

**REPORT TO:** Development Management Committee

**DATE:** 1<sup>st</sup> March 2022

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

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

**WARD(S):** Boroughwide

PAGE NO.	LIST A*	LIST B**	Updated Information
9		21/00316/FUL	No Update
19		21/00613/FUL	<p><u>Final comments from the Highways Officer</u>  The application has been submitted with a Transport Statement (TS) to support the proposal, and the Highways Officer has been consulted. The TS demonstrates that the proposal would not increase traffic to an unacceptable level. Access will be taken from Perry Street / Sewell Street via Picton Avenue, and the submitted plans demonstrate that this will ensure suitable visibility and safe access for both motorised and non-motorised vehicles.  The site is accessible by sustainable modes of travel and is within walking distance of local amenities.</p> <p>With regards to car parking and following assessment of the site on its own merit, and in context to recent similar recent permissions, the Highway Authority recommended that the following reduced standard be considered to be the appropriate provision required to mitigate against the impact to surrounding area in terms of parking demand and to limit the potential for ant-social parking.</p> <p>1 bed unit – 1 space – 17 spaces  2 bed unit – 1.25 spaces – 20 spaces  This reduced requirement would attract a provision of 37 spaces for the proposed development.</p>

			<p>The layout as submitted shows 36 number spaces but it the Highway Officers opinion that the space nearest the entrance gates is not considered to be practical. Currently the gates are shown open outwards onto adopted highway which is not permitted and when hung the opposite way the car parking bay would be obstructed.</p> <p>This said given the site constraints, accessibility and proximity to the town centre we consider 35 spaces to be acceptable. We would however request that a car parking management plan be submitted for consideration, this is likely to be a simple note setting out how spaces will be allocated and managed.</p> <p>The required number of accessible spaces are provided with the correct number marked as disabled bays.</p> <p>With regards to EV charging provision on site 3 bays are marked on the plan. It should be noted however that as part of our pre-application advice we suggested that a scheme of this type and scale should provide 4 spaces with charging facilities with a further 4 first fixed for further roll out (power usage for the site should factor in 8 charging bays). We would agree to 3 bays being made available from the outset but we would again ask the applicant to ensure the development allows for additional provision as demand increases. Details of the equipment proposed should be provided for approval and the scheme implemented prior to first occupation.</p> <p>The layout of access, servicing areas and car parking should be laid out as per approved plans and retained for the life of the development.</p> <p>Cycle parking is shown on the plans to an acceptable level however details of the type of provision have not been supplied therefore further details are required to ensure they meet the necessary standard.</p> <p>We would request that a condition be placed on any permission to ensure details are submitted for approval and provision is in place prior to occupation to be retained thereafter.</p>
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34		21/00657/FUL	Updated site plans have been received, with an amendment made in line with comments from the Highways Officer to include a tactile crossing which now removes the need for condition 9 – Highways Off-site connection works.
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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.

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**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](mailto:Dev.control@halton.gov.uk) in accordance with Section 100D of the Local Government Act 1972.