

**REPORT TO:** Development Management Committee

**DATE:** 2<sup>nd</sup> September 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
4		24/00007/FUL	<p>The Council's retained ecology advisor has reviewed and verified the Applicant's on site post development ecology units. Hedgerow units post a net gain of 2.08 units, water course units post a gain of 1.42 units. There is a reported loss of -0.58 habitat units which necessitates a compensatory off site ecology enhancement of 0.58 habitat units. This will be secured by way of an appropriately worded clause in the reported S106 agreement. The Council's ecology advisor recommends that a landscape and ecological management plan is attached to a planning permission, the applicant has agreed to the use of such a condition.</p> <p>A few points of clarification to the published report. The report makes reference to the site featuring alongside Derby Road instead of South Lane. The A5080 is known as Derby Road up to the point of Barrows Green Lane junction at which point it becomes South Lane. The report makes reference to the site being served by two main access points, from the latest plans it is noted that the site is served by three access points.</p> <p>In terms of market housing, there are 76 No. 3-bed units and 72 No.</p>

			<p>4-bed units.</p> <p>The application site is a strategic land allocation and as a result the affordable housing requirement is 20% not the reported 25%.</p> <p>The report makes reference to the LCR HEDNA in the housing mix section set out at page 10 of the published agenda. A correction to the data set out in table 3 on page 11 of the published agenda is set out below. Notwithstanding, the proposed scheme is still considered to be in conflict with para 2 of policy CS(R)13 with regard to tenure.</p>
<b>47</b>		24/00097/FUL	See below table.
<b>80</b>		24/00147/FULEIA	<p>HBC Open Spaces has confirmed that the additional information provided address all concerns from the open space services department.</p> <p>HBC Highways has confirmed that, situated on the primary access route for the approved Sandymoor South Phase 2 development site, with setback from the highway for the typical service/maintenance vehicles to wait clear, and not create obstruction, whilst gaining access, through the secure gated compound; with associated internal parking space within the site. There are no severe highway concerns nor sustainable objection in terms of highway considerations.</p> <p>Given the potential for change in external plant which would be available to the operator by way of wide ranging permitted development rights and to minimise resulting impact on the outlook for adjoining residents, an Additional condition is recommended to restrict the height of any future external transformer or other plant and machinery installed to 4.2m to reflect the height of the adjacent switch building.</p>

### **24/00007/FUL - HEDNA Housing Need Evidence Base Correction**

Per the update table above, the below table is a correction and is to substitute Table 3 on page 11 of the published agenda.

	<b>Market</b>	<b>Social/Affordable Rent</b>	<b>Affordable Home Ownership</b>
<b>1 bed units</b>	<b>5%</b>	<b>45%</b>	<b>25%</b>
<b>2 bed units</b>	<b>40%</b>	<b>30%</b>	<b>45%</b>
<b>3 bed units</b>	<b>45%</b>	<b>20%</b>	<b>25%</b>
<b>4+ bed units</b>	<b>10%</b>	<b>5%</b>	<b>5%</b>

### **24/00097/FUL Table Evidence Update**

Please see the attached Technical Note submitted by the applicant (Cora iHt date 19<sup>th</sup> August 2024). In addition Officers have produced the following count:

	<b>24/00097/FUL before Committee</b>
<b>How many spaces in the red line application boundary?</b>	207
<b>After development, how many spaces available on site?</b>	83
<b>What is the loss of parking within the red line if all the remaining spaces are for everyone?</b>	207-83= 124

It can be seen that the Officers count is slightly different as this exercise was carried out by literal counting of spaces so some discrepancies are to be expected. However, as the count is so close (124/125) it is considered that the figures on the applicants submission are correct.

The Highway Officer does not consider sufficient grounds for refusal.

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