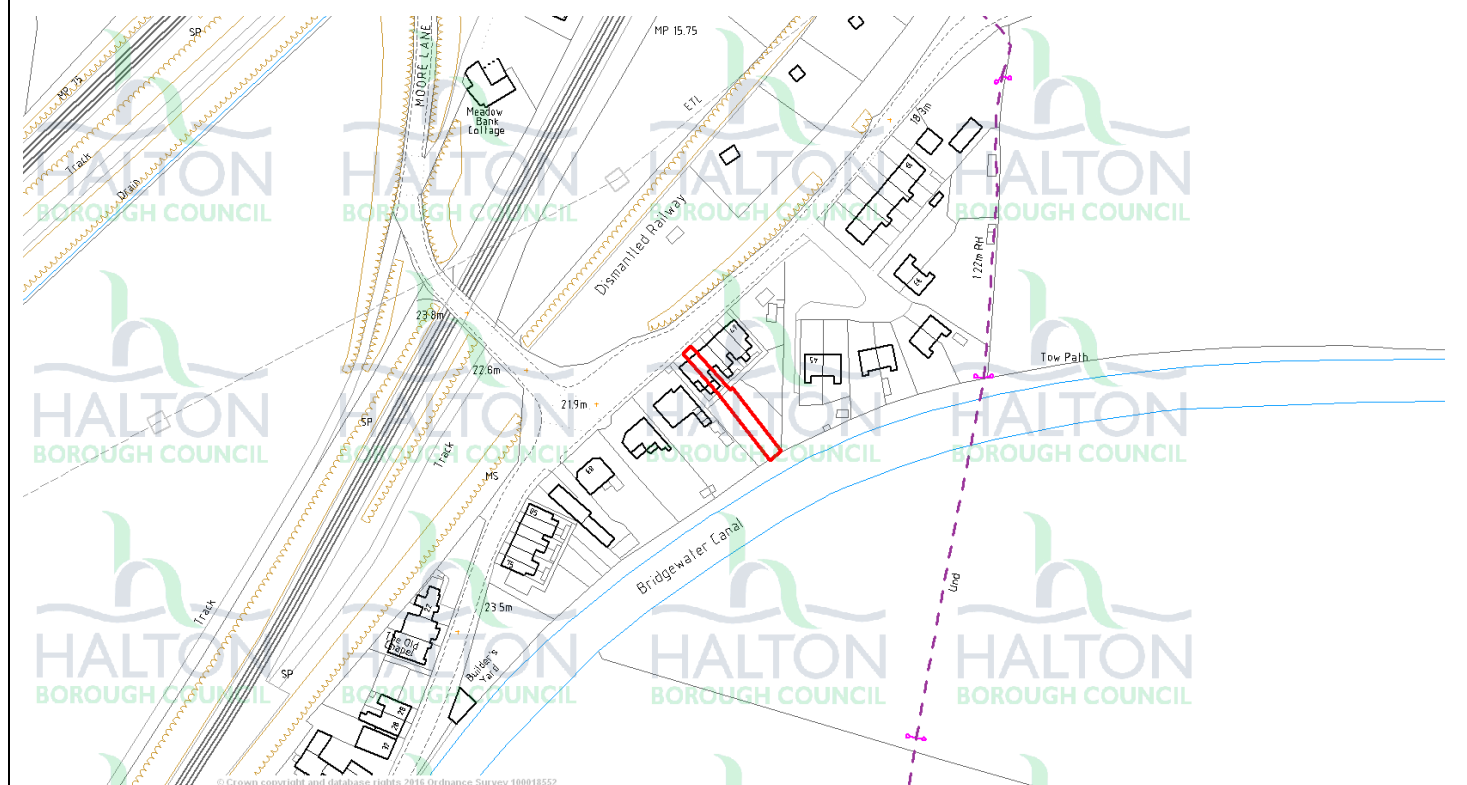
## **SUSTAINABILITY STATEMENT**

As required by:

- Paragraph 186 – 187 of the National Planning Policy Framework;
- The Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012; and
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2012.

This statement confirms that the local planning authority has worked proactively with the applicant to secure developments that improve the economic, social and environmental conditions of Halton.

<b>APPLICATION NO:</b>	15/00515/FUL
<b>LOCATION:</b>	55 Runcorn Road, Moore
<b>PROPOSAL:</b>	Retrospective application for retention of "Summer House" in rear garden.
<b>WARD:</b>	Moore
<b>PARISH:</b>	Moore
<b>CASE OFFICER:</b>	Adam Brennan
<b>AGENT(S) APPLICANT(S):</b>	Mr Peter Rhodes 55 Runcorn Road Moore Warrington Cheshire WA4 6TX
<b>DEVELOPMENT PLAN ALLOCATION:</b>	Halton Unitary Development Plan (2005)
<b>DEPARTURE</b>	No
<b>REPRESENTATIONS:</b>	1 neighbour objection, plus councillor objection
<b>KEY ISSUES:</b>	Design Loss of residential amenity
<b>RECOMMENDATION:</b>	Approve

**SITE MAP**

## **1. APPLICATION SITE**

### **1.1 The Site**

The application property is a terrace dwelling located in Moore Village. It consists of a large garden to the rear, which leads towards the Bridgewater Canal on the rear boundary. The rear garden is subject to quite significant land level differences as the end of the garden is higher than the application property.

## **2. THE APPLICATION**

### **2.1 The Proposal**

The application is retrospective to retain the timber shed that has been constructed in the rear of 55 Runcorn Road. An application is required as the total height of 3.55m exceeds the requirements of Class E permitted development.

### **2.2 Documentation**

The application has been submitted with the requisite planning application form and location plan, including associated plans and elevations.

### **2.3 History**

No previous planning history.

## **3. POLICY CONTEXT**

### **3.1 Halton Core Strategy (2012)**

There are no considerations generated as a result of the Core Strategy

### **3.2 Halton Unitary Development Plan (UDP) (2005)**

- *Policy* BE1 - General Principles of Development
- Policy BE12 - General Development Criteria – Conservation Areas
- Policy BE2 – Quality of Design

### **3.3 House Extensions SPD (2007)**

The primary planning policy for the determination of this planning application is policy BE1 'General Principles of Development' of the Halton UDP.

## **4. CONSULTATIONS**

### **4.1 Moore Parish Council**

A copy of the objection received from Moore Parish Council is highlighted below.

*I write with regard to the above application which has been considered by Moore Parish Council. The PC considers that the drawings supplied are inaccurate and that the structure is out of proportion. Councillors also consider that the building constitutes an invasion of privacy for the neighbouring property and consequently wish to object to this application.*

*Yours sincerely,  
Moore Parish Council  
Catherine J. Fitch - Clerk to Moore Parish Council*

#### **4.2 Peel Holdings – (sites proximity to the Bridgewater Canal)**

There were no comments received from Peel Holdings.

### **5. REPRESENTATIONS**

The application is a result of an enforcement case, which resulted in an invitation to submit a planning application to retain the structure. A neighbour objection was received in connection to the subsequent application on 2nd November 2015. The content of the email is outlined below.

*I would like to know how this will affect the fencing between the two properties, as this is owned and maintained by myself. The downstairs bathroom will be against our dining area, this is a thin inside wall and we have concerns about the noise and drainage/ventilation. We use the back entry way to access our property from the garage area. I understand there will be a need to use this during the build but will it be kept clean and clear during this time.*

Additional councillor objection was received on 6th November, from both Councillors J and M Bradshaw. The content of their combined objection is again outlined below.

*Confirming our telephone conversation as regards this application, this e-mail is to confirm that both Ward Councillors consider the shed/play building to be inappropriate for its purpose. At up to 4 metres high with two floors, even without taking the slope of the garden into account, which brings users of the second floor to be at the same level as the the bedrooms of the adjoining property, it is much too obtrusive for the site.*

*We consider that the application should be declined and the existing building be reduced in height to one storey.*

The Ward Councillor then requested that the application be reported to committee for decision.

## **6. ASSESSMENT**

### **6.1 Impact on residential amenity at surrounding neighbours**

Considering the distance of the structure to principle windows at neighbouring properties, it is deemed that the timber shed will not have a detrimental impact on residential amenity. After a site visit, it was concluded that there would not be significant loss of light to neighbouring properties. This viewpoint was taken on site, after assessing the location of existing walls and structures that surround the rear elevation of neighbouring properties, shielding the view from ground floor level. The proposed shed, although high, is located in an area where loss of amenity at surrounding residents is not significant.

### **6.2 Design, location and Moore Green Belt**

Permitted development legislation allows for a 2.5 metre height in the structures current position, within 2 metres of the boundary. The proposal does seem to be high in relation to the locality, where few neighbours have erected such buildings, and is magnified due to the narrow gardens. The height of 3.55 metres is quite typical of timber sheds, and the narrow width only emphasizes the height due to its unusual design. Design alone is not deemed to be a justifiable reason to refuse this application, as the impact on neighbouring properties is not significant.

### **6.3 Impact on the streetscene and Bridgewater Canal**

The structure is located at the rear of property, meaning that it is well secluded from Runcorn Road. Due to the limited view from the front of the property, the impact of the structure of the streetscene of Runcorn Road. The timber shed is deemed to respect the character of the street however, there are no concerns with the impact this proposal will have on the streetscene. The current structure can be seen from the canal footpath that runs to the rear of the property. However, as referenced above, the significant land level differences reduce the visibility from the path. Its current location is deemed to have an acceptable impact on the outlook from the canal path, as it is well shielded by landscaping and as stated the land level differences.

### **6.4 Amenity of neighbours**

The physical impact of the garden room is quite minimal, located in what is located in a isolated area in terms of principle windows at neighbouring properties. It is deemed to be compliant with BE1 of Halton's UDP. The siting means that the impact on immediate neighbours is acceptable, and would not justify a refusal.

The neighbour objection from 57 Runcorn Road refers to regulations allowing structures to not exceed 2.5 metres in height. The resident is quoting permitted development legislation, and the height of 3.55 metres is the reason the application has been submitted. The other issues raised, direction of rainwater into their property and the structural impact it has on the communal

'ginnel', are civil and not part of the decision making process. In relation to rainwater, impact of run off would be the same regardless of the structures height. Lastly, it has been stated that the structure can be seen from the road and from the footpath to the rear. However, as stated there is no concern with the impact the structure has on the streetscene or the canal footpath.

