



Development Control Committee

**Tuesday, 16 April 2013 6.30 p.m.
Civic Suite, Town Hall, Runcorn**



Chief Executive

COMMITTEE MEMBERSHIP

Councillor Paul Nolan (Chairman)
Councillor Dave Thompson (Vice-Chairman)
Councillor Sandra Baker
Councillor Ron Hignett
Councillor Stan Hill
Councillor Chris Loftus
Councillor Angela McInerney
Councillor Keith Morley
Councillor Shaun Osborne
Councillor Carol Plumpton Walsh
Councillor Christopher Rowe

*Please contact Ann Jones on 0151 511 8276 Ext. 16 8276 or
ann.jones@halton.gov.uk for further information.
The next meeting of the Committee is on Monday, 13 May 2013*

**ITEMS TO BE DEALT WITH
IN THE PRESENCE OF THE PRESS AND PUBLIC**

Part I

Item No.	Page No.
1. MINUTES	1 - 9
2. DECLARATIONS OF INTEREST	
<p>Members are reminded of their responsibility to declare any Disclosable Pecuniary Interest or Other Disclosable Interest which they have in any item of business on the agenda, no later than when that item is reached or as soon as the interest becomes apparent and, with Disclosable Pecuniary Interests, to leave the meeting prior to discussion and voting on the item.</p>	
3. PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE	10 - 33
4. MISCELLANEOUS ITEMS	34 - 35

In accordance with the Health and Safety at Work Act the Council is required to notify those attending meetings of the fire evacuation procedures. A copy has previously been circulated to Members and instructions are located in all rooms within the Civic block.

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 11 March 2013 at Civic Suite, Town Hall, Runcorn

Present: Councillors Nolan (Chairman), Thompson (Vice-Chairman), Baker, R. Hignett, S. Hill, C. Loftus, A. McInerney, Osborne and Rowe

Apologies for Absence: Councillors Morley and C. Plumpton Walsh

Absence declared on Council business: None

Officers present: A. Jones, T. Gibbs, M. Noone, A. Plant, R. Barnett, R. Cooper, J. Farmer, G. Henry, I. Mason and P. Shearer

Also in attendance: Councillors Philbin, Gerrard and J Bradshaw and 45 Members of the Public

**ITEMS DEALT WITH
UNDER DUTIES
EXERCISABLE BY THE COMMITTEE**

	<i>Action</i>
<p>DEV68 LOCAL GOVERNMENT ACT 1972 AND THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 URGENT BUSINESS</p> <p>The Committee was advised that a matter had arisen which required immediate attention by the Committee (Minute Dev 77 refers). Therefore, pursuant to Section 100 B (4) and 100 E of the 1972 Act, the Chairman ruled that the item be considered as a matter of urgency.</p>	
<p>DEV69 MINUTES</p> <p>The Minutes of the meeting held on 11 February 2013, having been printed and circulated, were taken as read and signed as a correct record.</p>	
<p>DEV70 PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE</p> <p>The Committee considered the following applications for planning permission and, in accordance with its powers and duties, made the decisions described below.</p>	
<p>DEV71 - 12/00370/COU - PROPOSED CHANGE OF USE FROM OFFICES (B1) TO CHEMIST/PHARMACY AND NEW SHOP, INCLUDING STEPPED AND RAMPED ACCESSES,</p>	

SHOP FRONT AND CAR PARKING AT WHITFIELD & BROWN, APPLETON VILLAGE, WIDNES

The consultation procedure undertaken was outlined in the report together with background information in respect of the site.

This item was deferred from the January Committee for further assessment of noise and light disturbance; for explanation of relevant retail policies and assessment of car parking provision for retail space applied for.

It was noted that the further updates and assessments relating to the above were provided in *italics* in the report. These included the revised schedule regarding lighting; the alteration of the kerb at the entrance to the site; and the S106 Agreement being entered into in relation to the prevention of the pharmacy being used as a needle exchange.

Mr Jon Moorehouse, the agent for the applicant addressed the Committee in support of the amended application.

Mrs Patel then addressed the Committee opposing the application on behalf of neighbouring businesses and residents.

Councillor Philbin (Ward Councillor) then addressed the Committee stating that he welcomed the changes being made in relation to the repositioning of the buildings. Due to the concerns of local residents, he objected to the proposed opening hours of the pharmacy.

The case officer clarified the amount of gross retail floor space being applied for as 172.395 square metres and that an amended plan showing this had been issued and consulted upon, and that the amount would be controlled by condition.

Members debated the viability of the business; the opening hours; proximity of the public house and the potential for anti-social behaviour. They also took the amendments into consideration. The majority were satisfied after officers' responses and a motion was made to approve the application, subject to the entering into of a Section 106 Agreement as mentioned below. This was supported and the application was approved.

RESOLVED: That the application be approved

subject to:

- a) the applicant entering into a Section 106 Agreement to agree to: restricted use of the site to prevent its use as a needle exchange; and a timetable for securing the buildings on the site and fencing off the remainder of the site in the applicant's ownership.
- b) and the following Conditions:
 1. Amended plans (BE1);
 2. Statutory three year period for implementation (BE1);
 3. Materials (BE2);
 4. Hours of opening (BE1);
 5. Amended plans to show provision of access and car parking and defined gross retail area (BE1, TP6, TC6 and CS5);
 6. Provision of plans showing a lighting scheme (BE1);
 7. Lighting details shall be installed to comply with the recommendations of the Institute of Lighting Engineers (BE1);
 8. Details of emergency access on to alleyway to ensure it does not open outwards (BE1);
 9. Details if improvements to vehicle access to be approved (BE1);
 10. Restriction of retail area to 110 square metres with a gross area no greater than 190 square metres (BE1, H8, TC6 and CS5);
 11. Boundary treatment details to include colour coating (BE212);
 12. Installation of boundary to rear of the site within an agreed timescale (BE1);
 13. Details of provision of cycle parking (TP7);
 14. Details of refuse storage (BE1);
 15. Details of security shutters to be approved (BE22);
 16. No deliveries to the site shall take place outside the permitted opening hours of 0700 to 2300 hours Mon to Fri; 0800 to 2200 hours Sat; 1000 to 1600 hours Sun (BE1);
 17. Details of alarm and CCTV system to be submitted (BE1 and BE2); and
 18. All external lighting shall be compliant with the Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light (BE1 and PR4).

INFRASTRUCTURE DEVELOPMENT

The consultation procedure undertaken was outlined in the report together with background information in respect of the site.

It was reported that the Environmental Health officers raised no objection to the application having considered the submitted air quality assessments and expected emissions contributions. The applicant had agreed to the provision of a financial contribution towards air quality monitoring by way of unilateral undertaking so recommendations (a) and (b) described in the report would not be required. Additional conditions relating to boundary treatments, hard and soft landscaping, sheeting of HGV's and the use of sealed containers for the transportation of biomass fuel and waste ashes, as required when transported to or from the site, would be added.

The Committee was addressed by Mr Albrow who represented the applicant. He stated that the plant would create a total of 90 jobs which would be filled by local residents. He reassured the Committee that only waste and virgin wood would be used in the biomass process which would be checked and tested prior to processing to ensure there was no unacceptable contamination and emissions met levels set by the Environment Agency permit.

