



Development Control Committee

**Monday, 9 March 2015 6.30 p.m.
Civic Suite, Town Hall, Runcorn**



Chief Executive

COMMITTEE MEMBERSHIP

Councillor Paul Nolan (Chairman)
Councillor Keith Morley (Vice-Chairman)
Councillor Arthur Cole
Councillor Ron Hignett
Councillor Stan Hill
Councillor June Roberts
Councillor Carol Plumpton Walsh
Councillor Christopher Rowe
Councillor John Stockton
Councillor Dave Thompson
Councillor Kevan Wainwright
Councillor Bill Woolfall
Councillor Geoff Zygadlo

*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 Tuesday, 14 April 2015*

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

Part I

Item No.	Page No.
1. MINUTES	1 - 5
2. DECLARATIONS OF INTEREST	
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.	
3. PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE	6 - 73

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, 9 February 2015 at The Boardroom - Municipal Building, Widnes

Present: Councillors Nolan (Chairman), Morley (Vice-Chairman), Cole, R. Hignett, June Roberts, Rowe, J. Stockton, Thompson, Woolfall and Zygadllo

Apologies for Absence: Councillors S. Hill, C. Plumpton Walsh and Wainwright

Absence declared on Council business: None

Officers present: A. Jones, J. Tully, M. Noone, A. Plant, J. Eaton and R. Wakefield

Also in attendance: Councillors K Loftus, A Lowe and Howard and one member of the public

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

	<i>Action</i>
DEV35 MINUTES	
<p>The Minutes of the meeting held on 12 January 2015, having been circulated were taken as read and signed as a correct record.</p>	
DEV36 PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE	
<p>The Committee considered the following applications for planning permission and, in accordance with its powers and duties, made the decisions described below.</p>	
DEV37 - 12/00139/LBC - PROPOSED RENEWAL OF LISTED BUILDING CONSENT 04/01065/LBC FOR PROPOSED PART DEMOLITION, RESTORATION AND CONVERSION OF HALL AND OUTBUILDINGS INTO 22 NO. RESIDENTIAL UNITS AND ERECTION OF 9 NO. HOUSES (31 RESIDENTIAL UNITS IN TOTAL) : 12/00140/FUL - PROPOSED RENEWAL OF PLANNING PERMISSION 04/01064/FUL FOR PROPOSED PART DEMOLITION, RESTORATION AND CONVERSION OF HALL AND OUTBUILDINGS INTO 22 NO. RESIDENTIAL UNITS AND ERECTION OF 9 NO. HOUSES (31 RESIDENTIAL UNITS IN TOTAL) : 12/00141/FUL - PROPOSED ALTERATIONS	

TO MANAGER'S HOUSE AND ERECTION OF NEW ASSOCIATED GARAGE BLOCK.

The Committee was informed that this item had been withdrawn by the applicant on the day of the meeting so would be deferred to another Committee.

DEV38 - 14/00650/FUL - PROPOSED DEVELOPMENT OF BUILDERS YARD INCORPORATING WAREHOUSE AND TRADE COUNTER AT HOWARTH TIMBER, DENNIS ROAD, WIDNES, CHESHIRE, WA8 0YQ

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

Officers advised that two additional conditions were recommended with the ones listed below, relating to landscaping and storage. Members agreed that the application could be approved subject to the addition of these.

RESOLVED: That the application be approved subject to the following conditions.

- 1) Time limit on commencement of development;
- 2) Approved plans (BE1);
- 3) Materials (BE2);
- 4) Drainage condition(s) (BE1);
- 5) Boundary treatments (BE22);
- 6) Submission and agreement of finished floor and site levels (BE1);
- 7) Travel plan (TP16);
- 8) Construction traffic management plan (BE1);
- 9) Condition(s) in relation to details of off-site highways works including making good of existing vehicles access crossings, and bus stop relocation;
- 10) Site investigation (PR14);
- 11) Landscaping (BE1); and
- 12) Control of external storage (BE1).

DEV39 - 14/00633/HBCFUL - PROPOSED CONSTRUCTION OF A NEW CEMETERY, ACCESS ROAD AND JUNCTION WITH PEEL HOUSE LANE AND ASSOCIATED DEVELOPMENT AT FORMER FAIRFIELD HIGH SCHOOL SITE, PEEL HOUSE LANE, WIDNES

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

It was reported that the only outstanding matters were comments from Sport England and it was expected that the holding objection would be withdrawn.