Ward Councillors and Moore Parish Council raised concerns regarding the obtrusive nature of the structure and that it is out of character for the property and the area. As stated, the design alone is not deemed to be a justifiable reason to refuse this application, as it is considered that the refusal would not be successful at appeal. The concerns regarding impact raised by the Parish Council have been addressed above, and it is the view of the Local Planning Authority that the impact on surrounding properties is acceptable, due to the location of the structure in relation to principle windows. It is deemed to be compliant with BE1 of Halton's UDP.

#### 6.5 Conclusion

In summary, the proposed does not have a detrimental impact on the appearance of the dwelling, curtilage, the streetscene, or the amenity of surrounding neighbours. It is compliant with policies BE1 in the Halton Unitary Development Plan and is therefore deemed acceptable by this council.

The LPA has taken the view that the applicant could construct a similarly proportioned shed under permitted development with an overall height of 2.5m. The LPA considers that the additional 1 metre height of the current shed structure has little additional impact. It is not considered that a refusal could be upheld. In addition, as the application retrospective, that the serving of an enforcement notice could be sustained if taken to appeal.

### **RECOMMENDATIONS**

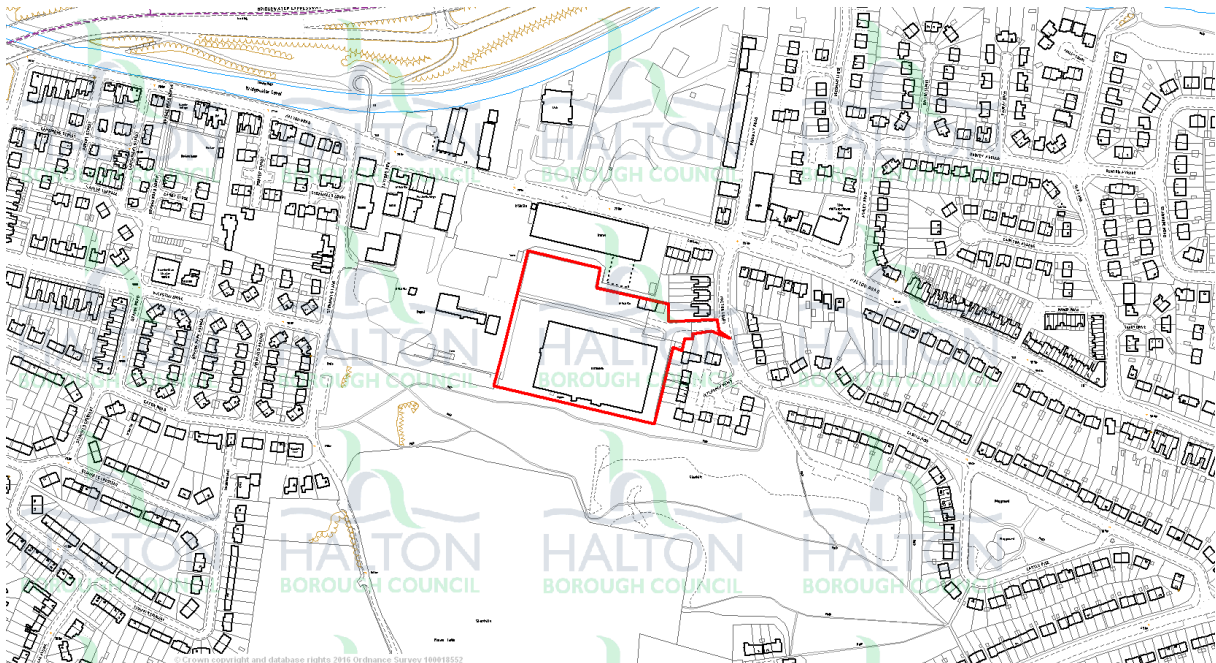
Grant planning permission.

## **7. SUSTAINABILITY STATEMENT**

As required by:

- Paragraph 186 – 187 of the National Planning Policy Framework;
- The Town and Country Planning (Development Management Procedure) (England) (Amendment No.3) Order 2015; and

This statement confirms that the local planning authority has worked proactively with the applicant to secure developments that improve the economic, social and environmental conditions of Halton.

<b>APPLICATION NO:</b>	15/00563/OUT
<b>LOCATION:</b>	Former Warehouse, Halton Court, Runcorn, WA7 5XS
<b>PROPOSAL:</b>	Outline application, with all matters reserved, for demolition of existing buildings and erection of up to 53 dwellings with associated access, landscaping and ancillary works
<b>WARD:</b>	Halton Brook
<b>PARISH:</b>	N/A
<b>AGENT(S) / APPLICANT(S):</b>	NJL Consulting
<b>DEVELOPMENT PLAN ALLOCATION:</b>	National Planning Policy Framework (2012) Halton Unitary Development Plan (2005) Halton Core Strategy (2013)
<b>DEPARTURE</b>	Yes
<b>REPRESENTATIONS:</b>	Yes
<b>KEY ISSUES:</b>	Loss of Employment Land Housing Provision Access and Highway Safety
<b>RECOMMENDATION:</b>	Approval subject to conditions and S106
<b>SITE MAP</b>	
	

## 1. APPLICATION SITE

### The Site and Surroundings

The application site is located at Halton Court which is accessed from Halton Road. The site covers area 1.49 hectares, and is currently occupied by a 5,016m<sup>2</sup> warehouse. The warehouse was formerly utilised by a furniture retailer as a distribution depot (Use Class B8). The business ceased operations a number of

years ago and the buildings are now in disrepair and are currently vacant. The site is located at Halton Court which is accessed from Halton Road.

## Planning History

The proposed development site formed part of the previous outline planning application 10/00397/OUT for the construction of up to 167 residential dwellings (with all matters reserved).

The application was recommended for Approval subject to a satisfactory Section 106 agreement being signed. The necessary Section 106 agreement was not completed and the application was subsequently refused on the 31st July 2014.

## **2. THE APPLICATION**

### Documentation

The application is outline with all matter reserved, and has been submitted with the requisite planning application form, a site plan and indicative site layout and supporting information including a design and access statement, planning policy statement, flood risk assessment, ecological report, contaminated land report and noise report.

## **3. POLICY CONTEXT**

### National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in March 2012 to set out the Government's planning policies for England and how these should be applied.

Paragraph 196 states that the planning system is plan led. Applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise, as per the requirements of legislation, but that the NPPF is a material consideration in planning decisions. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

Paragraph 14 states that this presumption in favour of sustainable development means that development proposals that accord with the development plan should be approved, unless material considerations indicate otherwise. Where a development plan is absent, silent or relevant policies are out of date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF; or specific policies within the NPPF indicate that development should be restricted.

Paragraph 22 of the NPPF has particular significance, this states 'Planning policies should avoid the long term protection of sites allocated for employment

use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities’.

The site is allocated as Primarily Employment land in the Halton Unitary Development Plan (UDP) and the key policies, which relate to the development, are: -

BE1 General Requirements for Development  
BE2 Quality of Design  
BE22 Boundary Walls and Fences  
GE19 Protection of Sites of Importance for Nature Conservation  
GE21 Species Protection  
TP6 Cycle Provision as Part of New Development  
TP7 Pedestrian Provision as Part of New Development  
TP12 Car Parking  
TP14 Transport Assessments  
TP15 Accessibility to New Development  
TP17 Safe Travel for All  
H3 Provision of Recreational Greenspace  
PR2 Noise Nuisance  
PR5 Water Quality  
PR6 Land Quality  
PR7 Development Near Established Pollution Sources  
PR12 Development on Land Surrounding COMAH Sites  
PR14 Contaminated Land  
PR16 Development and Flood Risk  
E3 Primarily Employment Areas

### Halton Core Strategy Local Plan (2013)

The Core Strategy provides the overarching strategy for the future development of the Borough, in this particular case the following Policies are of relevance

CS2	Presumption in Favour of Sustainable Development
CS3	Housing Supply and Locational Priorities
CS7	Infrastructure Provision
CS12	Housing Mix
CS13	Affordable Housing
CS15	Sustainable Transport
CS18	High Quality Design
CS19	Sustainable Development and Climate Change
CS20	Natural and Historic Environment
CS23	Managing Pollution and Risk

Joint Waste Local Plan 2013

WM8 Waste Prevention and Resource Management

WM9 Sustainable Waste Management Design and Layout for New Development

Supplementary Planning Documents

The Council's New Residential Guidance Supplementary Planning Document and Draft Open Space Supplementary Planning Document are also of relevance.

**4. CONSULTATION AND REPRESENTATION**

The application has been advertised as a departure by means of a site notice, press notice and neighbouring properties have been consulted via letter.

Consultation has been undertaken internally with the following Council Officers: highways, open spaces, contaminated land, environmental health. Ecological advice has been provided by Merseyside Environmental Advisory Service (MEAS).

Ward councillors have also been consulted. Any comments received internally have been incorporated into the assessment below.

Externally, the Environment Agency, United Utilities and the Health and Safety Executive have been consulted via the PADHI+ app.

The Environment Agency has no objection subject to conditions relating to further contaminated land investigations, remediation measure, verification of remediation measure, and the provision of informatives in relation to the reuse of materials on site and waste. This response will be attached the any decision notice so that the applicant is aware of these comments.

United Utilities have provided comments stating they have no objection to the proposed development provided a condition is attached that no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority.

The site fall within a consultation zone for a gas main along Halton Road, therefore the Health and Safety Executive (HSE) and National Grid have been consulted. The HSE has been consulted through the PADHI + system which does not advise against.

National Grid have provided their standard response asking that the developer contact National Grid directly before works are started to ensure their apparatus is not affected by any of the works. This response will be attached the any decision notice so that the applicant is aware of these comments.

## **ASSESSMENT**

The Application seeks permission for the Demolition of existing buildings on site and the erection of up to 53 dwellings, with associated access, landscaping and ancillary works.

