

REPORT TO: Development Management Committee

DATE: 3 March 2026

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
		25/00506/COU	<p>In relation to the highways officer advice, the report sets out that a holding objection was received from the highways officer and that they sought additional information. Further to this the highways officer has reviewed the application and the parking situation in the area. Following this review the highways officer has no objection to the proposal. The proposal would only marginally increase the parking requirement in the area. The properties location is in a sustainable area and whilst the area does have restrictions for parking, it is not considered that a refusal could be sustained and defended at appeal.</p> <p>The Local MP for Runcorn and Helsby has provided an objection for this application since the report has been published. It is believed that the concerns raised have already been addressed within the committee report, however please see the full objection and reasonings below:</p> <p><i>I am writing to formally object to the planning application for the conversion of this two-bedroom residential dwellinghouse (Use Class C3) into a four-bedroom HMO at 31 Balfour Street, reference 25/00506/COU.</i></p> <p>Overconcentration and Cumulative Impact <i>Firstly, the introduction of an HMO at this location would contribute to the further overconcentration of such properties in Runcorn. Balfour Street and the surrounding areas are predominantly made up of family dwellings, and the conversion of number 31 into a high-occupation dwelling would undermine the</i></p>

established residential character, contrary to Halton's local plan which seek to maintain sustainable communities with 'stronger and more attractive neighbourhoods'.

spd

Loss of Current Housing Stock

The conversion of this two-bedroom residential dwellinghouse (Use Class C3) into a four-bedroom HMO will reduce the housing stock available to local families. Halton already has significant social issues associated with local housing allocations, with 24% of the housing stock in the social rent sector, far higher than both the regional and national averages. My office regularly deals with constituents who have remained on housing waiting lists for years unable to get suitable accommodation.

Hmo go towards council needs so refusal cant be justified

Impact on Residential Amenity

It is well evidenced that HMOs generate a higher turnover of both occupants and visitors, such as has been commonly seen in Brook Vale and Castlefields where my constituents regularly report the constant changing of neighbours. This would negatively affect the living conditions of neighbouring residents because of loss of residential amenity.

Parking Provision and Highway Safety

The application fails to adequately address parking and highway impacts. The property does not provide any off-street parking to meet the likely demand generated by multiple unrelated occupants. This would exacerbate existing parking pressure on the street, which is already predominantly made up of terraced homes with on-street parking. This will inevitably lead to further congestion and potential highway safety issues.

See highways response above

Refuse Storage and Waste Management

In addition, the application does not demonstrate that adequate refuse and recycling storage can be provided without harming the visual amenity of the

			<p><i>area. My constituents elsewhere in Halton report that HMOs often result in bin overflow, poor waste management, and the downgrading of the street scene, including the build-up of rubbish in the front gardens of HMOs. For these reasons, I object to this planning proposal.</i></p> <p>See below officers response to each comment:</p> <p>Over concentration and cumulative impact- The newly adopted SPD exists to prevent overconcentration of HMO's in one area. this proposal has been reviewed against this SPD and is not contrary to its guidance.</p> <p>Loss of current housing stock- HMO's contribute to Halton's housing stock requirements, a refusal on this basis would not be sustained.</p> <p>Impact on residential amenity- The proposal is a residential use in a residential area. If excessive noise is to occur from this development, this would be a private matter to be dealt with the management company or environmental health legislation.</p> <p>Parking provision and highway safety- The site is in a sustainable area, and given that the parking requirements would be a minimal increase, it is not considered that a refusal on this basis would be sustained. In order for an application to be refused on highway grounds, an unacceptable impact to highway safety must be present.</p> <p>Refuse storage and waste management- The current waste storage area is in the rear garden. On bin collection day, the bins are presented on the road along with all of the other dwellings on the street. This is not proposed to change following the change of use and a refusal could therefore not be sustained on this basis.</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.