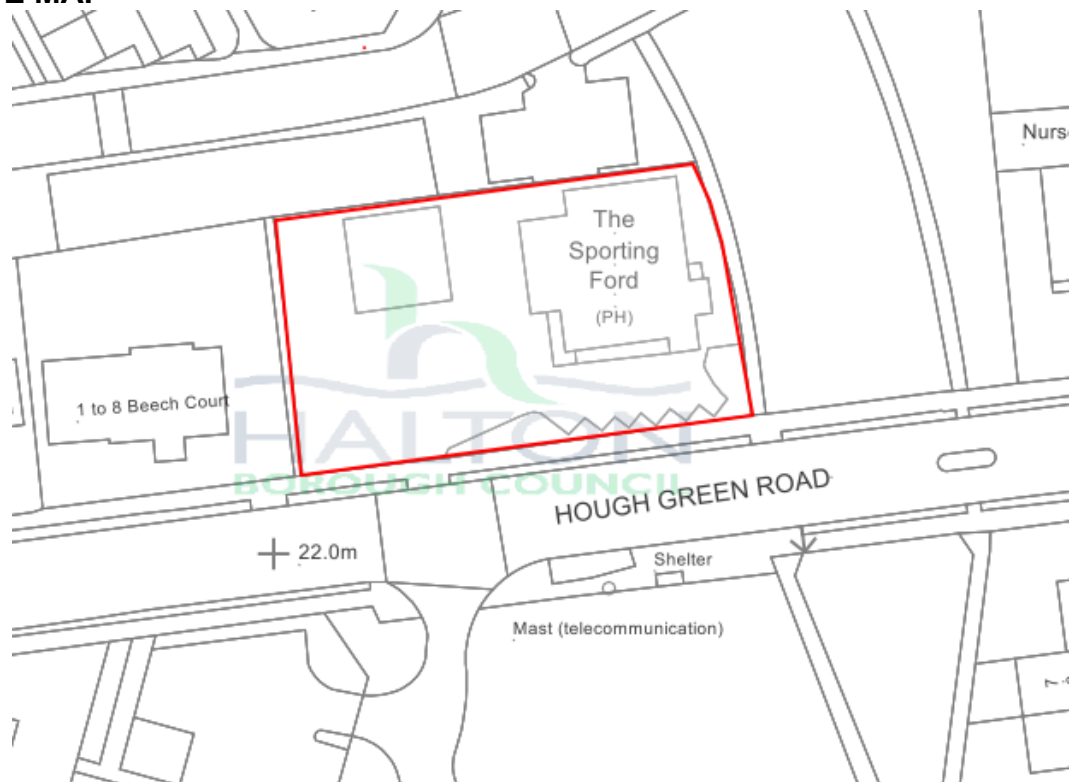


APPLICATION NO:	20/00636/OUT
LOCATION:	Sporting Ford, 164 Hough Green Road, Widnes, Cheshire, WA8 4PG
PROPOSAL:	Outline application, with landscaping reserved, for proposed development of 26. No apartments and ground floor retail unit for bookmakers with associated parking and ancillary space
WARD:	Hough Green
PARISH:	N/A
APPLICANT:	BLM Ltd
DEVELOPMENT PLAN ALLOCATION:	Primarily Residential Area
National Planning Policy Framework (2012) Halton Unitary Development Plan (2005) Halton Core Strategy Local Plan (2013)	
DEPARTURE	No
REPRESENTATIONS:	1
KEY ISSUES:	Principle of development, design, residential amenity, parking, drainage, contamination, waste, open space, crime and antisocial behaviour.
RECOMMENDATION:	Approve subject to conditions and S106 agreement securing of a commuted sum in lieu of on-site open space provision.

SITE MAP



1. THE APPLICATION SITE

The Site

The application site is approximately 1,579m²/0.39 acres in area, the social club has now been demolished, and the site comprises of hard standing associated with the former social club, a betting office and associated car park.

The site is rectangular in shape fronting Hough Green Road. It is within a Primarily Residential Area in the Halton Unitary Development Plan but within a short walking distance of a children's nursery, community sports hall, local centre and medical centre.