Vehicular access to the proposed residential scheme will be taken from the existing access off Halton Court.

The proposed layout is indicative only at this stage and will be finalised at reserved matters stage. A landscaping scheme will also be agreed at reserved matters stage.

### **Planning Policy**

The site is an and existing vacant industrial unit within a designated Primarily Employment area as identified in Policy E3 of the Halton Unitary Development Plan.

Policy E3 states that development falling within Use Class B1, B2, B8 and Sui Generis industrial uses will be permitted in Primary Employment Areas. Within these areas employment is and will be the predominant land use in the area.

The use of housing on the site therefore constitutes a departure from Halton's Development Plan. In accordance with the Development Management Procedure Order 2015 the application has therefore been advertised in the local press and by site notice, as a departure.

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 196 of the NPPF, state that planning is a plan led system. Applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise.

Furthermore, Paragraph 22 of the NPPF has particular significance, this states 'Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities'.

### **The Loss of Employment Uses**

The Nation Planning Policy Framework states that sites allocated for employment use should not be retained as such where there is no reasonable prospect of the site coming forward for this use. Therefore, the redevelopment of the site for alternative uses is supported in national planning policy if the site is unlikely to be redevelopment for employment uses.

The applicants planning statement states that the Halton Employment Land Study (Halton, Knowsley, Sefton and West Lancashire Joint Employment Land and Premises Study 2010) showed that out of (189.36ha) sites in Halton the supply was rated as either very good or good quality.

This represented 90 percent of the total land supply – the greatest amount of high quality employment sites across all of the Merseyside authorities. However, the application site is not one of the sites identified as good or very good quality, conversely the site is not suitable for continued employment use.

The planning application has been accompanied by a marketing summary report which considers the attraction of the site to the employment market in both its current state and if the site was refurbished.

It was found to be extremely unlikely that a developer would be willing to undertake the required expenditure to bring the property back to use for employment purposes. This is due to the condition of the building on site and also due to the site's location and issues with accessing the site for large vehicles associated with industrial use.

This has been reflected in the distinct lack of interest in the purchase of the site for employment use and instead the number of parties interested in the redevelopment of the site for alternative uses such as residential development.

The report has demonstrated that the site has been marketed adequately, but despite this, it was not possible to engage with end users; only limited interest was generated. In light of the history of unsuccessful marketing a realistic view has to be taken on the likelihood of the land being brought forward for employment or whether it would currently be more sustainable to release the land for residential use.

### Housing

The Council assesses 5 year land supply through the production of the Strategic Housing Land Availability Assessment (SHLAA). Our last SHLAA was in 2012 which showed a 5 year supply. Work is ongoing on the 2015 report and based on this work, the Council considers it can demonstrate a five year land supply for housing.

However, the Local Planning Authority has been monitoring of the delivering of housing, shows that in the period 2010~15 the borough saw a net dwelling gain of 1,629 units, some 1,131 units behind the policy target.

A balanced decision therefore has to be made on the merits of current proposal. The site was assessed in the Joint Employment Land and Premises Study (JELPS) of 2010, which concluded it should not be retained for employment development.

In these circumstances paragraph 22 of the NPPF has particular significance, and therefore weight as a material consideration:

*Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.*

In this particular case, the site has been a long standing employment designation in the Unitary Development Plan, it is felt that due to the lack of interest in this land for employment use, despite having been marked for many years, and based on the evidence put forward by the applicant, the application should not be refused on the grounds of retaining the site for employment use any further. Given the existing residential properties off Halton Court, which is not compatible with the retention of the employment use, it is considered that the release of the land to residential development should no longer be resisted on planning policy grounds.

#### Design and Layout

The applicant has provided a purely indicative layout, illustrating how they envisage 53 dwellings may be accommodated within the site. The Council's New Residential Development SPD requires development interface distances to achieve the 21m separation (between habitable room windows) and 13m separation (between habitable room windows and blank/non habitable elevations) to be measured from the centre of any habitable room window. Proposed layouts are also expected to comply with the Council's standards for garden sizes and provide sufficient internal access roads, parking and servicing as set out in the Design of Residential Development SPD.

The indicative layout provides enough information to demonstrate that there is sufficient space within the site to accommodate these standards upon the final design and submission of reserved matters, and that a scheme of up to 131 dwelling can be designed and accommodated within the site that would comply with the design of New Residential Development SPD and Policies BE1, BE2 and H6 of the Halton UDP and CS18 of the Halton Core Strategy.

#### Public Open Space

The indicative layout plan that shows there would be no onsite open space provision. In accordance with Policy H3 where it is demonstrated that there is no practical alternative of that it would be better to do so, a contribution can be made and secured through a S106 agreement to improve or extend existing provision or provide new open space off site. In this particular case it is considered that it would not be practical to provide all of the open space requirement onsite, and that the remaining types of open space can be provided for off-site and secured by way of a S106 agreement.

The open spaces officer has provided advice on the application and has highlighted that the adjacent houses on Ivychurch Mews have in the past suffered from anti-social behaviour and stones thrown to the rear of the properties from the foot path through the open space to the rear which sits at an elevated position.

These concerns can be taken into account in the full design of the scheme at the reserved matters stage, and improvements to the boundary treatments, this could include secure fencing and improved landscaping. Suitable conditions are recommended to address this.

### Highway Safety

The application has received one objection from a local resident and neighbouring businesses in relation to increased car using Halton Court and highway safety impacts.

This application has been reviewed by the Council's Highways Engineer, who has no objections to the principle of the development. The current site in theory could be brought back into use without the need for any new planning permissions, and attract a significant amount of commercial and HGV traffic that would be much less desirable through a residential area, and would pose more of a conflict and potential highway safety issues. In this respect, the release of the land for housing would have a beneficial impact.

As this is an outline application the internal layout will be reviewed at the reserved matters stage. It should, however, be noted that the internal layout of the development will require further detailed plans demonstrating highways arrangements and that it is to an agreed adoptable standard. There is sufficient space within the site to provide a detailed scheme to meet the relevant standards.

### Affordable Housing

In accordance with planning policy CS13 OF THE Core Strategy Local Plan, the applicant has agreed to enter into a section 106 for the provision of 25% affordable housing. The proposal therefore complies with policy CS13.

### Flood Risk and Drainage

With regards to flood risk, the application has been submitted with a flood risk assessment which has been produced in accordance with the National Planning Policy Framework, and Planning Practice Guidance.

In accordance with the Planning Practice Guidance note the local planning authority has consulted the lead local flood authority on surface water drainage. The applicant was asked to update the flood risk assessment to reduce the surface water runoff rate. Subject to the applicant providing this prior to determining the application the lead local flood authority would have no objections to the proposal, subject to conditions in relation to full drainage design being submitted by condition.

United Utilities have provided comments stating they have no objection to the proposed development provided a condition is attached that no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority.

As this is an outline application with all matters to be reserved, the final design and layout is yet to be considered at the reserved matter stage, and it is perfectly reasonable to condition the final design of the drainage details.

On this basis, the proposal is considered to comply with Policy PR16 of the Unitary Development Plan, and part (3) of Policy CS23 'Managing Flood Risk' of the Halton Core Strategy Local Plan, paragraphs 100 to 104 of the NPPF and ID 7 of Planning Policy Guidance 'Flood Risk and Coastal Change'.

### Ecology and Habitats

The applicant has submitted an ecological survey report in accordance with Local Plan policy CS20 (Ecological Survey Report, Estrada Ecology, February 2015). I advise the survey is acceptable and will be forwarded to Cheshire rECOrd via Merseyside BioBank.

The report states that no evidence of bats or great crested newt use or presence was found. The Council does not need to consider the proposals against the three tests (Habitats Regulations) or consult Natural England.

The applicant, their advisers and contractors should be made aware that if any European protected species are found, then as a legal requirement, work must cease and advice must be sought from a licensed specialist. It is recommended that this forms an informative on the decision notice.

The ecologist has pointed out that the built features or vegetation on site may provide nesting opportunities for breeding birds, which are protected. A condition is therefore recommended that no tree felling, scrub clearance, hedgerow removal, vegetation management, ground clearance and/or building works is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub and hedgerows are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected would be required. This can be secured by a suitably worded planning condition.

The ecologist has also recommended a condition for a biodiversity action plan that sets out ecological enhancement within the scheme. The scheme shall be designed by an appropriately experienced person(s) and should specifically have regard to the adjacent Stenfills Open Space Local Wildlife Site, is incorporated into the design of the scheme, in accordance with Core Strategy Local Plan policy CS20.

### Noise

Policy PR2 of Unitary Development Plan deals with developments that produce a new noise source likely to cause a significant increase in noise levels were it is likely to affect land allocated as housing or any other existing noise sensitive uses. In this particular application the development its self is not likely to produce a new noise source that would have an impact, but it is itself a noise sensitive development, for this reason the applicant has provided a noise report produced by a specialist acoustics consultant.

The acoustic consultant has produced a report in compliance with BS8233:2014. The consultant carried out background readings taking into account noise from commercial and road traffic sources.

This report demonstrates that internal levels in all properties will comply with the standards in BS8233:2014.

### Waste

Policy WM8 of the Waste Local Plan (Waste Prevention) and WM9 (Layout and Design) would apply to this proposal.

Appendix 2 of the applicants Planning Statement notes that a Site Waste Management Plan will be implemented during the construction phase, can be secured by a suitably worded planning condition. The details required within the waste audit or similar mechanism is provided in Part Two.

The applicant states in Appendix 2, that the site will contain sufficient storage for refuse bins. Whilst this is welcomed, the planning application contradicts this statement and the indicative layout plan (drawing no. SK05 Rev. D) does not show their location. This information is required by policy WM9 of the WLP and should be submitted with the full application. This can be secured by a suitably worded planning condition. Guidance for design of residential waste storage and collection is provided in Part Two.

### Contaminated Land

The site is currently industrial is use and has been for many years, furthermore historic uses on the adjacent site include a Tannery, lard refinery and fuel storage and distribution (former Martindale fuels).