Following Members' comments it was noted that a grid connection would be required to link the plant to the National Grid, most likely via the cable network to the sub-station on Desoto Road. This would be implemented by the relevant electricity company.

Members moved to approve the scheme which was supported. Councillor C Loftus voted against the resolution to approve the application and asked that his vote be recorded in the minutes.

RESOLVED: That the application be approved subject to the following Conditions:

1. Standard time limit condition requiring that the permission be implemented within 3 years;
2. Specifying amended plans;
3. Materials condition, requiring the submission and approval of the materials to be used (BE2);
4. Construction Environmental Management Plan including wheel cleansing facilities to be submitted and approved in writing (BE1);

5. Submission and agreement of foundation/ piling design and risk assessment (GE18);
6. Construction and delivery hours to be adhered to throughout the course of the development. (BE1);
7. Vehicle access, parking and servicing to be constructed prior to commencement of use (BE1);
8. Requiring finished floor and site levels be carried out as approved (BE1);
9. Site investigation, including mitigation to be submitted and approved in writing (PR14);
10. Restriction of external lighting (PR4);
11. Submission and agreement of a programme of archaeological work (BE6);
12. Securing maintenance of site entrance sight lines (BE1);
13. Securing cycle parking in accordance with a scheme submitted to and agreed in writing (TP6);
14. Submission and agreement of scheme to manage surface water run-off (PR5/16);
15. Submission and agreement of scheme to risk of flooding from overland flow (PR16);
16. Submission and agreement of remediation verification report (PR14);
17. Submission and agreement of scheme to remove suspended solids from surface water run-off (PR5);
18. Submission and agreement of scheme of groundwater monitoring (PR15);
19. Submission and agreement of ground gas risk assessment ((PR14); and
20. Restricting external storage (E5).

DEV73 - 12/00478/ELD - APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR USE OF THE APPLICATION SITE FOR THE PROVISION OF EDUCATION TO VULNERABLE PEOPLE BELOW THE AGE OF 20 YEARS WHO SUFFER FROM AUTISM, ASPERGERS SYNDROME, OR OTHER MENTAL OR PHYSICAL IMPAIRMENT LIABLE TO CAUSE THEM TO BE EXCLUDED FROM NORMAL EDUCATION AT HOPE COMMUNITY CHURCH, CLIFTON ROAD, RUNCORN

This application had been appealed; therefore the Committee was not in a position to determine the application.

DEV74 - 12/00479/S73 - APPLICATION UNDER S73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 FOR THE USE OF THE SITE AS A COMMUNITY CENTRE AND CHURCH WITHOUT COMPLYING WITH CONDITION (12) SUBJECT TO WHICH PLANNING PERMISSION REF.

09/00492/FUL WAS GRANTED, TO ENABLE THE CONTINUED USE OF THE SITE FOR THE PROVISION OF EDUCATION TO VULNERABLE PEOPLE BELOW THE AGE OF 20 YEARS WHO SUFFER FROM AUTISM, ASPERGERS SYNDROME OR OTHER MENTAL OR PHYSICAL IMPAIRMENT LIABLE TO CAUSE THEM TO BE EXCLUDED FROM NORMAL EDUCATION, AT HOPE COMMUNITY CHURCH, 70 CLIFTON ROAD, RUNCORN

The consultation procedure undertaken was outlined in the report together with background information in respect of the site.

It was reported that since the agenda was published the applicant's agent had sent in a letter dated 4 March 2013 stating that Hope Corner Community Church would not object to the rewording of the proposed condition 12 as mentioned on the agenda. The letter stated that the reason for the amended condition should be to comply with National Planning Policy and the Department of Communities and Local Government statement on planning for schools development.

The revised condition as proposed would still retain some control over the further expansion of the educational use by limiting the provision of up to 20 learners per day of the specified categories.

It was noted that one further representation had been received objecting to the application, on the same grounds already summarised in the report. The status of the school was confirmed by the Department of Education as an independent school responsible for its own funding. Members were reminded that the National Planning Policy Framework was not biased towards any particular type of funded school, so its source of funding was irrelevant to the application.

It was noted that the applicant's agent had incorrectly commented on the use of 'breach of condition enforcement notices' on page 77 of the committee report. He had stated that there was no right to appeal against this type of notice, which was wrong. A 'breach of condition enforcement notice' could be appealed against. He had confused this type of notice with a 'breach of conditions notice' which you cannot appeal against.

RESOLVED: That the amendment of Condition 12 be approved as follows:

The premises shall be used for the purposes of a community centre and a church and for no other purpose (including any other purpose in Class D1 of Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification EXCEPT THAT, this Condition shall not apply to the provision of education (limited to 20 learners per day) for vulnerable people below the age of 20 years who suffered from autism, Asperger's syndrome, or other mental or physical impairment liable to cause them to be excluded from normal education).

A further condition was required for the submission of a new travel plan that included parking management details.

DEV75 - 12/00511/FUL - PROPOSED DEVELOPMENT OF A CLASS A1 NEIGHBOURHOOD FOODSTORE (1556 GIA) WITH 74 ASSOCIATED CAR PARKING SPACES (AMENDMENT TO PROPOSAL PERMITTED UNDER APPLICATION REF: 11/00240/FUL AT SITE OF FORMER VESTRIC HOUSE

The consultation procedure undertaken was outlined in the report together with background information in respect of the site.

Mr Chris Hawley from Lidl UK addressed the Committee supporting the application, stating that they would be ready to start onsite in 4-6 weeks' time if planning permission was granted. He added that jobs would be created onsite and offsite following the completion of the scheme.

It was reported that the scheme had been slightly amended since the originally approved scheme and alterations had been made to its size, car parking and elevation treatments. It was noted, following Members' queries, that the landowners Opus were actively looking at options for the public house site.

Resolved: That the application be approved subject to the following Conditions:

1. Statutory 3 year period for implementation (BE1);
2. Amended plans (BE1 + BE2);
3. Materials submission prior to development beginning (BE2);
4. Boundary treatment details submission prior to development beginning (BE22);

5. Details of a surface water drainage scheme, based on sustainable drainage principles to be submitted and agreed prior to development beginning (BE1);
6. Site levels submitted prior to development beginning (BE1);
7. Details of the position of gulleys between the car park and West Lane prior to development beginning (BE1);
8. Details of lighting to be submitted prior to development beginning (BE1) and BE2);
9. Entering into the Council's proposed parking partnership group prior to the first occupation of the any of the premises (T12);
10. Submission of details of cycle parking prior to development beginning (TP6);
11. Submission of details of disabled access to the south of the site prior to development beginning (TP12);
12. Submission of structural calculations to prove the capability of the retaining wall on West Lane prior to development beginning (BE1);
13. Submission of a Travel Plan prior to development beginning (TP16);
14. Submission of a Construction Management Plan, including a phasing strategy, prior to development beginning (BE1);
15. Submission of details of wheel cleansing facilities, including a method statement and site plan identify the facility location, prior to development beginning (BE1);
16. Hours of construction (BE1); and
17. Submission of details of on-site parking for during construction, prior to development beginning (BE1).

