

REPORT TO: Development Management Committee

DATE: 5th February 2024

REPORTING OFFICER: Executive Director – Environment & Regeneration

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

WARD(S): Boroughwide

PAGE NO.	LIST A*	LIST B**	Updated Information
8		22/00638/FUL	See Below
68		23/00018/FUL	

22/00638/FUL - UPDATE

The following further advice has been received from the Council’s retained adviser on heritage matters:

The proposed site is located in the centre of Hale Village and as such is located within the Hale Village Conservation Area, and is bordered by residential properties to the north, east and west. The application site was previously classified as an ‘Area of Special Landscape Value’ until the adoption of the Halton Delivery and Allocations Local Plan in 2022 which designated the site as suitable for housing.

While the application site has typically not included any development, the site is surrounded by residential developments and the impact of the site on the setting of the conservation area is neutral due to its unkept nature . The existing sandstone boundary wall, hedging and TPO’s on the site however do have a positive impact on the wider setting of the conservation area. Hale Village Conservation Area is experienced through the open landscape to the east and south and the proposals will not impact on this openness with views of the development being limited through existing developments when viewed from outside the conservation area. Views of the application site are also limited in respect of the nearby listed buildings.

While it is evident from historical mapping that a pond had previously been present on the site its omission from OS maps over the last 50-70 years

indicates that the body of water has since been lost. Views into the application site are limited as the site was until recently screened by mature hedging and the site itself was heavily overgrown. As a result, the impact of any body of water forming even seasonally would have little or no impact on the wider setting of the conservation area and would not have previously had any public benefit. It should be noted that the general character of the conservation area is described as 'a number of historic whitewashed cottages centred on the linear plan of the High Street and Church End', being 'predominantly single storey, constructed from brick and thatch'. It is also noted that the area contains a mix of 20th century housing and mature planting.

Overall, we would consider the application site as having little to no impact on the current setting of the conservation area due to its unkept nature and lack of public accessibility. The proposed scheme would create a more active site on this derelict plot having a positive impact on the conservation area.

*** 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.