The application was therefore submitted contaminated land report the Council's Contaminated Land Officer and the Environment Agency has been consulted and they are satisfied that any further works required in relation to contaminated land can be dealt with through suitable conditions.

## **6.SUMMARY AND CONCLUSIONS**

In conclusion, this proposal is in outline only with all matters reserved for future determination, the applicant has provided provide enough information to

demonstrate that there is sufficient space within the site to accommodate the Council's standards in the final design and submission of reserved matters, and that a scheme of up to 53 dwellings can be designed and accommodated within the site that would comply with the design of New Residential Development SPD and Policies BE1, BE2 and H6 of the Halton UDP and CS18 of the Halton Core Strategy Local Plan.

The housing that would be provided on the site would help to make up the shortfall in housing completions and would contribute to maintaining a 5 year supply of housing sites.

Paragraph 22 of the NPPF has particular significance to this application, and therefore weight as a material consideration. The site has been a long standing employment designation in the Unitary Development Plan, it is felt that due to the lack of interest in this land for employment use, despite having been marked for many years, and based on the evidence put forward by the applicant, the application should not be refused on the grounds of retaining the site for employment use any further.

Given the existing residential properties off Halton Court, which is not compatible with the retention of the employment use, it is considered that the release of the land to residential development should no longer be resisted on planning policy grounds.

Although the proposal is a departure from Policy E3 of the Halton Unitary Development Plan, it is considered to be sustainable development consistent with the economic, social and environmental roles of sustainable development outlined in paragraph 7 of the NPPF.

It is on this basis that members are asked to approve the application

## **7. RECOMMENDATIONS**

That the application be approved subject to:

A) The applicant entering into a legal agreement in relation to the payment of a commuted sum for offsite open space and affordable housing.

B) Conditions relating to the following;

1. Standard outline conditions for the submission of reserved matters applications x 3 conditions (BE1)
2. Plans condition listing relevant drawings i.e. site location / red edge (BE1 and TP17)
3. Prior to commencement the submission of a reserved matters proposal which incorporates a full proposal for drainage of the site (BE1)
4. Prior to commencement submission of levels (BE1)
6. Prior to commencement submission of materials (BE1 and CS11)
7. Conditions(s) for submission of hard and soft landscaping (BE1)
9. Prior to commencement submission of a construction / traffic management

plan which will include wheel cleansing details (TP17)

10. Avoidance of actively nesting birds (BE1)

11. Prior to commencement details of on-site biodiversity action plan for measures to be incorporated in the scheme to encourage wildlife (GE21)

12. Prior to commencement details of a landscape proposal and an associated management plan to be submitted and approved (BE1, GE21)

15. Prior to commencement details of boundary treatments (BE22)

16. Provision of a Site Waste Management Plan (WM8)

17. Provision of bins (WM9)

c) That if the legal agreement is not executed within a reasonable period of time authority is delegated to the Operational Director- Policy, Planning and Transportation in consultation with the Chairman or Vice Chairman to refuse the application on the grounds that it fails to comply with UDP Policy S25 Planning Obligations.

### **SUSTAINABILITY STATEMENT**

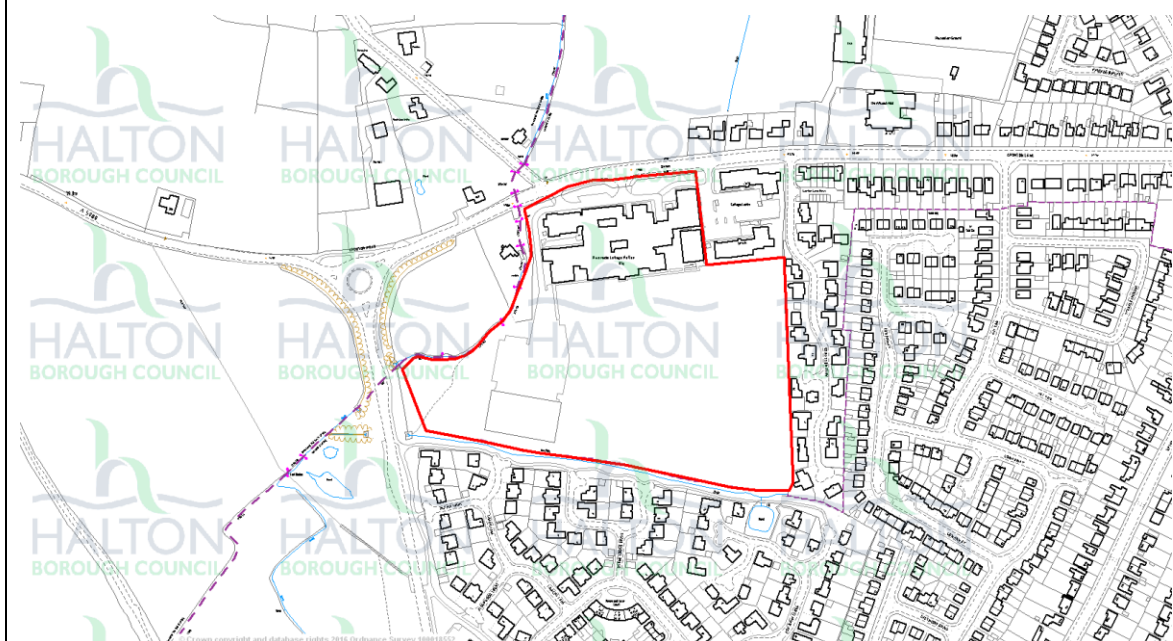
As required by:

- Paragraph 186 – 187 of the National Planning Policy Framework;
- The Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012; and
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2012.

This statement confirms that the local planning authority has worked proactively with the applicant to secure developments that improve the economic, social and environmental conditions of Halton.

APPLICATION NO:	15/00583/FUL
LOCATION:	Cronton Sixth Form College, Cronton Lane, Widnes
PROPOSAL:	Proposed development of a 1300 square metre laboratory building and additional car parking facilities within the existing college
WARD:	Farnworth
PARISH:	N/A
AGENT(S) / APPLICANT(S):	Mr Gordon Holmes, Cronton Sixth Form College Cronton Lane, Widnes WA8 5WA
DEVELOPMENT PLAN ALLOCATION:	Greenspace – School Playing Fields Halton Unitary Development Plan (2005) Halton Core Strategy (2013)
DEPARTURE REPRESENTATIONS:	No Yes
KEY ISSUES:	Impact on Greenspace Design and Layout Car Parking Highway Safety
RECOMMENDATION:	Resolution to approve

SITE MAP



1. THE APPLICATION

The application is for the erection of a two storey 1300 square metre STEM (Science, Technology, Engineering and Maths) building on the grounds of the existing Cronton Sixth Form College. The majority of the building is located on the existing car park to the rear of the existing college buildings.

Documentation

The application has been submitted with the requisite planning and advertising consent application forms, a complete set of plans and supporting Design and Access Statement.

2. APPLICATION SITE

The Site and Surroundings

The application site is currently an existing established Sixth Form College which is bounded by residential properties on the western and eastern boundaries, with further residential properties located across the footpath on the southern boundary. The college site has a collection of educational buildings to the northern part of the site, and to the south of these a expansive area of playing fields; tennis courts; and the college car park. There is a peripheral area of unused open space to the south west of the site.

Planning History

The college has benefited from a varied range of planning permissions over the years, although most pertain to the use of and extension to the education provision at the site, none are of particular relevance to this current application:-

**2/13596/F- (PER)** -New twin mobile and renewal for twin single mobile

**2/15534/P- ( )** -Twin mobile

**2/16577/P- ( )** -Extension inc. sports hall

**2/20331/P- ( )** -Two single mobile classrooms

**2/21311/P- ( )** -Twin class mobiles

**2/22334/P- ( )** -Renewal application for i twin and 3 single mobile classrooms

**2/23756/P- ( )** -Renewal of planning clearance for twin mobile

**2/2684/P- ( )** -Single class mobile

**2/27483/P- ( )** -Proposed twin mobile classroom

**2/373/P/- (PER)** -Twin mobile classroom unit

**2/4853/P- (PER)** -Laboratory

**2/9883/P- ( )** -Mini bus garage

**91/00530/CPO- (PER)** -Single storey rear extension and internal alterations for private study and classroom use and new car park 30 No places

**92/00195/CPO- (PER)** -Proposed first floor extension located over existing single storey area on the south side of the college and staircase to the ground floor

**94/00207/FUL- (PER)** - Two storey "Portacabin" type additional class rooms and toilet facilities  
**94/00302/FUL- (PER)** -Retention of external lighting columns  
**97/00566/OUT- (PER)** -Outline application for 8 No. dwellings  
**99/00326/OUT- (PER)** -Outline application for proposed Tennis Club  
**00/00189/FUL- (PER)** -Proposed two storey classroom block and extension to refectory  
**01/00060/OUT- (PER)** -Outline application for 8 No. detached dwellings  
**01/00452/REM- (PER)** -Reserved matters application for two storey tennis club, club house  
**01/00485/FUL- (PER)** -Proposed single storey extensions to form music room and staff room annexe, and brick wall enclosure to form bins store  
**03/00497/FUL- (PER)** -Proposed construction of new car park, tennis courts and erection of fencing  
**04/00303/FUL- (PER)** -Proposed three storey building to front and single storey rear extension  
**05/00272/FUL- (PER)** -Proposed single storey store building/garage  
**13/00258/FUL- (PER)** -Proposed installation of two storey modular building to replace existing two storey modular building used for teaching space  
**15/00231/FUL- (PER)** -Proposed science laboratory extension

### 3. DEVELOPMENT PLAN CONTEXT

#### Halton Core Strategy Local Plan (2013)

The Core Strategy is the most up-to-date component of the development plan and provides the overarching strategy for the future development of the Borough; in this particular case the following policies are applicable and regard has been had to them:

CS2 Presumption in Favour of Sustainable Development

CS18 High Quality Design

CS21 Green Infrastructure

#### Unitary Development Plan (2005)

The site is allocated as Primarily Employment land in the Halton Unitary Development Plan (UDP) and the key policies in respect to the application for full planning permission are:

BE1 General Requirements for Development

BE2 Quality of Design

GE6 Protection of Designated Greenspace

GE8 Development Within Designated Greenspace

GE12 Protection of Outdoor Playing Space for formal Sport and Recreation

PR14 Contaminated Land

PR16 Development and Flood Risk

TP12 Car Parking

Tp16 Green Travel Plans

TP17 Safe Travel for All

#### National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in March 2012 to set out the Government's planning policies for England and how these should be applied. The NPPF is a material consideration in planning decisions.