DEV76 - 12/00516/FUL - PROPOSED ERECTION OF PORTAL FRAMED BUILDING FOR USE AS RAW MATERIALS RECEPTION ALONG WITH NEW TALLOW FARM TO REPLACE EXISTING TALLOW FARM AND NEW VEHICLE WASH FACILITY TO REPLACE EXISTING VEHICLE WASH FACILITY AT PDM GRANOX, DESOTO ROAD, WIDNES

The consultation procedure undertaken was outlined in the report together with background information in respect of the site.

Committee Members were provided with two pictures of the proposed raw materials reception building in the update list. It was agreed that this together with the new tallow farm and a new raw material reception building, would improve the health and safety aspects associated with raw material delivery and reception as well as significantly

improving the odour release issues associated with the current process. Members were advised that the plans formed part of the overall site development plan which aimed to update the existing processes, improve the general aesthetics of the site and would reduce the environmental impact of its operations.

RESOLVED: That the application be approved subject to the following Conditions:

1. Specifying amended plans;
2. Materials condition, requiring the submission and approval of the materials to be used (BE2);
3. Construction Management Plan including wheel cleansing facilities to be submitted and approved in writing (BE1);
4. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
5. Vehicle access, parking and servicing to be constructed prior to commencement of use (BE1);
6. Requiring finished floor and site levels be carried out as approved. (BE1);
7. Site investigation, including mitigation to be submitted and approved in writing (PR14);
8. Restriction of external lighting (PR4);
9. Securing provision of high speed access doors and interlocked raw materials hopper lids (PR3); and
10. Requiring submission and agreement of noise mitigation during construction/ demolition activities (GE18).

DEV77 - TPO 118 - CONFIRMATION OF TREE PRESERVATION ORDER, VICARAGE GARDEN, PIT LANE, WIDNES

The consultation procedure undertaken was outlined in the report together with background information in respect of the site.

The Committee was advised that one objection had been received from the neighbouring resident adjacent to the boundary. Planning Officers had spoken to the objector advising her that she would be able to cut back and maintain the trees that encroached on her property despite the Tree Preservation Order.

RESOLVED: that the Tree Preservation Order be approved and confirmed.

Meeting ended at 8.35 p.m.

REPORT TO: Development Control Committee

DATE: 16 April 2013

REPORTING OFFICER: Strategic Director, Policy & Resources

SUBJECT: Planning Applications to be determined by the Committee

WARD(S): Boroughwide

APPLICATION NO:	13/00042/FUL
LOCATION:	Halton Direct Link, Queens Avenue Widnes
PROPOSAL:	Proposed demolition of existing Council Office and the construction of 6 no. two bedroom, two storey houses and 6 no. 1 bedroom flats
WARD:	Ditton
PARISH:	N/A
CASE OFFICER:	Pauline Shearer
AGENT(S) / APPLICANT(S):	Halton Housing Trust, Daresbury Point, Manor Park, Runcorn
DEVELOPMENT PLAN ALLOCATION: Halton Unitary Development Plan (2005)	Protection of Incidental Greenspace (GE11)
DEPARTURE	No
REPRESENTATIONS:	No Comments
RECOMMENDATION:	Approve
SITE MAP	



1. APPLICATION SITE

The Site and Surroundings

The site is the Halton Direct Link building including surrounding area. The site is on the junction of Coronation Drive, Philip Road and Queens Avenue. The proposal fronts Queens Avenue and Coronation Drive.

Planning History

The planning history relates to various minor and advertising applications relating to Halton Direct Link and none are directly relevant to this current application.

2. THE APPLICATION

Proposal Description

The application proposes the demolition of the Halton Direct Link building and the redevelopment of the site and surrounding greenspace for a three storey apartment block comprising 6 units and a further 6 two bedroom, two storey dwelling houses. The three storey apartment on the corner of Queens Avenue and Coronation Drive and three pairs of semi-detached dwellings fronting Coronation Drive. The proposal provides off street car parking, landscaping and boundary treatment.

Documentation

The planning application and drawings are supported by a Design and Access Statement; Preliminary Ecological Appraisal; Arboricultural Implication Study; Landscape Specification; Report on Survey of Asbestos Materials.

3. POLICY CONTEXT

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in March 2012 to set out the Government's planning policies for England and how these should be applied.

Paragraph 196 states that the planning system is plan led. Applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise, as per the requirements of legislation, but that the NPPF is a material consideration in planning decisions. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

Paragraph 14 states that this presumption in favour of sustainable development means that development proposals that accord with the development plan should be approved, unless material considerations indicate otherwise. Where a development plan is absent, silent or relevant policies are out of date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF; or specific policies within the NPPF indicate that development should be restricted.

Halton Unitary Development Plan (UDP) (2005)

The following Council Unitary Development Plan policies are of particular relevance: -

BE1	General Requirements for Development
BE2	Quality of Design
BE22	Boundary Walls and Fences
GE6	Protection of Designated Greenspace
GE11	Protection of Incidental Greenspace
TP6	Cycling Provision as part of New Development
TP7	Pedestrian Provision as Part of New Development
TP17	Safe Travel for All
H1	Provision for New Housing
H3	Provision of Recreational Greenspace

Halton Core Strategy (2012)

The following Core Strategy policies are of relevance:-

CS1	Halton's Spatial Strategy
CS2	Sustainable Development Principles
CS13	Affordable Housing
CS18	High Quality Design
CS20	Natural and Historic Environment
CS21	Green Infrastructure

Relevant SPDs

New Residential Development SPD; Designing for Community Safety SPD; Draft Open Spaces SPD are of particular relevance

Regional Spatial Strategy is of relevance to this application.

4. CONSULTATIONS

HBC Highways– No Objection in principle

HBC Open Spaces – No objection.

Cheshire Wildlife Trust – Comments to be reported verbally to committee.

United Utilities – No objection.

Cheshire Police – Comments on the principles of secure by design in relation to the buildings, which has been passed to the applicant.

5. REPRESENTATIONS

The application has been advertised by a press notice and a site notice posted near the site. All adjacent and residents and occupiers have been notified by letter. No comments have been received and any further comments will be reported verbally to members.

6. ASSESSMENT

The main issues arising as a result of the proposal are; - residential amenity; design quality; car parking; loss of designated incidental greenspace; affordable housing.

Residential Amenity

The nearest affected residential properties are those on Queens Avenue and Coronation Drive, opposite the proposed development. The Council seeks interface distances between the habitable room windows of two storey dwellings at 21m separation. For three storey development, the Council seeks an additional 3m per storey.

Between the habitable room windows of the 3-storey apartments and those at the properties located above the shops on Queens Avenue facing, a full 25m interface distance is achieved. The living accommodation is at 1st and 2nd floor on the existing block and therefore a 21m separation is appropriate. The proposed ground floor apartments meet the Council's interface standard when the additional 3m for ground to the 2nd floor of the existing units on Queens Avenue. Between the habitable room windows of the two storey dwellings and the facing properties on Coronation Drive, a 28m separation is achieved. No.1 Thirlmere Way is situated at right angles to plot 12 which has only a small obscure window to the side and as such will have only a minimal impact on the occupiers of this property. On this basis the Council's interface guidance contained in the New Residential Development SPD is achieved and Policy BE1 of the Unitary Development Plan is complied with.