Planning History

Planning permission 18/00021/FUL granted September 2018 for 28 no. apartments in 3 storey block with associated car parking and ancillary development.

2. APPLICATION

The proposal

Outline application, with landscaping reserved, for proposed development of 26. No apartments and ground floor retail unit for bookmakers with associated parking and ancillary space.

Documentation

The applicant has submitted a planning application, drawings, Design and Access Statement, Phase 1 Environmental Assessment Report and a Transport Statement.

3. POLICY CONTEXT

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in February 2019 to set out the Government's planning policies for England and how these should be applied.

Paragraph 47 states that planning law requires for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on application should be made as quickly as possible and within statutory timescale unless a longer period has been agreed by the applicant in writing.

Paragraph 11 and paragraph 38 state that plans and decisions should apply a presumption in favour of sustainable development and that local planning authorities should work in a positive and creative way, working pro-actively with applicants to secure developments that will improve economic, social and environmental conditions of their areas."

Paragraphs 80-82 states the need for planning policies and decisions to be made to create conditions in which business can invest, expand and adapt. Significant weight to be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. It encourages an adaptive approach to support local and inward investment to meet the strategic economic and regenerative requirements of the area.

Halton Unitary Development Plan (UDP) (2005)

The site lies entirely within a Primarily Residential Area in the Halton Unitary Development Plan. The following policies are considered to be of particular relevance:

-

- BE1 General Requirements for Development
- BE2 Quality of Design
- GE21 Species Protection
- LTC5 Protection of Community Facilities
- H3 Provision of Recreational Greenspace
- TP6 Cycling Provision as Part of New Development
- TP12 Car Parking
- TP17 Safe Travel for All
- PR6 Development and Flood Risk
- PR14 Contaminated Land

Halton Core Strategy Local Plan (2013)

The following policies, contained within the Core Strategy are of relevance:

- CS1 Halton's Spatial Strategy
- CS2 Presumption in Favour of Sustainable Development
- CS12 Housing Mix
- CS18 High Quality Design
- 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 (SPD)

New Residential Development SPD, Draft Open Space Provision SPD, and Designing for Community Safety SPD.

4. CONSULTATIONS

The application has been advertised via the following methods: site notice posted near to the site, press notice, and Council website. Surrounding residents and landowners have been notified by letter.

The following organisations have been consulted and, where relevant, any comments received have been summarised below in the assessment section of the report:

United Utilities – Raised no objection to previous scheme (18/00021/FUL), members will be updated of any further comments on this application at committee.

Cheshire Fire & Rescue – No comments received

Cheshire Constabulary – No objection

Council Services:

HBC Contaminated Land – No comments received

HBC Highways – No objection in principle

HBC Drainage – Raised no objection to previous scheme (18/00021/FUL), members will be updated of any further comments on this application at committee

5. REPRESENTATIONS

1 letter of objection have been received from a nearby resident. This raises the following issues:

- No need for this type of housing
- Impact on local services such as doctors surgeries
- Existing crime and antisocial behaviour in the area would not be reduced

6. ASSESSMENT

Principle of Development

Permission is sought for the 26 No. apartments, with a unit on the ground floor to accommodate a bookmakers. The site lies within a Primarily Residential Area in the Halton Unitary Development Plan and there is already a bookmakers on the site. As such proposals are considered acceptable in principle.

Design, Character and Residential Amenity

Whilst the application has been submitted in outline, the applicant seeks approval of all detailed matters apart from landscaping. The proposal is for the erection of a modern building, 3 storeys in height with a flat roof. The proposals provide for a total of 26 apartments with 10 No. one bed and 16 No. two bed. The bookmakers would have its own shop front on the front elevation of the building. Whilst the building will

appear as 3 storey it will comprise a central block with first and second floor wings either side to provide undercroft parking. The submitted drawings indicate that the elevations will be broken up by the use of a mix of materials. No details of the proposed materials are given but it is anticipated that this could include a mix of brick, render and or modern cladding materials, details of which can be secured by appropriately worded planning condition.