Paragraph 14 states that this presumption in favour of sustainable development means that development proposals that accord with the development plan should be approved, unless material considerations indicate otherwise. Where a development plan is absent, silent or relevant policies are out of date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF; or specific policies within the NPPF indicate that development should be restricted.

Paragraph 60 states the planning decisions should not attempt to impose architectural styles or particular tastes and they (local planning authorities) should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however proper to seek to promote or reinforce local distinctiveness.

196 states that the planning system is plan led. Applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise, as per the requirements of legislation. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

#### 4. CONSULTATION AND REPRESENTATION

The application has been advertised by a site notice at the site and all surrounding residential properties have been sent a letter of notification.

The Council's Open Spaces, Environmental Health, Drainage and Highways have been consulted.

2 objections have been received as a result of the Councils neighbour consultation raising the following concerns which are paraphrased below:-

- Querying the availability of electronic plans and information.
- Questioning the number of car parking spaces and if the college intake will increase.
- What plans are there for easing traffic flow in and around the already gridlocked site at peak times.
- Additional noise and blocking of light.
- Spoiling open aspect.
- Why is it necessary to build close to residential area, could the disused Magistrates Court and police station be used.
- Use an existing eyesore rather than develop on green spaces.

The Council's Open Spaces have confirmed that there are no TPO, Conservation Area, landscape or ecological constraints at the site and have raised no objection.

The Council's Environmental Health have confirmed that there are no adverse comments in terms of the impact from noise to make in relation to the application.

The Council's Lead Local Flood Authority team have commented that:- Whilst the building is located over an area of existing paved, impermeable area, the proposal includes the addition of a new car parking area to compensate for the loss in spaces. This appears to add around 1500 sq m to the paved area of the site. This will generate additional surface water run off which should be drained in a sustainable manner. Conditions are recommended for:

1. A detailed surface water drainage strategy and design detailing how additional SW runoff will be attenuated and discharged.
2. Plans to demonstrate that surface water run-off exceedance flow paths will not affect flood risk of adjacent properties.

United Utilities have raised no objections and have recommended two conditions relating to 1) Foul and surfaced water to be drained on separate systems; 2) A requirement for a surface water drainage scheme.

## 5. ASSESSMENT

### Development Plan Policies

The site consists of educational buildings, associated car parking and playing fields. However as the entirety of the site is identified as Greenspace within the UDP, the proposal needs to meet the policy requirements of GE6, GE8 and GE12 to enable the consideration of the proposal as acceptable

development in principle and this is outlined below under 'Impact on Greenspace'.

Further assessment below is based on these related detailed policies of the development plan related to design and layout and highway safety Policies BE2, TP12 and TP17 of the Halton UDP.

### Impact on Greenspace

The whole of the college site is identified as Greenspace in the Halton UDP. However, this is a general designation which is washed over educational establishments where they also provide school playing fields on the site. The playing field provision on the site consists of approximately 3.52 hectares. The proposed building is located on the existing car park with a small element of it occupying 133 sqm at the edge of the playing field area. This area has been developed in the past with a stand-alone classroom facility which was still in evidence in 2006 and had been in situ on a regular basis prior to this date. This area does not contribute to the marked out playing pitch areas and although it could be classed as an area to warm-up, this would be of a peripheral nature with limited value for apparatus and ball play.

As the site is an educational establishment the greenspace designation relating to the playing fields washes over the entire site. There are three interlinking policies related to greenspace within the Halton UDP which address this proposed development.

Policy GE6 – Protection of Designated Greenspace states:-

“Development within designated and proposed greenspace, as defined on the Proposals Map, will not be permitted unless it is ancillary to the enjoyment of the greenspace or, in the case of designated greenspace in education use, it is specifically required for education purposes, in compliance with Policy GE8.”

Policy GE8 – Development Within Designated Greenspace states:-

“Development specifically for educational purposes will be permitted on designated greenspace in educational use provided that it would not conflict with Policy GE12.”

Policy GE12 – Protection of Outdoor Playing Space for Formal Sport and Recreation states that development that would result in the loss of outdoor playing space for formal sport and recreation, such as pitches, courts, greens and athletic tracks, whether in public, private or educational use, will not be permitted unless identified criteria related to usage have been satisfied.

The proposed STEM building is located at the extremity of the existing playing fields, with the majority of the built form occupying the car parking area. The subsequent loss of the car parking is compensated for by a relocation of spaces to an area adjacent to the existing tennis courts.

The area of field loss is that which has been previously developed by the location of a mobile classrooms and has not and does not form any part of the formal pitches. The area where the car parking spaces are to be located is an unused area of grass which again, does not form part of the formal pitch or court spaces. The use of these peripheral areas of grass do not restrict the reasonable use of the existing formal pitches and courts and it is considered that as such, the proposal does not conflict with the requirements of Policy GE12 as there is no loss of outdoor playing space for formal sport and recreation.

### Design and Layout

The applicants submitted Design and Access Statement includes a description of the design proposals and its objectives:-

“Our proposal seeks to create additional high quality science laboratory space to complement that of the existing college. It is required in order to serve a key growth area within the existing college curriculum.

- It is intended that a light, open plan and functional building can optimise FF&E layouts and therefore equip lecturers with state of the art facilities to provide the best possible learning experience to a growing number of students.
- We aim to deliver a high quality design solution – developed through the careful consideration of massing, scale, proportion, profile, materials and interaction with immediate surroundings as well as integration into the existing school campus fabric.
- The concept visuals aim to illustrate how the scheme looks to ‘key-in’ with the surrounding built environment.
- Large portions of clear glazing will be incorporated into the scheme to maximise natural day-light, enhancing providing an open and transparent aesthetic.

The ground floor, whilst being open plan, the new space is also efficient, allowing for flexible teaching to meet current curriculum requirements, which would also improve students’ learning experience.

The first floor consists of a wide range of uses. Each room is accessed from the circulation/study area. Within the study area there shall be a mezzanine looking over the cafe floor below. The mezzanine feature is repeated in the manufacturing workshop looking over the workshop below.”

The building is 7.5m in height, has a flat roof and a combination of materials; aluminium glazing; red facing brick; reglit façade glazing. The majority of the building will have a brick and glazed treatment with the workshop element more solidly treated. The general appearance of the building will be modern with vertical emphasis given to glazing and reliefs. Overall it sits well as an addition to the existing collection of relatively modern college buildings.

Halton UDP Policy BE2 - Quality of Design, requires amongst other criteria, for development to:-

### BE2.2

- respect and relate well to existing adjacent buildings and feature of townscape value and;
- optimise the relationship and integration of buildings, and the surrounding hard and soft landscape;
- Be of a height, massing, density and layout that respects human scale.

These policy sentiments are carried forward into the Council's adopted Core Strategy Policy CS18.

It is considered that the design of the building is appropriate to the existing built form of the College, is compatible with that of the surrounding area and complies with policy BE2 of the Halton UDP and CS18 of the Core Strategy.

### Highway Safety

The proposal is acceptable in principal and will result in no significant impact on the surrounding highway network.

Further information has been requested from the applicant to justify levels of car parking provision within the site and any amended drawings will be presented to members at the development control meeting.

The proposal is acceptable and subject to information and drawings in relation to car parking, complies with Policies TP6, TP12 and TP17 of the Halton UDP, Core Strategy and NPPF.

### Other Considerations

#### Residential Amenity:-

Comments have been made by one local resident concerned about the loss of light; noise; and the spoiling of the open aspect. The proposed building is situated 46m from the nearest residential property to the north west, 658 Cronton Road. It is considered that given that the proposed building is further away from the existing main college building and the college car park access leis between this property and the proposed building, that there will be no

significant harm arising as a result. The occupiers of this property will lose a view across to the playing fields due to the location of the proposed building, however this is not a material planning consideration. The building, although 7.5m in height, meets the councils interface guidance and there are no windows located in the building nearest to this property. No comments have been received from the occupiers of this property.

Noise:-

Comments have been made by one local resident concerning the potential impact from noise. The building incorporates a workshop element and the relocated car parking spaces are closer to residential properties than they are currently. In the case of the impact of the building, the Council's Environmental Health Officer has assessed the application and confirmed that there are no adverse comments to make as a result of the proposal. In the case of the car park, this is 23m from the side elevation of the nearest property on Pex Hill Court together and there is an intervening footpath and landscaped boundary all of which serves to mitigate any potential disturbance resulting. It is concluded therefore that there are no significant impacts on the surrounding residential occupiers resulting from noise emanating from the proposed building and in this regard the application is acceptable.

In conclusion it is considered that the proposed building will result in acceptable development which results in no serious harm to the amenity of the surrounding residential occupiers by virtue of appearance and noise and complies with Policy BE1 and BE2 of the Halton UDP and Design of New Residential Development SPD.

### SUMMARY AND CONCLUSIONS

In summary of the above, the proposed STEM facility will enhance the existing offer from Cronton Sixth Form College without detriment to the existing uses of the site, the surrounding residential occupiers and highway safety.

As such it is considered that the proposal does comply with the requirements of UDP Policies BE1; BE2; GE6; GE8; GE12; TP12; TP17, Core Strategy Policy CS18 and the NPPF.