Design Quality

The proposed design incorporates frontage development in the main with the three storey apartment building situated so as to create a strong corner development. In addition the proposal creates a small cul-de-sac of three terraces to the rear of the apartment building.

The layout results in a successful continuation of the existing area character and achieves the incorporation of three storey development, mirroring the older three storey row along Queens Avenue and the two storey existing properties on Coronation Drive, Thirlmere Way and Philip Road. The building designs are successful in providing continuity whilst engendering a more modern sense of place.

The proposal provides appropriate bin storage, secure access and private amenity space for future occupiers of both the two storey dwellings at the rear and for the apartments in a landscaped area to the front of the building.

Policies BE1, BE2 and BE22 of the Halton Unitary Development Plan; are complied with and the proposal adheres to;- Designing for Community Safety SPD; New Residential Development SPD and; NPPF.

Highways Safety and Car Parking

The Council Highways Engineer has raised no objection in principle to the proposal subject to the scheme meeting the technical highway requirements of the Council's Highway Engineers.

Loss of Designated Greenspace

The site is designated as an area of incidental greenspace in the Halton Unitary Development Plan and Policies GE11 and GE6 are applicable. Whilst seeking protection of incidental greenspaces, exceptions can be made under certain criteria which include, “clear and convincing reasons why development should be permitted or that loss of the amenity value could be adequately compensated”.

The area of open incidental greenspace is approximately 1210 square metres. In this case the proposal is to provide affordable housing which is sought through the Council’s Core Strategy and the applicant has been requested to provide a financial contribution to compensate for the loss of this space at amenity land value, which will be used to improve existing open space in the locality. This can be achieved through a S.106 Legal Agreement. In addition the Council will seek a robust landscaping scheme around the frontage of the apartments, with mature tree and shrub planting which will minimise the loss of the visual amenity value of the incidental greenspace and this will be achieved through a planning condition.

It is considered that on this basis, given the provision of affordable housing and compensatory measures, that policies GE11 and GE6 are complied with and the loss of the incidental greenspace is acceptable in these specific circumstances.

Affordable Housing

The scheme has been submitted by Halton Housing Trust, a Registered Provider of social housing in the Cheshire area and the scheme is to provide affordable housing on a tenanted basis. The Council’s adopted Core Strategy contains Policy CS13 – Affordable Housing which, for schemes over 10 dwellings or in excess of 0.33ha, seeks 25% of the proposed housing to be identified as affordable. In this particular scheme all of the proposed dwellings are identified as affordable. In order for the Council to obtain assurance that the level of affordable dwellings required by Policy CS13 is met in perpetuity, the applicant has agreed to enter into a Legal Agreement. This will ensure that any future change in landlord, land owner or tenancy arrangements will not erode the level of affordable housing required.

7. CONCLUSIONS

The proposals are considered to offer a sustainable and successful re-development of this parcel of land in a very prominent location within this part of Widnes, maintaining the essential character of the area and addressing the requirements of design, layout and highway safety. The existing small area of incidental greenspace will be compensated for through a financial contribution and on balance, given the provision of affordable housing, it is considered that this is an acceptable approach to policies GE11 and GE6 of the Halton UDP. On this basis the proposal is recommended for approval as it complies with the adopted policies of the Core Strategy and Unitary Development Plan, together with the relevant SPD’s and the NPPF.

8. RECOMMENDATIONS

Approve subject to conditions and section 106 in relation to the provision of a financial contribution towards off-site public open space; compensatory payment for the loss of designated greenspace and; the retention of affordable housing provision to comply with Policy CS13 of the Core Strategy.

9. CONDITIONS

1. Standard 3 year period for implementation (BE1)
2. Condition specifying amended plans (BE1)
3. Materials Submission (BE2)
4. Boundary Treatment (BE22)
5. Tree Protection (BE1)
6. Construction Management Plan including wheel cleansing facilities to be submitted and approved in writing. (BE1)
7. Details for removal of demolition materials (BE1)
8. Landscaping Scheme (BE1)
9. Construction and delivery hours to be adhered to throughout the course of the development. (BE1)
10. PD removed for extensions and outbuildings (BE2)
11. PD removed for fencing (BE22)

10. SUSTAINABILITY STATEMENT

As required by:

- Paragraph 186 – 187 of the National Planning Policy Framework;
- The Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012; and
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2012.

This statement confirms that the local planning authority has worked proactively with the applicant to secure developments that improve the economic, social and environmental conditions of Halton.

APPLICATION NO:	13/00043/FUL
LOCATION:	Yew Tree Hotel, Coronation Drive, Widnes
PROPOSAL:	Proposed demolition of the Yew Tree Pub and the development of 13 no. two bedroom, two storey and 6 no. two bedroom flats
WARD:	Ditton
PARISH:	N/A
CASE OFFICER:	Pauline Shearer
AGENT(S) / APPLICANT(S):	Halton Housing Trust, Daresbury Point, Manor Park, Runcorn
DEVELOPMENT PLAN ALLOCATION:	
Halton Unitary Development Plan (2005)	Primarily Residential (H8)
DEPARTURE REPRESENTATIONS:	No
	1 neighbour comment
RECOMMENDATION:	Approve
SITE MAP	
<p>The site map shows a residential area with several streets. Coronation Drive runs along the top and left sides. A large building, the Yew Tree Hotel (PH), is highlighted with an orange outline in the center. To its right is a row of residential plots numbered 35 through 42. To its left are plots numbered 11 through 16. A green watermark for Halton Borough Council is overlaid on the map. The map also shows a 'steps' area and a 'drise' area. A copyright notice at the bottom reads: © Crown copyright and database rights 2013 Ordnance Survey 100018552.</p>	

1. APPLICATION SITE

The Site and Surroundings

The site is the Yew Tree public house including rear yard and frontage car parking area. The site is on the junction of Coronation Drive, Philip Road and Queens Avenue.

Planning History

The planning history relates to various minor and advertising applications relating to the public house and none are directly relevant to this current application.

2. THE APPLICATION

Proposal Description

The application proposes the demolition of the existing public house and the redevelopment of the site for a three storey apartment block comprising 6 units and a further 13 two bedroom, two storey dwelling houses. Three pairs of semi-detached dwellings fronting Coronation Drive, two pairs fronting Philip Road and a row of three terraces in the rear of the plot. The proposal provides off street car parking, landscaping and boundary treatment.

Documentation

The planning application and drawings are supported by a Design and Access Statement; evidence of the difficulties in operating the public house; Preliminary Ecological Appraisal; Arboricultural Implication Study; Report on Survey of Asbestos Materials.