Despite the proposed apartment block being 3 storeys it adjoins an existing relatively modern block of apartments which themselves appear as 3 storey incorporating a pitched roof. There are also a number of buildings in the local area including a number of 3 storey apartment blocks and a local community sports building which appear of similar scale. In this context it is considered that the proposed apartment building is of a character, scale and massing suited to the site and in keeping with the character of the area. Planning permission 18/00021/FUL was also granted for a scheme of a similar scale and appearance.

There are a number of dwellings located to the north of the site off Cherry Sutton. However, the proposed building would be located a significant distance away to the south, and would be separated by a public road. The separation distances will be between approximately 30m to 40m. Such distances exceed the separation distances set out within the Council's adopted Supplementary Planning Document. The building and facing windows are considered sufficiently removed from existing habitable room windows and private gardens, and would not cause any significant loss of privacy.

Highway Considerations

The scheme will be accessed from Hough Green Road. As detailed above parking and servicing will be provided either side of a central block predominantly below first and second floor wings to provide undercroft parking. That parking will extend to land within the site to the front and rear of those wings.

Whilst the Council Highway Engineers would normally expect parking provision at a rate of 1.25 spaces, the applicant has sought to justify the proposed parking levels in the transport statement based on factors including reported car ownership levels in the Hough Green Area and accessibility of the site by other modes including walking, cycling and public transport.

On the previous scheme (18/00021/FUL) it was agreed that 1 space per apartment could be permitted. Amended plans have been received for this application, providing a total of 30 car parking spaces and 3 motorcycle spaces. The plans indicate that 5 of the car parking spaces would be for the bookmakers.

In light of the overall proposed parking provision, and the extant planning permission, it is considered that a refusal of planning permission on parking grounds could not be sustained. Following advice from the Councils Highway Engineer some minor

amendments are required to the landscaping and layout, which can be dealt with by way of condition.

Taxi Rank Relocation/ Removal

There is currently a statutory taxi rank in front of the development which will need to be moved/removed because the construction traffic may need to cross it and, when the development is complete, it would be outside residential properties and the access/exit would cut across the rank. The Council's Taxi Officer has previously confirmed that there appears to be no suitable space in the immediate vicinity where the rank could be safely moved. Therefore it will likely need to be removed.

To remove the rank requires *inter alia* a statutory advert to be made and the road markings and pole to be removed. It is advised that the removal of the taxi rank and the steps required to facilitate it be required by a Grampian style planning condition.

Flood Risk and Drainage

The proposed development lies in flood zone 1 and is less than 1 Ha in area so a flood risk assessment is not required. The Lead Local Flood Authority (LLFA) has previously advised on 18/00021/FUL that the development does not lie within a critical drainage area but it is on a site that has been previously developed. It is therefore expected that the site drainage strategy will result in a reduction of 50 per cent in surface water discharge rates from the new development.

It also advised that there is a public combined sewer in Hough Green Road but the developer will be expected to have demonstrated the use of the drainage hierarchy, before approaching United Utilities for a sewer connection.

United Utilities has also stipulated this requirement but confirmed that in the event of surface water draining to public sewer, appropriate attenuation will be required. It is considered that an appropriate drainage strategy and attenuation can be secured by appropriately worded planning condition.

Contaminated Land

The application is supported by a Phase I desk study report (ref CCG-C-17-9956 CCG Ltd, October 2017). The report concludes that possible made ground from the development of the plot and the surrounding area, along with ground gases from infilled ponds that could lead to pollutant linkages, and therefore phase 2 works are proposed.

The report was previously reviewed by the Council's Contaminated Land Officer under application 18/00021/FUL, who identified a number of matters that needed to be taken into account including the infilled subway to the east of the site. Notwithstanding that, a phase 2 site investigation and risk assessment will be required to ensure that the site is suitable for the proposed use. It is recommended that these further

investigations and risk assessment be conditioned along with any required remedial strategy and validation reporting.

Waste

The proposal involves construction activities and policy WM8 of the Joint Merseyside and Halton Waste Local Plan (WLP) applies. This policy requires the minimisation of waste production and implementation of measures to achieve efficient use of resources, including designing out waste. In accordance with policy WM8, evidence through a waste audit or a similar mechanism (e.g. site waste management plan) demonstrating how this will be achieved must be submitted and can be secured by a suitably worded planning condition.