### 8. RECOMMENDATION

The application is recommended is to approve the application subject to the following planning conditions:-

1. Time limit for implementation (BE1)
2. Drawing Numbers (BE1)
3. Materials submission (BE2)

4. Submission of ground investigation (PR14)
5. Submission of a detailed surface water drainage strategy and design detailing how additional SW runoff will be attenuated and discharged (BE1)
6. Submission of plans to demonstrate that surface water run-off exceedance flow paths will not affect flood risk of adjacent properties (BE1)
7. Submission of Construction Management Plan (BE1 and TP17)
8. Submission of updated Travel Plan (TP16)
9. Foul and surface water shall be drained on separate systems. (BE1)
10. Submission of a surface water drainage scheme – in accordance with comments received from United Utilities and in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. (BE1)

Informative:- “On the basis of the historical mapping the site was occupied by open fields prior to the construction of the existing car park. A small pond was once present to the west of the development footprint but given the size, location and assumed date of infilling it is considered unlikely to pose any risk to the proposed development. However, should unexpected or adverse ground conditions or fill materials be encountered during the course of the development further advice should be sought from the Planning Authority”.

9. SUSTAINABILITY STATEMENT

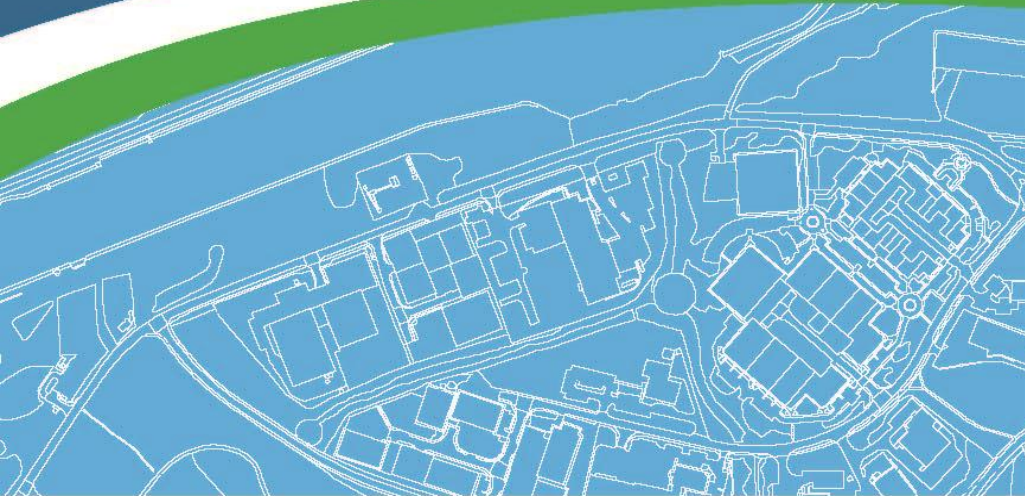
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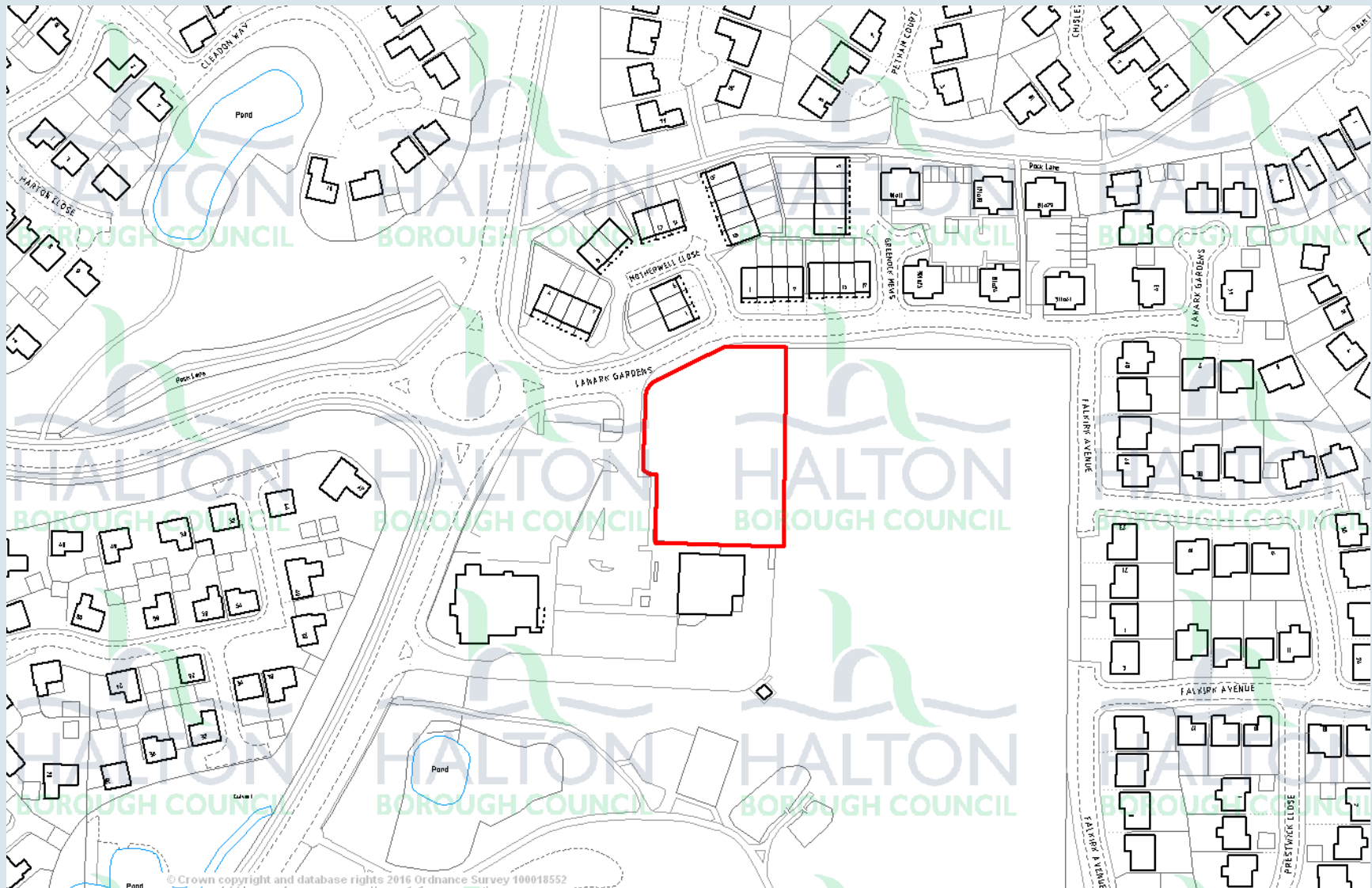
Paragraph 186 – 187 of the National Planning Policy Framework;

The Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012; and

The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2012.

This statement confirms that the local planning authority has worked proactively with the applicant to secure developments that improve the economic, social and environmental conditions of Halton.