3. POLICY CONTEXT

National Planning Policy Framework

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The following Council Unitary Development Plan policies are of particular relevance: -

BE1	General Requirements for Development
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TP6	Cycling Provision as part of New Development
TP7	Pedestrian Provision as Part of New Development
TP17	Safe Travel for All
H1	Provision for New Housing
H3	Provision of Recreational Greenspace

Halton Core Strategy (2012)

The following Core Strategy policies are of relevance:-

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Relevant SPDs

New Residential Development SPD; Designing for Community Safety SPD; Draft Open Spaces SPD are of particular relevance

Regional Spatial Strategy is of relevance to this application.

4. CONSULTATIONS

HBC Highways– No Objection in principle

HBC Open Spaces – No objection.

Cheshire Wildlife Trust – Comments to be reported verbally to committee.

United Utilities – No comments received.

Cheshire Police – Comments on the principles of secure by design in relation to the buildings, which has been passed to the applicant.

5. REPRESENTATIONS

One letter has been received from a local resident enquiring about the possible retention of a Yew Tree at the rear of the public house building. The Open Spaces Officer has confirmed that there is no Yew Tree on the site.

No objections have been received and any further comments will be reported verbally to members.

6. ASSESSMENT

The main issues arising as a result of the proposal are;- residential amenity; design quality; car parking; loss of public house; affordable housing.

Residential Amenity

The nearest affected residential properties are those on Philip Road and Coronation Drive, opposite the proposed development. The Council seeks interface distances between the habitable room windows of two storey dwellings at 21m separation. For three storey development, the Council seeks an additional 3m per storey. Between the habitable room windows of the 3-storey apartments and those at the property at No.42 facing, a full 27m interface distance is achieved. Between the habitable room windows of the two storey dwellings and No.34 Philip Road, 24m is achieved. Between the habitable room windows of the two storey dwellings and No.'s 51 & 53 Coronation Drive, 31m is achieved. On this basis the Council's interface guidance contained in the New Residential Development SPD is achieved and Policy BE1 of the Unitary Development Plan is complied with.

Design Quality

The proposed design incorporates frontage development in the main with the three storey apartment building situated so as to create a strong corner development. In addition the proposal creates a small cul-de-sac of three terraces to the rear of the apartment building.

The layout results in a successful continuation of the existing area character and achieves the incorporation of three storey development, mirroring the older three storey row along Queens Avenue. The three terraces ensure that there is a strong presence to the rear of the apartments and the car parking area which will create a sense of place and deter anti-social behaviour in this location. The building designs are successful in providing continuity whilst engendering a more modern sense of place.

The proposal provides appropriate bin storage, secure access and private amenity space for future occupiers of both the two storey dwellings at the rear and for the apartments in a landscaped area to the front of the building.

Policies BE1, BE2 and BE22 of the Halton Unitary Development Plan; are complied with and the proposal adheres to;- Designing for Community Safety SPD; New Residential Development SPD and; NPPF.

Highways Safety and Car Parking

The Council Highways Engineer has raised no objection in principle to the proposal subject to the scheme meeting the technical highway requirements of the Council's Highway Engineers.

Loss of Public House

The Yew Tree public house and surrounding land is currently empty and in a particularly poor and run-down condition. The rear yard of the property is not secure and appears to be an area which is abused, containing a significant amount of debris. Despite the condition of the building and surrounds, the NPPF seeks control of unnecessary loss of valued facilities and services which meet a community's day to day needs. As such the applicant has provided a statement to explain the status and viability of the public house as follows:-

"The Yew Tree Pub has been available for rent on our pub management company's website

<http://www.countyestatepubs.co.uk/opportunities.html>

Yew tree has been shut over 5 years and closed 9th Jan 2008 it was always available on the above site up until the point we exchanged with HHT.

Prior to its close we had a new tenant try to run it as a public house Mr K Bartholomew who went in on a tenancy at will (i.e. he can walk away at any time if it did not work). He went into occupation on the 17.04.2007 and lasted just over 8 months. This was on a free of tie basis meaning he could buy his stock from wherever he wanted to ensure the best price.

This letting was on the basis of a nil rent for 2 months, then an annual equivalent rent of £7800 per annum for the next 8 wks then an annual equivalent £10,400 pa. He was unable to make the public house pay with only minimal clientele and a very large pub building.

We have advertised the site on the web site since closure but have never had any interest."

Officers are satisfied that the public house is not a viable commercial entity and given its lack of use over the past five years, is not integral to the provision of day to day needs in this community. As such the proposal is not contrary to NPPF and the loss of the public house and its replacement with affordable dwellings is acceptable.

Affordable Housing

The scheme has been submitted by Halton Housing Trust, a Registered Provider of social housing in the Cheshire area and the scheme is to provide affordable housing on a tenanted basis. The Council's adopted Core Strategy contains Policy CS13 – Affordable Housing which, for schemes over 10 dwellings or in excess of 0.33ha, seeks 25% of the proposed housing to be identified as affordable. In this particular scheme all of the proposed dwellings are identified as affordable. In order for the Council to obtain assurance that the level of affordable dwellings required by Policy CS13 is met in perpetuity, the applicant has agreed to enter into a Legal Agreement. This will ensure that any future change in landlord, land owner or tenancy arrangements will not erode the level of affordable housing required.

7. CONCLUSIONS

The proposals are considered to offer a sustainable and successful re-development of what is a particularly run-down parcel of land in a very prominent location within this part of Widnes, maintaining the essential character of the area and addressing the requirements of design, layout and highway safety. On this basis the proposal is recommended for approval as it complies with the adopted policies of the Core Strategy and Unitary Development Plan, together with the relevant SPD's and the NPPF.

8. RECOMMENDATIONS

Approve subject to conditions and section 106 in relation to the provision of a financial contribution towards off-site public open space and; the retention of affordable housing provision to comply with Policy CS13 of the Core Strategy.

9. CONDITIONS

1. Standard 3 year period for implementation (BE1)
2. Condition specifying amended plans (BE1)
3. Materials Submission (BE2)
4. Boundary Treatment (BE22)
5. Construction Management Plan including wheel cleansing facilities to be submitted and approved in writing. (BE1)
6. Details for removal of demolition materials (BE1)
7. Landscaping Scheme (BE1)
8. Construction and delivery hours to be adhered to throughout the course of the development. (BE1)
9. PD removed for extensions and outbuildings (BE2)
10. PD removed for fencing (BE22)