The applicant has provided sufficient information with respect to provision of on-site waste storage and management to demonstrate compliance with policy WM9 of the Joint Merseyside and Halton Waste Local Plan.

Open Space Provision

The scheme is considered deficient with regards open space provision when measured against UDP Policy H3. In accordance with the Councils adopted Provision of Open Space SPD financial contributions for off-site provision have been calculated. The applicant has agreed in principle and it is considered that this can be adequately secured by legal agreement or other appropriate agreement.

Designing Out Crime

The Cheshire Constabulary Designing Out Crime Officer has provided the following comments and advice on the scheme:

- The redevelopment will be a vast improvement to the site, and use of CCTV is recommended
- The under crofts need to be well lit and covered on the CCTV system.
- P1A laminated glazing recommended.
- All doors and windows should comply to PAS 24:2016
- Recommends 1.8 metre close boarded fencing to private areas, which should be gated to ensure they can only be used by residents.
- The doors on both side elevations are recessed. I would recommend that these recessed areas are a maximum of 600mm.
- The apartments should be fitted with access control and a video entry system compatible to UL 293.
- The bin and cycle stores should be part of the access control system.

The submitted Design and Access Statement confirms that overall detailed security features are to be discussed and agreed with the relevant police liaison officers. The above can be attached as an informative to any grant of planning permission.

7. CONCLUSIONS

Permission is sought for the development of 26 No. apartments, bookmakers with ancillary development over three storeys. The site lies within a Primarily Residential Area in the Halton Unitary Development Plan and has extant planning permission (18/00021/FUL) for 28 apartments, as such proposals for residential development are considered acceptable in principle.

The design and appearance of the building is considered to be acceptable, the proposal would not harm the character and appearance of the area or the amenity of surrounding occupiers. Outstanding matters relating to landscaping, contaminated land, and drainage can be suitably dealt with by way of condition.

8. RECOMMENDATION

The application be approved subject to the following:

- a) a legal or other appropriate agreement relating to securing financial contributions to open space.
- b) Conditions relating to the following:
 1. Outline planning permission conditions setting out time limits and reserved matters (BE1)
 2. Condition specifying approved and amended plans (BE1)
 3. Requiring submission and agreement of a Construction Management Plan including vehicle access routes and construction car parking; (BE1)
 4. Materials condition, requiring the submission and approval of the materials to be used (BE2)
 5. Landscaping condition, requiring the submission and approval of landscaping details. (BE2)
 6. Boundary treatments to be submitted and approved in writing. (BE2)
 7. Wheel cleansing facilities/ strategy to be submitted and approved in writing. (BE1)
 8. Construction and delivery hours to be adhered to throughout the course of the development. (BE1)
 9. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/ commencement of use. (BE1)
 10. Condition relating to the implementation of bin store provision (BE1)
 11. Requiring submission and agreement of site and finished floor and site levels (BE1)
 12. Site investigation, including mitigation/ validation to be submitted and approved in writing. (PR14)
 13. Condition relating to the implementation of cycle store provision in accordance with details to be submitted and approved (TP6)

14. Submission and agreement of biodiversity enhancement features including bird/ bat boxes, insect/ hedgehog houses etc (BE1 and GE21)
15. Requiring submission and agreement of foul and surface water drainage including attenuation (PR16)
16. Submission and agreement of Site Waste Management Plan (WM8)
17. Requiring submission and agreement of electric vehicle parking and charging point(s) details (NPPF)
18. Grampian style condition requiring removal of taxi rank.

c) That if the S106 Agreement or alternative arrangement is not executed within a reasonable period of time, authority be delegated to the Operational Director – Policy, Planning and Transportation in consultation with the Chairman or Vice Chairman of the Committee to refuse the application.

9. BACKGROUND PAPERS

The submitted planning applications are background papers to the report. Other background papers specifically mentioned and listed within the report are open to inspection at the Council's premises at Municipal Building, Kingsway, Widnes, WA8 7QF in accordance with Section 100D of the Local Government Act 1972

10. SUSTAINABILITY STATEMENT

As required by:

- The National Planning Policy Framework (2019);
- The Town and Country Planning (Development Management Procedure) (England) Order 2015; and
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015.

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.