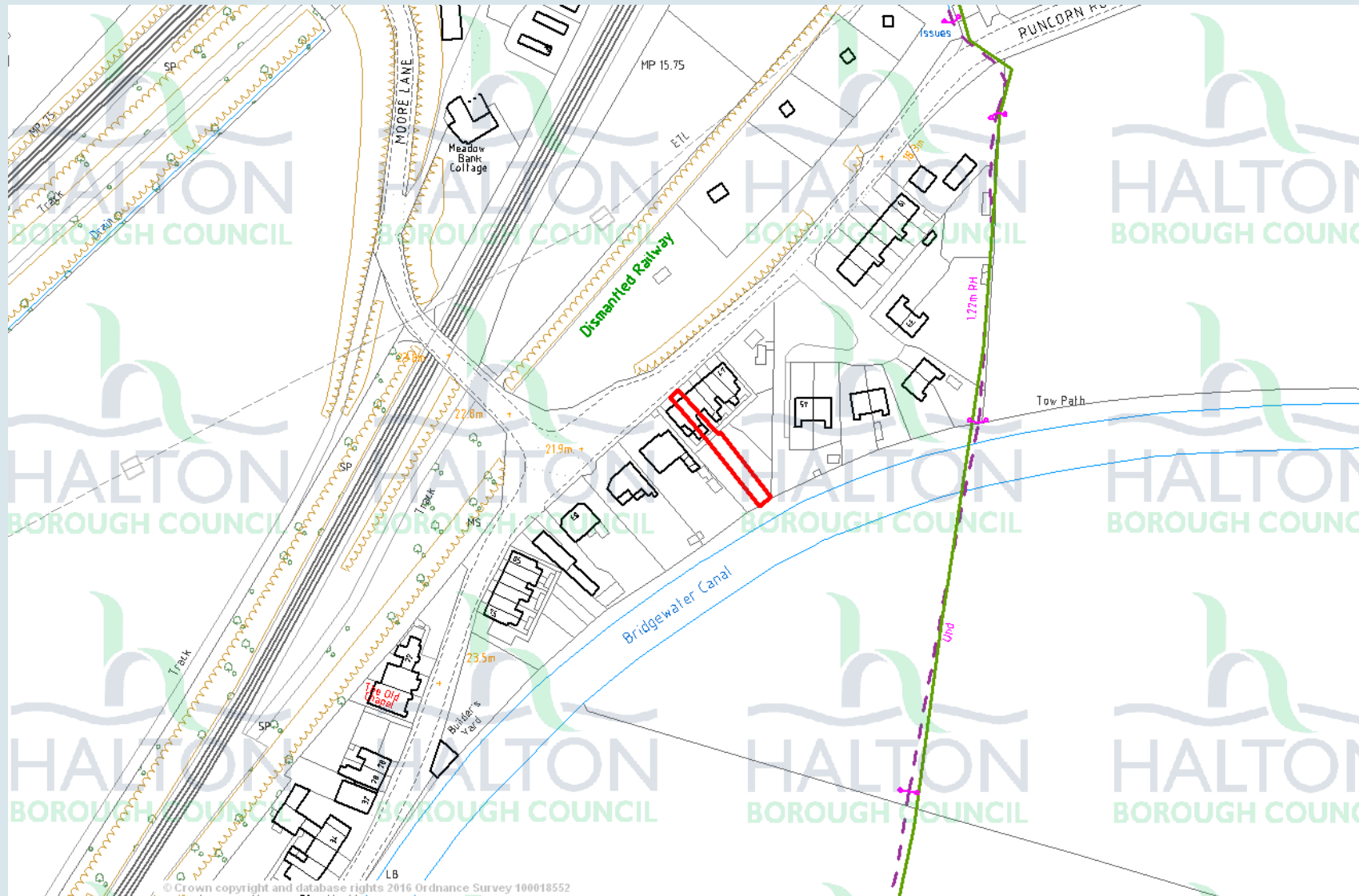


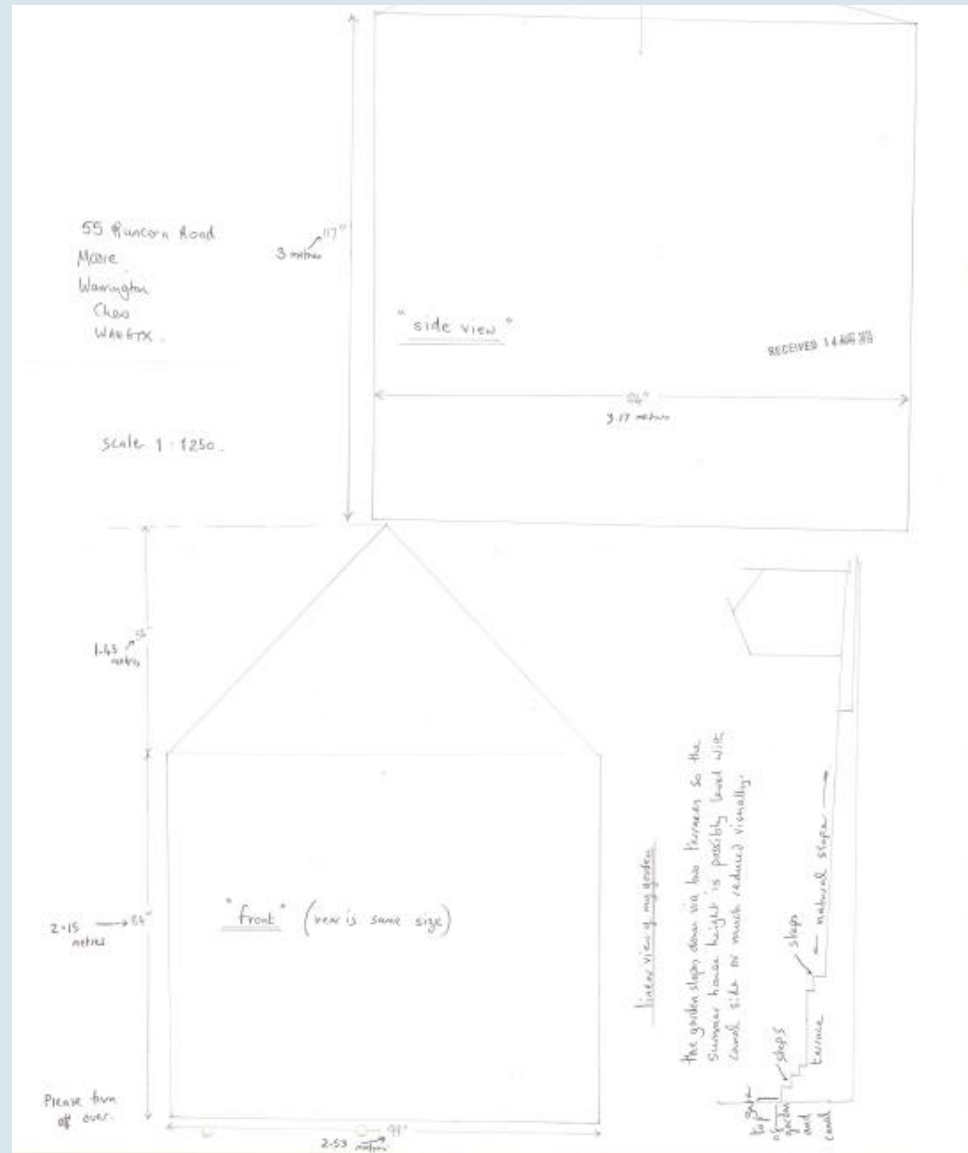














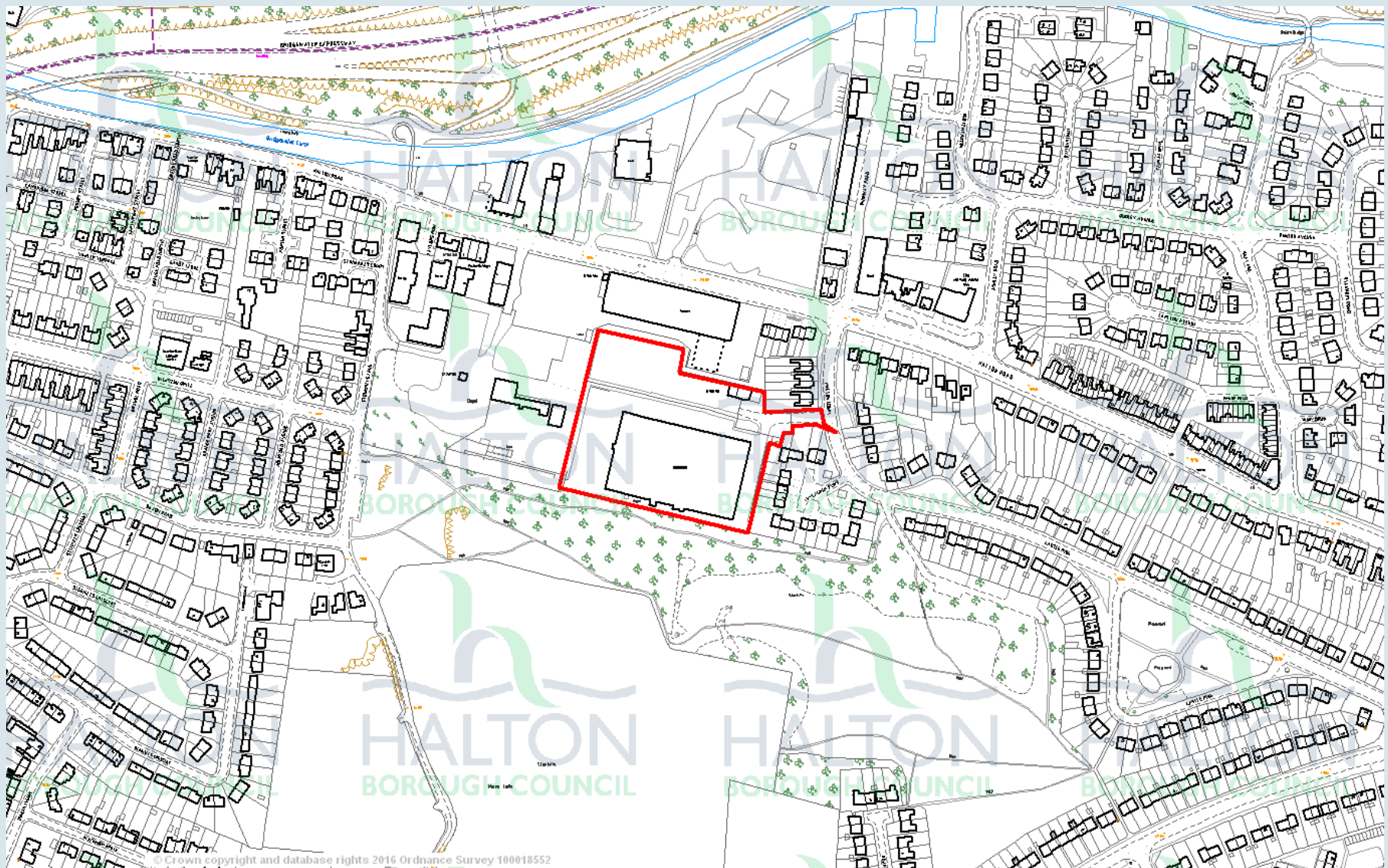




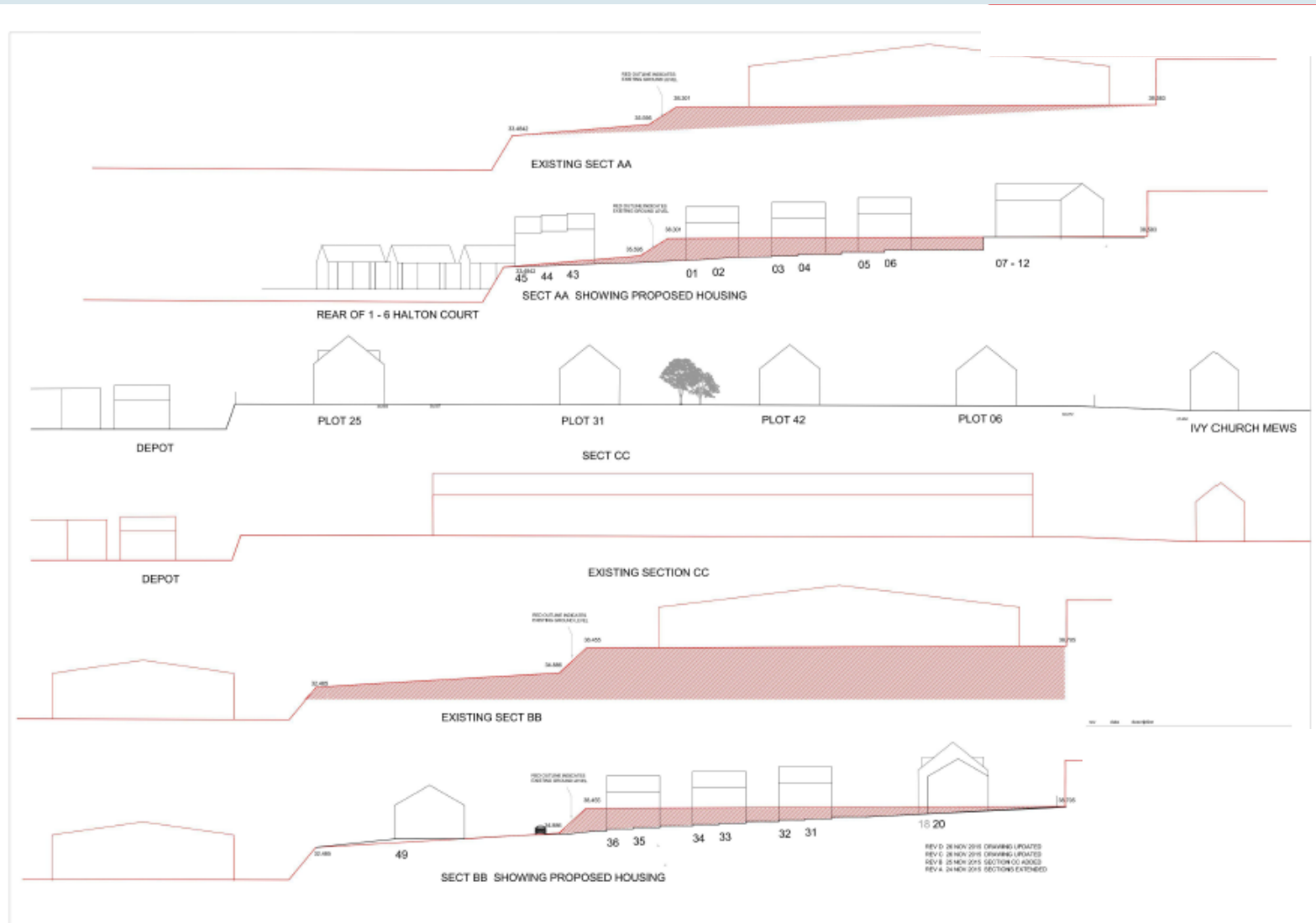




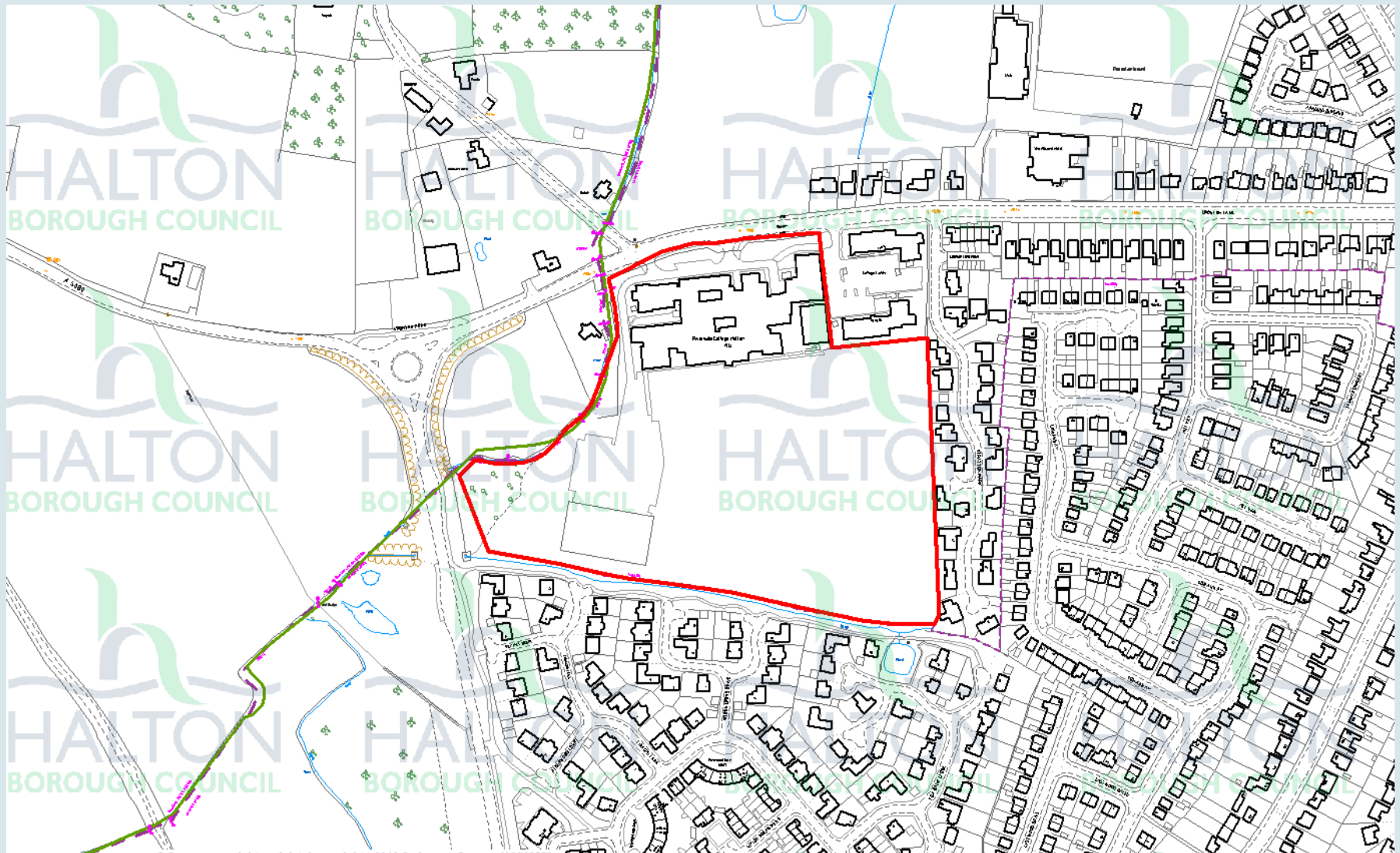
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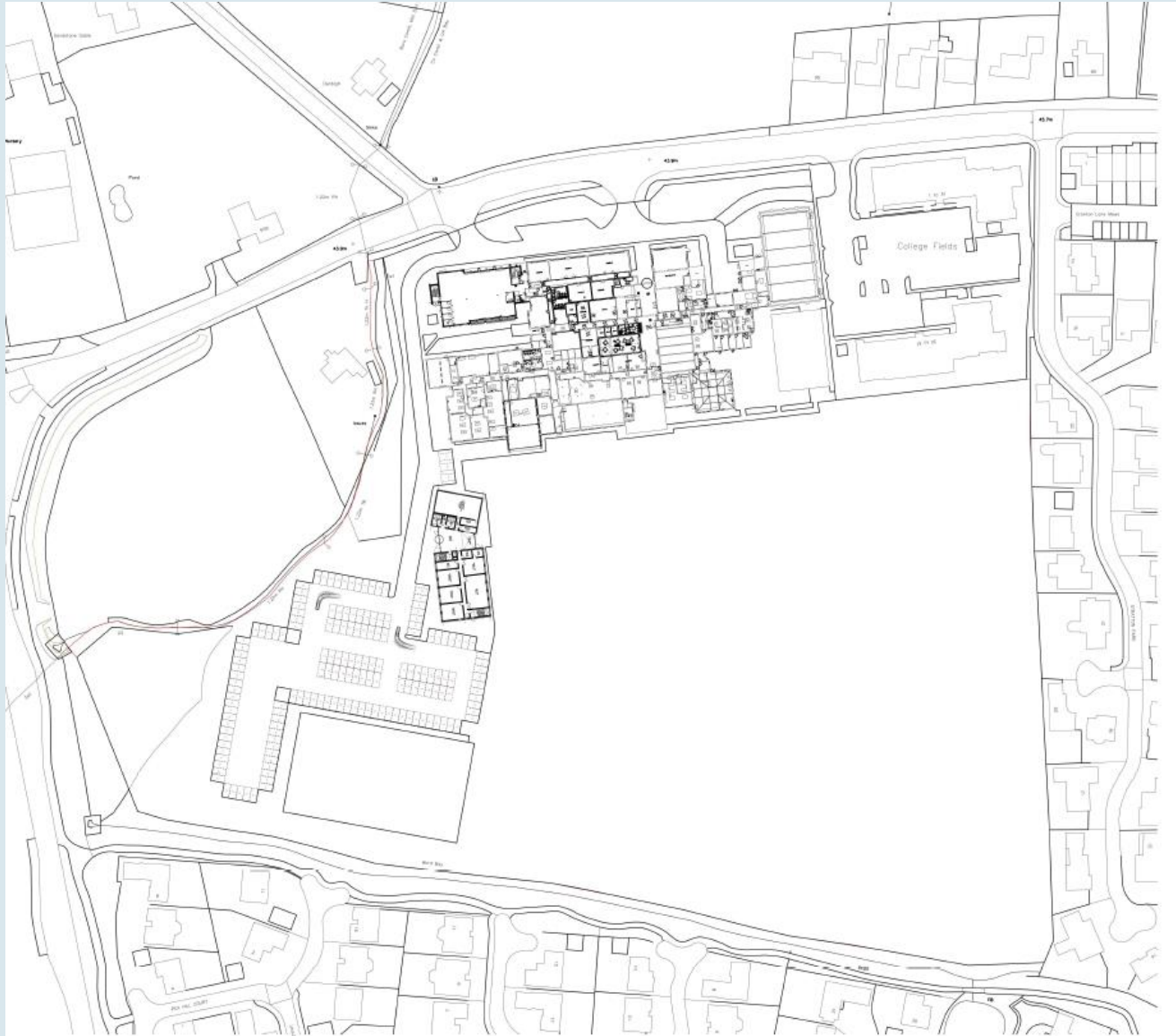
















**REPORT TO:** Development Control Committee

**DATE:** 8 February 2016

**REPORTING OFFICER:** Strategic Director, Community & Resources

**SUBJECT:** Miscellaneous Items

**WARD(S):** Boroughwide

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**The following Appeals have been received / are in progress:**

**15/00005/REFUSE** - 15/00115/COU Proposed Change of Use to residential caravan site for up to 8 caravans including the laying of hardstanding and erection of three amenity blocks at Former Ivy House Marsh Lane Off Brindley Road Runcorn Cheshire WA7 1NS.

To be dealt with by way of a public inquiry (date to be confirmed)

**15/00006/REFUSE** - 14/00656/FUL Proposed construction of single storey convenience store with associated car parking, landscaping and ATM machine at Wellington Hotel Car Park 23 Town Lane Hale Liverpool L24 4AG.

To be dealt with by written representation.

**15/00007/REFUSE** - 15/00461/FUL Proposed single storey rear and two storey side extension at 94 Hale Road Hale Liverpool L24 5RF.

To be dealt with by written representation.