10. SUSTAINABILITY STATEMENT

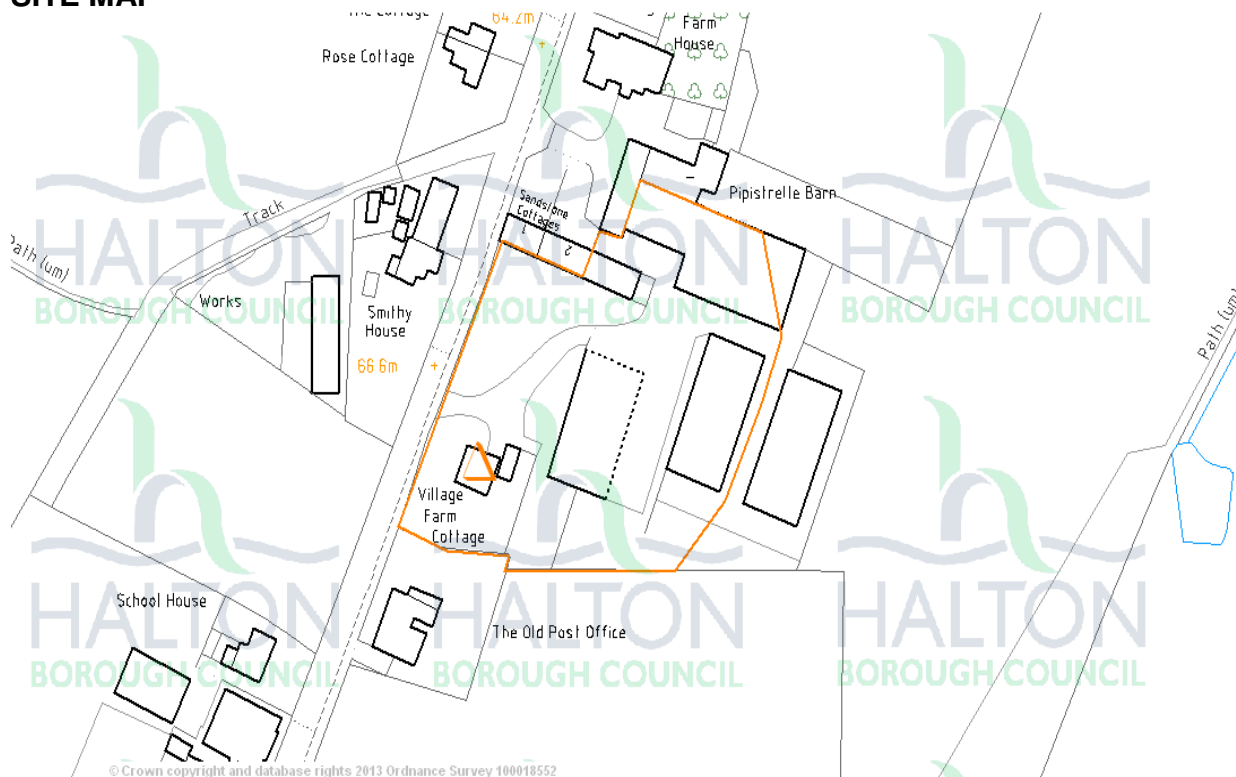
As required by:

- Paragraph 186 – 187 of the National Planning Policy Framework;
- The Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012; and
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2012.

This statement confirms that the local planning authority has worked proactively with the applicant to secure developments that improve the economic, social and environmental conditions of Halton.

APPLICATION NO:	13/00088/FUL
LOCATION:	Village Farm, Chester Road, Daresbury WA4 4AJ
PROPOSAL:	Proposed demolition of existing Village Farm Cottage & agricultural buildings, development of 12 No. new dwelling sand refurbishment of existing barn
WARD:	Daresbury
PARISH:	Daresbury
CASE OFFICER:	Pauline Shearer
AGENT(S) / APPLICANT(S):	Thomas Jones & Sons Ltd
DEVELOPMENT PLAN ALLOCATION:	
Halton Unitary Development Plan (2005)	Green Belt (GE1) Conservation Area (BE12) Area of Special Landscape Value (GE23)
DEPARTURE	Yes
REPRESENTATIONS:	2 neighbour comment
RECOMMENDATION:	Approve

SITE MAP



1. APPLICATION SITE

The Site and Surroundings

This is a 3.5 hectare site situated within the Daresbury Estate to the east of Chester Road in the village of Daresbury. The existing group of agricultural buildings and the residential dwelling are known as Village Farm and Village Farm Cottage respectively. The site lies in the Green Belt and within the Daresbury Conservation Area.

Planning History

The site currently has mixed uses following earlier planning permissions for the erection of agricultural buildings; erection of a dwelling; and the conversion of former agricultural barns. Currently, the site contains two large agricultural sheds; one dwelling house; and one unused former barn, an access to Village Farm and coniferous landscaping. The planning history in relation to the agricultural use of Village Farm is 05/00992/FUL for an agricultural livestock building. For the dwelling house, 2/12149 gave planning permission for the erection of an agricultural workers dwelling. An application to remove the related agricultural workers tie condition (No.4) 11/00370/S73 was subsequently withdrawn. In addition the site includes one former barn which is attached to another previously converted barn, planning permission 92/00023/FUL. The most recent applications directly relating to this application are; 11/00394/FUL for 9 dwellings which failed to address key issues in design and layout and was subsequently withdrawn; 12/00197/FUL for 10 dwellings with landscaping was approved in July 2012.

2. THE APPLICATION

Proposal Description

This current proposal seeks to replace the current agricultural sheds and dwelling house of Village Farm Cottage with a residential development of 12 dwellings with associated garages, car parking and landscaping. It should be noted that 11 of the dwellings are new build and the twelfth unit comprises the conversion of the existing agricultural building at the end of the previously converted Sandstone Cottages.

3. POLICY CONTEXT

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in March 2012 to set out the Government's planning policies for England and how these should be applied.

Paragraph 196 states that the planning system is plan led. Applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise, as per the requirements of legislation, but that the NPPF is a material consideration in planning decisions. Paragraph 197 states

that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

Paragraph 14 states that this presumption in favour of sustainable development means that development proposals that accord with the development plan should be approved, unless material considerations indicate otherwise. Where a development plan is absent, silent or relevant policies are out of date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF; or specific policies within the NPPF indicate that development should be restricted.

Halton Unitary Development Plan (UDP) (2005)

BE2	Quality of Design
GE1	Control Of Development in the Green Belt
GE4	Re-Use of Buildings in the Green Belt
GE23	Area of Special Landscape Value
PR14	Contaminated Land
TP6	Cycling Provision as part of New Development
TP7	Pedestrian Provision as Part of New Development
TP12	Car Parking
TP17	Safe Travel for All

Halton Core Strategy (2012)

CS6	Green Belt
CS13	Affordable Housing
CS18	High Quality of Design
CS20	Natural and Historic Environment
CS21	Green Infrastructure

Relevant SPD's

New Residential Development SPD; Designing for Community Safety SPD; Draft Open Spaces SPD are of particular relevance.

The National Planning Policy Framework (NPPF) and Regional Spatial Strategy are material to the consideration of this application.

4. CONSULTATIONS

The application has been advertised as a departure and as land affecting a Conservation Area by a site notice displayed near to the site, a press notice and the nearest affected occupiers of the adjacent properties were notified by letter.

HBC Highway – No objection in principle.

HBC Open Spaces – No objection.

HBC Environmental Health – No objection.

Daresbury Parish Council - No comments received.

Environment Agency – No comments received.

Cheshire Wildlife Trust and Conservation – Comments to be reported verbally to Committee.

5. REPRESENTATIONS

Two objections have been received from one local resident and a resident of Moore in relation to:- out of keeping with the conservation area; not enough car parking space; garages would be used for storage; 12 houses is inappropriate within the boundaries of the conservation area and existing environment; garden are too small and out of character; increase in traffic on Chester Road; on road parking will conflict with school children walking to school.