RESOLVED: That the application be delegated to approve subject to:

- a) the Operational Director – Policy, Planning and Transportation, in consultation with the Chairman or Vice Chairman of the Development Control Committee, making the decision once the details have been received, which demonstrated that the land was surplus to requirement to the satisfaction of Sport England; and
- b) the following conditions and any additional conditions required following the submission of further information and subsequent consultation:
 - 1) Time limit – full permission;
 - 2) Approved plans;
 - 3) Implementation of proposed site levels (BE1);
 - 4) Implementation of landscaping and boundary treatments scheme (BE1);
 - 5) Breeding birds protection (GE21);
 - 6) Construction management plan (Highways) (BE1);
 - 7) Precise details of the new access and roundabout (BE1);
 - 8) Provision of parking and servicing (BE1); and
 - 9) Detailed surface water and drainage strategy (PR16).

DEV40 - 14/00665/FUL - PROPOSED DEMOLITION OF EXISTING BUILDINGS AND DEVELOPMENT COMPRISING 18 NO. DWELLINGS, ASSOCIATED ACCESS AND OPEN SPACE AT MANOR FARM, MANOR FARM ROAD, RUNCORN, WA7 1TE

The Committee was advised that this item was deferred to resolve outstanding issues.

DEV41 - 15/00034/P3JPA - PROPOSED CHANGE OF USE FROM FORMER OFFICE BUILDING (USE CLASS B1) TO 448 NO SELF CONTAINED APARTMENTS COMPRISING 54 1 BEDROOM FLATS AND 394 STUDIO FLATS AT EAST LANE HOUSE, EAST LANE, RUNCORN, CHESHIRE

The application was in respect of Part 3 of Class J of the Permitted Development Order (as amended). The issue was whether prior approval of the Authority is required for

the following relevant matters:

- Contamination risks on the site;
- Flooding of the site; and
- Transport and highways impacts of the development.

Officers explained their recommendation to the Committee that prior approval for these was not required. Officers identified transport and highways impact as the relevant matter to be considered.

The Committee was addressed by Councillor K Loftus who objected to the proposal on the grounds that parking for 60 cars was grossly insufficient for a development of this size and the surrounding businesses and the nearby Palacefields Estate would suffer due to the shortage of parking. She also stated that there would be a very significant traffic impact on the surrounding highways. Concerns were also raised over the potential for asbestos contamination and the lack of transport links.

Councillor A Lowe then addressed the Committee also objecting to the prior approval application. He raised concerns over the potential for illegal parking in the area as a result of the low number of parking spaces for residents. He also stated that there would be an impact on the parking provision at the nearby hospital and health centre, as well as the surrounding businesses and surrounding highways. Concerns were also raised over the potential for asbestos contamination.

Members discussed the application and the traffic impact that this development would have on the surrounding highways, Halton Village and Palacefields residential areas and Trident Park, as well as the Hospital, Post Office Sorting Office and TA site. They also considered that the low number of proposed parking spaces to be totally inadequate.

One Member moved to refuse the application which was seconded. After further debate an amendment to this was proposed, which was to request further information on the impact of the development on the highways and on the risks of asbestos contamination. The amendment was carried. The Committee were asked what their views were should the reports not be produced within 56 days of the application. It was resolved that a special meeting of the Committee be convened so that any additional information received could be considered before the 56 days elapsed.

RESOLVED: That

- 1) a further reports be requested on the matters highlighted in the debate and the matter be deferred accordingly; and
- 2) a special meeting of the Committee be convened prior to the expiration of the 56 day deadline.

DEV42 MISCELLANEOUS ITEMS

The following applications had been withdrawn:

- 14/00611/PLD** Application for a Certificate of Proposed Lawful Development for conversion of garage to habitable accommodation and relocation of property entrance including canopy over door at 18 Bayswater Close, Runcorn, Cheshire, WA7 1NY.
- 14/00589/FUL** First floor side and rear extensions at 21 Camrose Close, Runcorn, Cheshire, WA7 5NS.
- 14/00601/FUL** Proposed two storey side and rear extension at 12 Sherborne Close, Runcorn, Cheshire, WA7 1QR.
- 14/00635/PLD** Proposed Lawful Development Certificate for pitched roof over existing garage at 38 Tuson Drive, Widnes, Cheshire, WA8 9EZ.

Halebank School Update

A verbal update was given that this application had not been called in by The Secretary of State so the application had been approved.

Meeting ended at 7.20 p.m.

