

**REPORT TO:** Development Control Committee

**DATE:** 12 April 2021

**REPORTING OFFICER:** Strategic Director – Enterprise, Community and Resources

**SUBJECT:** Planning Applications to be Determined by the Committee – AB Update List

**WARD(S):** Boroughwide

| PAGE NO. | LIST A* | LIST B**       | Updated Information   |
|----------|---------|----------------|---|
| 11       |         | 20/00445/OUT   |   |
| 57       |         | 20/00536/FUL   |   |
| 81       |         | 21/00138/P3JPA | <p><b>Nationally Described Space Standards</b></p> <p>Members should note that with effect from 06/04/2021, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) does not grant permission for, or authorise any development of, any new dwellinghouse—</p> <p>(a) where the gross internal floor area is less than 37 square metres in size; or</p> <p>(b) that does not comply with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015.</p> <p>“Technical housing standards – nationally described space standard” – <a href="https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard">https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard</a></p> |

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|  |  |  | <p>The reference to the nationally described space standard is to that standard read together with the notes dated 19th May 2016 which apply to it.</p> <p>Members will be advised further on this at Committee following the receipt of legal advice.</p> <p><b>Additional Representation</b></p> <p>One additional representation has been received stating that parking is already a huge problem for workers and local residents and often access is blocked due to deliveries to local shops and people parking on yellow lines. Having additional vehicles in the area would cause even further problems.</p> <p><b>Cheshire Police Observations</b></p> <p>They acknowledge the limited scope for consultation on prior approval applications, however they have provided observations on the finer detail of the scheme for the applicant's consideration. These can be attached an informative on a decision letter.</p> |
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**\* LIST A items are those items that are not considered to raise significant issues that require further explanation. Members have a full report and these items are not anticipated to initiate further discussion. List A items are considered at the start of the meeting unless a Member specifically requests that an item be moved to List B.**

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

**Note:- Background Papers**

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