One resident has written in to support the scheme on the basis that barn adjacent to his property is removed on this scheme and that the scheme allows the feature of Village Farm Barns to be maintained.

Any further comments received will be reported verbally to Members at Committee.

6. ASSESSMENT

The main issues arising from this proposal are:- Impact on Green Belt; impact on Area of Special Landscape Value; impact on residential amenity; impact on the Daresbury Conservation Area; Ecological issues; transport and highway safety; Affordable Housing.

It should be noted that aside from the issue of affordable housing, all other issues have been addressed previously during the determination of the 2012 planning approval.

Impact on Green Belt

The site is located in the Green Belt and as such the related Green Belt policies of the Halton Unitary Development Plan, Core Strategy and NPPF apply.

The National Planning Policy Framework contains guidance which generally favours sustainable development in the Green Belt for limited infilling in villages and limited redevelopment of previously developed sites. The main emphasis for the latter is for the proposed scheme to not have a greater impact on the openness of the Green Belt than the previous buildings and use.

NPPF is material in the consideration of planning applications, alongside the adopted Core Strategy and the saved policies of the Halton Unitary Development plan. In this case the applicant was advised that the proposal is inappropriate development in the Green Belt and asked to provide very special circumstances that may outweigh any harmful effect on the green belt. This issue was dealt with in detail on the application approved in 2012 and the very special circumstances agreed on that application are essentially the same as those provided by this current proposal in summary as follows:-

1. The openness and attractiveness of the green belt would be improved;
2. The landscape would be enhanced with a 25% of the total site area being returned to agriculture;
3. There would be a significant reduction in footprint, built form and mass;
4. The proposals would have less impact on residential amenity than the use of the site as a working livestock farm or for new economic development. The removal of the workshop would also be beneficial to the adjoining neighbours; and
5. Reduction in traffic conflict and parking congestion for the school and villagers.

In qualitative terms, the loss of the large and functionally designed agricultural barns/buildings and the associated use of these buildings, the reduced farm vehicle movements and the removal of a modern farm house, it is considered to improve the character of what is essentially a residential village and conservation area.

It is considered that, although it conflicts with UDP policy GE1 in that it is inappropriate development in the Green Belt, very special circumstances have been proven justifying that the proposed scheme would have a reduced impact on the Green Belt. The National Planning Policy Framework identifies limited infill in Green Belt villages as appropriate development. When considered against the Green Belt policies contained in the NPPF, it is dependent on the definition of what limited infill allows. When comparing this scheme with the extant approval, it should be noted that one of the 12 units, forming the barn is a conversion of an existing, falls within the remit of appropriate development in the Green Belt as it is the re-use of an existing building. It is considered therefore that the principal of allowing this scale of development in the Green Belt should be consistent with the decision taken to allow the extant approval as the schemes are

essential the same in scale and basic form. On balance the proposal is acceptable Green Belt development.

Conditions are proposed to require future occupiers of the dwellings to apply formally to the Council for any extensions or outbuildings to their properties to enable control over any potentially harmful future development that could be undertaken through permitted development.

Area of Special Landscape Value

The proposal is located in an area of Special Landscape Value and has protected trees along the boundary with Chester Road. The application was accompanied by the required arboricultural statement. The proposal will result in the removal of existing conifer trees and large agricultural buildings which currently do not contribute to the distinctiveness associated with the landscape. The existing TOP's on the site frontage will be unaffected and incorporated into the development.

The Open Spaces officer has advised that the trees to be removed as proposed are acceptable and has advised on the immaturity of others on the southern boundary which could be removed. He has suggested that there be a greater emphasis on the retention of the hedgerow along the southern and frontage boundary. The applicant has been requested to provide plans to show how this will be done and conditions will be added to ensure that this is achieved.

The western boundary will benefit from tree and hedge planting to ensure that this interface with the open Green Belt land is softened and the transition from residential development to agricultural land does not result in harm to the Area of Special Landscape Value.

In addition, conditions will be added to control the protection of the frontage protected trees and all other trees and hedges on the site to be retained as part of the scheme. Any enhancement or new planting will be required to be replaced within a five year period if die back or damage occurs.

On this basis it is considered that the proposal will improve the visual appearance of the site and minimise any harm to the surrounding Area of Special Landscape Value.

Impact on Residential Amenity

The site is located in an established mainly residential area and has existing properties on the northern and southern boundaries. To the south the nearest affected property is that of The Old Post Office, a detached dwelling. The nearest proposed units are plots 1 and 2 which have over the 21m separation distance between the proposed rear windows and the conservatory to the side of The Old Post Office. All other interfaces within the scheme are successfully achieved and meet the residential development guidelines of the Council.

The site to the north adjoins Pipistrelle Barn, a barn conversion. The scheme includes the removal of a large brick built workshop associated with the agricultural use of the land, which is attached to Pipistrelle Barn and its replacement with two smaller garages for the use of the occupiers of the proposed plots 10 and 12. The remaining space will form the private garden area for plot 12. This will result in the removal of what is a large, unattractive building which can only be an advantage to the area character. It should be noted that the structural requirements for the demolition of the barn will be subject to building regulation requirements.

Impact on the Daresbury Conservation Area

The applicant engaged in productive pre-application discussions with the Council's Conservation Consultant the result of which is in essence, the submitted scheme. The Conservation Consultant has commented that the layout of the site, the form of the buildings, the elevation treatments and architectural detailing should now ensure a development that can be accommodated within this distinctive village, little altered since the Victorian estate improvements of Lord Daresbury, without harm to the character and appearance of the conservation area.

The design of the houses draws accurately on the references seen in the estate villages of Daresbury and Preston on the Hill, and show an understanding of their proportions, massing and detailing.

The scheme for the conversion of the remaining agricultural unit is now also improved, in essence retaining most of the original fabric and adding a contemporary extension enclosed within the high sandstone yard walls; existing openings are fully utilised throughout.

Conditions are recommended in relation to specific requirements for materials, landscaping and boundary treatments; specific requirements incorporating a method statement, in relation to the conversion of the barn; Parts 1 and 2 (e.g. extensions; outbuildings; boundary treatment) of the GDPO be withdrawn, thus ensuring that any future proposals for alterations and extensions that would otherwise be permitted development are brought within the scope of planning control.

Ecological Issues

The proposal includes the redevelopment and conversion of the existing agricultural building at the end of Sandstone Cottages and the removal of several agricultural buildings, including two large open sided barns and one brick built enclosed building, attached to existing barn conversions and the removal of a dwelling house which has been empty for some time. The applicant has provided a bat survey to show investigations for evidence of the presence of bats in those buildings.

The Council's nature conservation advisor has been asked to comment on the survey and those comments will be presented verbally to Members.

Transport and Highway Safety

There are no objections in principle to the redevelopment of the site, subject to the proposal meeting the technical highway requirements of the Council's Highway Engineers. The scheme provides acceptable levels of car parking and servicing arrangements for future occupiers, again similar to the scheme already approved. Members will be updated verbally on any issues arising as a result of consultation.

Affordable Housing

Since the approval of the extant planning application, the Core Strategy is now adopted and is material to the determination of all planning applications. As a result an additional policy consideration is CS13 and the need for residential schemes over 10 units or 0.33 ha to provide affordable housing on site at a ratio of 25% of the total unit provision.