REPORT TO: Development Control Committee

DATE: 9 March 2015

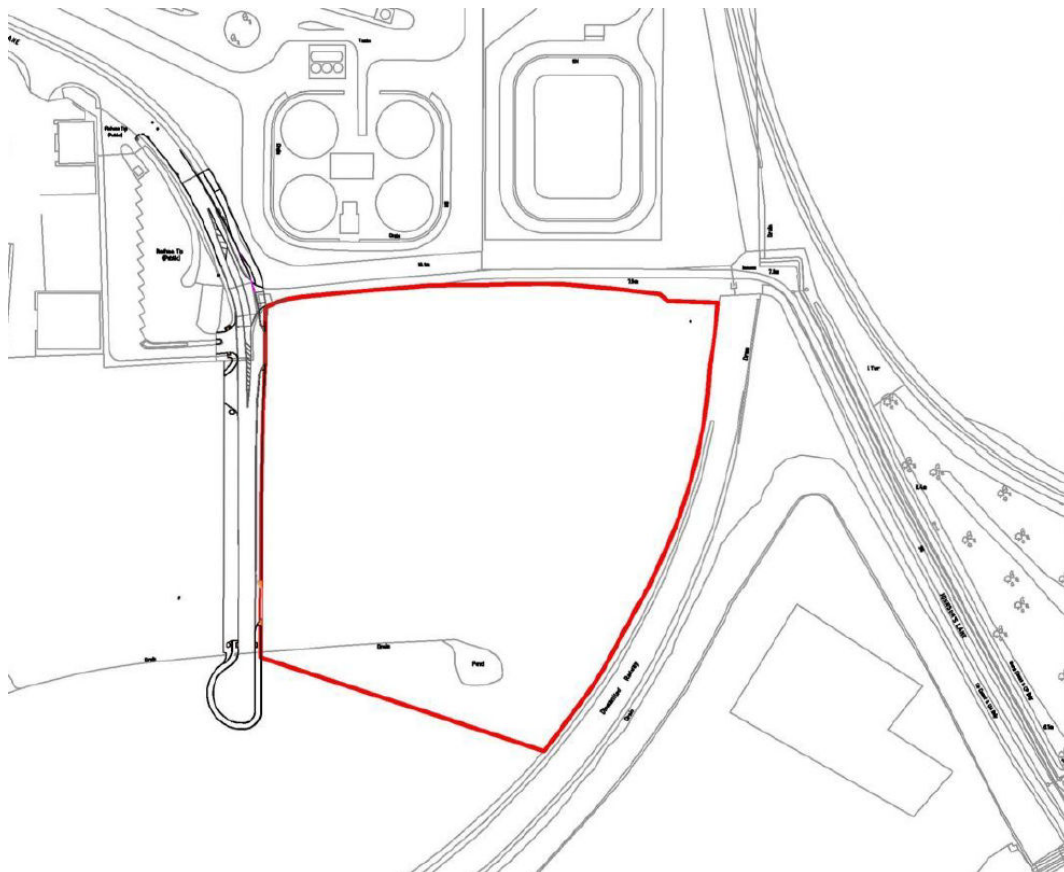
REPORTING OFFICER: Strategic Director- Policy and Resources

SUBJECT: Planning Applications to be Determined by the Committee

WARD(S): Boroughwide

Application No	Proposal	Location
14/00613/FUL	Proposed development of an incinerator bottom ash recycling facility	Johnsons Lane, Widnes
14/00658/FUL	Proposed construction of industrial / storage building (Use Classes B2 and B8) associated parking, servicing areas, Plant and bunds, fencing, landscaping and ancillary works.	Land North of Bowmans Chemical Works
14/00665/FUL	Proposed demolition of existing buildings and development comprising 18 no. dwellings, associated access and open space.	Manor Farm, Manor Farm Road, Runcorn, WA7 1TE
15/00028/FUL	Proposed demolition of existing PCT building and development of 10 no. dwellings consisting of 6 no two bedroom houses and 4 no. one bedroom flats.	Castlefields PCT Building, Chester Close, Castlefields, Runcorn
15/00015/FUL	Proposed development of 4 no. three bedroom houses, 2 no. two bedroom bungalow and 6 no. one bedroom flats, access road, car parking, cycle parking and landscaping.	On land at Crossway, Widnes

APPLICATION NO:	14/00613/FUL
LOCATION:	Johnsons Lane, Widnes
PROPOSAL:	Proposed development of an incinerator bottom ash recycling facility
WARD:	Riverside
PARISH:	None
CASE OFFICER:	Rob Cooper
AGENT(S) / APPLICANT(S):	Mrs Joanna Holland H&C Consultancy Ltd 15 Sherborne Road Nottingham NG2 7BN
DEVELOPMENT PLAN ALLOCATION:	Widnes Waterfront Regeneration Area Halton Unitary Development Plan (2005) National Planning Policy Framework (2012) Halton Core Strategy (2013)
DEPARTURE REPRESENTATIONS:	Yes 10 objections
KEY ISSUES:	Principle of Development Access Ecology Dust
RECOMMENDATION:	Approve

SITE MAP

1. APPLICATION SITE

1.1 The Site

The application site consists of 3.1 hectares of vacant land designated within the Halton Unitary Development Plan as Primarily Employment, and is located adjacent to the Widnes Waterfront Regeneration Area. It is located approximately 2km east of the Widnes Town Centre. The proposed access will be off the new access off Johnsons Lane which is currently being constructed by Halton Borough Council.

2. THE APPLICATION

2.1 The Proposal

Ballast Phoenix Ltd is proposing to develop an Incinerator Bottom Ash (IBA) recycling facility on land at Johnsons Lane, Widnes. The proposal is for a facility that will have the capacity to recycle up to 250,000 tonnes per annum of secondary aggregates known as IBAA.

The IBA recycling facility is designed to accept IBA primarily from the proposed Energy from Waste facility in Runcorn. This will offer Halton a sustainable and local solution to managing its own waste, and an opportunity to reduce its reliance on primary won aggregates.

All waste treated at the facility will be non-hazardous. IBA recycling is a process capable of taking raw IBA waste and treating that material to produce a valuable product that can be sold into the construction industry.

The recycling processes ensure that the maximum value can be recovered from waste, diverting material from landfill and using waste as a resource.

2.2 Documentation

The application has been submitted with the requisite planning application form, a complete set of plans and supporting information including a design and access statement, and a ground investigations report and a transport statement, ecology report, flood risk assessment, health impact assessment and noise assessment.

2.3 History

The site is previously un-development and has no recent relevant planning history.

3. POLICY CONTEXT

3.1 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.

3.2 Halton Unitary Development Plan (UDP) (2005)

The site is designated as Primarily Employment Area in the Halton Unitary Development Plan and adjacent to the Widnes Waterfront Regeneration Area. The following policies within the adopted Unitary Development Plan are considered to be of particular relevance.

- BE1 General Requirements for Development;
- BE2 Quality of Design;
- BE22 Boundary Walls and Fences
- GE21 Species Protection
- PR1 Air Quality
- PR2 Noise Nuisance
- PR5 Water Quality
- PR14 Contaminated Land
- PR16 Development and Flood Risk
- TP6 Cycle Provision as Part of New Development
- TP7 Pedestrian Provision as Part of New Development
- TP12 Car Parking
- TP15 Accessibility to New Development
- TP17 Safe Travel for All
- PR14 Contaminated Land
- E3 Primarily Employment Area

3.3 Halton Core Strategy (2013)

The following policies, contained within the Core Strategy are of particular relevance:

- CS2 Presumption in Favour of Sustainable Development
- CS9 South Widnes Key Area of Change
- CS15 Sustainable Transport
- CS18 High Quality Design

CS19 Sustainable Development and Climate Change
CS20 Natural and Historic Environment
CS23 Managing Pollution and Risk

3.4 Joint Waste Local Plan 2013

WM1 Guide to Site Prioritisation
WM8 Waste Prevention and Resource Management
WM10 High Quality Design and Operation of Waste Management Facilities
WM13 Planning Applications for New Waste Management Facilities on Unallocated Sites

4. **CONSULTATIONS**

The application has been advertised as a departure to the Development Plan by a press notice and a site notice posted near the site. Adjacent occupiers have been notified by letter.

Externally, the Environment Agency, United Utilities, and Merseyside Environmental Advisory Service (MEAS) have been consulted.

The Environment Agency has confirmed that it has no objection to the proposal.

United utilities has confirmed that it has no objection subject to conditions relating to the approval of drainage details.

MEAS has been consulted in relation to Waste planning Policy and ecology and habitats regulations. It has no objections and has confirmed that the applicant site assessment complies with the Joint Waste Local Plan, and that the ecological reports are acceptable subject to conditions in relation to mitigation.

Internally, the Council's Highways and Drainage Engineers, Environmental Health Officer and Contaminated Land Officer have been consulted. Their observations have been incorporated into the assessment section below.

5. **REPRESENTATIONS**

10 representations have been received to the application objecting on the grounds that they thought the proposal was for another incinerator, which it is not. Other issues raised include pollution (dust and air quality), traffic and lack of confidence in the operator. These issues have been addressed in the assessment section below.