The applicant has been asked to address this issue in relation to this particular proposal and these comments will be reported verbally to Members.

It is considered that this scheme is in essence a direct replacement of that approved already through the 2012 extant permission for 10 dwellings, but with an improved quality in design and ensuring the conversion of the existing barn as integral to the scheme. The earlier approval was not based on the need to comply with Policy CS13 as it pre-dated adoption of this policy. Given the viable fall-back position contained in the extant 2012 approval, it is considered that in these particular circumstances, that limited weight should be given to the application of CS13 and that there is little value in pursuing compliance with this policy in this case. The scheme is considered an improvement on the extant approval in relation to design of the dwellings and in including the barn conversion as integral to the scheme and the Council would as a result, prefer to see this latest scheme, rather than the extant approval, implemented on site.

7. CONCLUSIONS

The principal of the redevelopment of this site was dealt with satisfactorily through the extant approval for 10 dwellings, when it was defined as inappropriate development in the Green Belt. Given the similar number of dwellings and size of the land area, this proposal is treated as inappropriate development and has been advertised as such. UDP, Core Strategy and NPPF policy supports inappropriate development if very special circumstances are proven that outweigh potential harm, as is shown in this case and outlined above. Consequently, the proposal complies with policies GE1 and GE4 of the Halton UDP, CS6 of the Core Strategy and the Green Belt policy of the NPPF. The proposal will have only a minimal impact on the surrounding Area of Special Landscape Value and many of the existing landscape features, such as protected trees and hedgerows, will be retained and enhanced thereby complying with policy GE23. The loss of the existing agricultural facilities will enhance the Daresbury Conservation Area and the proposed scheme complements the existing layout and traditional building

design of the village, in this regard UDP Policy BE10 and Core Strategy Policy CS20 is complied with.

8. RECOMMENDATION

Delegated authority is given to the Operational Director Policy, Planning and Transportation, in consultation with the Chair or Vice Chair, to approve the application subject to referral to the Secretary of State, S.106 for the provision of a financial contribution towards off-site public open space and the future control of the adjacent stone barn and the following planning conditions:-

9. CONDITIONS

1. Standard 3 year period for implementation (BE1)
2. Drawing Numbers (BE1 and BE2)
3. Materials to be approved to include: samples and sample panels of materials of external construction; brick bond and special bricks to be agreed; details of eaves, verge and ridge to be provided ; details of dormers to be provided at a scale of not less than 1in10; details of wall openings including heads, cills and setbacks; windows and doors to be in painted timber and details to be provided at a scale of not less than 1 in 5; agreed external colour scheme; details of roof lights to be agreed; cast rain water goods; foul water goods be run internally; details of meter boxes, flues, vents; agreed scheme of hard and soft landscaping, including external lighting scheme, samples of proposed hard landscaping materials, and boundary treatments. (BE2 and BE10)
4. Materials in relation to the conversion of the Barn to include: agreed schedule and method statement for repairs, renovation and structural works ; agreed areas of repointing and any stone repair, raking out to be carried at by hand tools, agreed lime mortar to be placed by pointing irons and sample panels to be prepared; replacement stone to match in colour, hue, grain size and dressing - samples to be provided; details of proposed insulation methods to the roof to be provided with agreed verge and eaves and ventilation details: full drawn details at 1 in 10 and materials schedule for extension within walled yard. (BE2 and BE10)
5. Tree Protection (BE1 and BE10)
6. Replacement Tree Planting (BE1)
7. Landscaping Scheme (BE1)
8. Boundary Treatment including appropriate buffer to east (BE22 and GE1)
9. Wheel Cleansing Facility and Management Plan (BE1)
10. Construction Hours (BE1)
11. No additional windows other than those approved (BE1)
12. Permitted Development Restriction Extensions & Outbuildings (BE2, BE10 and GE1)
13. Permitted Development Restriction Boundary Treatment to property frontages (BE10 and GE1)
14. Permitted Development Restriction no hardstanding (BE1 and GE1)
15. No conversion of garage to habitable room (BE1, BE10 and GE1)

16. No use of garage for business or commercial use (BE1, BE10 and GE1)

10. SUSTAINABILITY STATEMENT

As required by:

- Paragraph 186 – 187 of the National Planning Policy Framework;
- The Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012; and
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2012.

This statement confirms that the local planning authority has worked proactively with the applicant to secure developments that improve the economic, social and environmental conditions of Halton.

REPORT TO: Development Control Committee
DATE: 16 April 2013
REPORTING OFFICER: Strategic Director, Policy & Resources
SUBJECT: Miscellaneous Items
WARD(S): Boroughwide

The following applications have been withdrawn:

- 12/00313/FUL** Proposed construction of an attached new building to allow for B1,B2 and B8 use classes at Teal Business Park, Tanhouse Lane, Widnes, Cheshire, WA8 0ZA.
- 12/00401/FUL** Proposed erection of two detached dwellings at Garden Area to Vicarage Fronting, Pit Lane, Widnes, Cheshire, WA8 9HY.
- 13/00001/FUL** Proposed demolition of the existing bridge cottage and provision of two temporary buildings to provide meeting room, training room and canteen and changing facilities at Runcorn Bowling Club, Bridge Cottage, Cholmondeley Road, Runcorn, Cheshire, WA7 4XT.
- 13/00034/OUT** Proposed for outline Planning Permission (with Appearance, Landscaping and Scale reserved) for the erection of two pairs of semi-detached dwellings (4no. dwellings in total) at The Bungalow, Sandy Lane, Preston Brook, Runcorn, Cheshire, WA7 3AW.
- 13/00045/FUL** Proposed side and rear extension to create an additional level at 22 Beechmoore, Moore, Warrington, Cheshire, WA4 6UE.
- 11/00370/S73** Application to remove condition 4 of planning permission 2/11598/0 removing the agricultural worker occupancy condition allowing the unrestricted sale of the property on the open market. The condition reads as follows "A new dwelling in this location would be contrary to the approved Cheshire County Structure Plan, unless required for associated purposes. The occupation of the proposed dwelling shall be limited to a person employed, or last employed locally in agriculture as defined in Section 290 (1) of the Town and Country Planning Act 1971, or in forestry (including any dependants of such a person residing with him) or a widow or widower of such a person" at The Cottage, Village Farm, Chester Road, Daresbury, Warrington, Cheshire, WA4 4AJ.

The following Appeal Decisions have been made:

11/00413/FUL
APP/D0650/A/12/2181408/NWF Proposed construction of 1 no. dwelling at Land to the East of Mill Green Lane Bounded by South Lane, Widnes, Cheshire

Dismissed

12/00478/ELD
APP/D0650/X/13/2193480 Application for a lawful development certificate for use of the application site for the provision of education to vulnerable people below the age of 20 years who suffer from autism, Asperger syndrome, or other mental or physical impairment liable to cause them to be excluded from normal education at Hope Corner Community Church, 70 Clifton Road, Higher Runcorn, Runcorn, Cheshire, WA7 4TD

Withdrawn