6. **ASSESSMENT**

6.1 Policy

The site is designated as Primarily Employment Area. Policy E3 of the Halton Unitary Development Plan is therefore of relevance and adjacent to the Widnes Waterfront (CS9 South Widnes Key Area of Change). As the proposed IBA waste

recycling facility is a sui-generis use, the application has been advertised as a departure, prior to its consideration under this application.

The siting of such uses also needs to be considered against the relevant policies within the Joint Waste Local Plan. The applicant has submitted a Site Selection Assessment report justifying use of an unallocated site for waste use, as required by policy WM1 and WM13 of the Merseyside and Halton Joint Waste Local Plan. The report provides adequate justification for using an unallocated site, and therefore, compliance with policies WM1 and WM13 is confirmed.

The facility will contribute to the development of the local economy and to the long term viability of waste management services in the wider area. The facility will also contribute to local employment as the operation of the facility will provide 9 full time and 1 part time jobs. The facility will also support ancillary employment opportunities from the need for haulage drivers and maintenance of the plant and machinery on site.

6.2 Location, Design and Appearance

The site is located in an industrial area consisting of various industrial uses and existing waste management facilities in close proximity and adjacent to the site, and Fiddlers Ferry power station to the east of the site.

Taking into account the industrialised nature of the site and the existing compatible uses, the external storage of the IBA would have a stockpile height of up to 12m. Whilst this does seem significant in height, this has to be put into the context of the surrounding sites, most notably the coal stockpiles to the east at Fiddlers Ferry power station, the raised level of the former ICI tip to the south and the scale of the United Utilities sludge plant to the north. Taking these into consideration, the stock piles are considered to be acceptable and reflect surrounding uses.

The access has been designed to take into account the already approved access road, which is currently being constructed, and the existing exit from the household waste site, as well as the existing service track to the north that leads down to the canal.

The proposal involves only a limited amount of buildings. These include the process building which would be an industrial shed with a foot print of approximately 45m by 25m and a maximum ridge height of 15m. Other built development includes the two weigh bridges and associated offices, and welfare facilities. The design and appearance of the buildings would be industrial in nature and in keeping with the surrounding area.

Policy WM10 of the Joint Waste Local Plan 'High Quality Design and Operation of Waste Management Facilities', requires developments to meet BREEAM standards. As this very much relates to the final detailed construction design of the buildings, a suitably worded condition is considered to be acceptable to ensure this policy is complied with.

6.3 Highways

The proposed access to the site will be off the new access off Johnsons Lane which is currently being constructed by Halton Borough Council. This new access road was also subject to a separate planning application (14/00053/FUL) and was granted permission in 2014, it being processed under the Council's scheme of delegation.

The site will operate from 07:00 to 18:00 hours Monday to Friday, and 08:00 to 13:00 hours on a Saturday. The site will not operate on a Sunday or Bank Holiday, but will carry out maintenance between the hours of 08:00-16:00 hours, if necessary.

The proposed facility will generate on a typical day up to 146 HGV movements (equivalent to 73 vehicles entering the site and 73 vehicles leaving the site). Of these, 33 vehicles (66 two-way movements) will deliver the raw IBA to the site and 40 (80 two-way movements) will be collecting the processed material to deliver to construction sites. There will also be occasional deliveries of fuel to the site and metals leaving the site for recycling.

The majority of the traffic accessing the facility and bringing the IBA, will approach from the south via the Silver Jubilee Bridge and along the A557/A562, as the majority of the material (205,000 tonnes) would be coming from the Runcorn Energy from waste site. This would be brought to the site in 30 tonne articulated vehicles, spread out throughout the working day. The Highways Engineer has confirmed that the number of movements is not expected to have a significant impact on the highway network.

With regards to parking, the site layout plan provides for 20 car parking spaces for staff. Taking into account the staffing levels at the site and the potential for any visitors, this level of car parking is considered to be acceptable.

The Council's Highway Engineer has been consulted and has no objections to the application. Conditions are recommended in relation to the provision of: secure, covered and convenient cycle parking; a method statement to ensure highways are kept clean during operation of the site; and a construction management plan to comply with Policies BE1, TP6 and TP16.

6.3 Ecology

The applicant has submitted an ecology survey report and great crested newt survey report in accordance with Halton Local Plan Core Strategy policy CS20 and UDP policies GE17, GE18, GE19, GE20 and GE21 (Extended Phase One habitat Survey, Proposed Works, Johnsons Lane, Widnes, Crestwood Environmental, 8 November 2013, CE-WD0634-RP01-FINAL and Great Crested Newt Survey, proposed Development at Johnsons Lane, Widnes, Cheshire, CES Ecology, 2013). The surveys are acceptable and will be forwarded to Merseyside BioBank.

Due to the site proximity to the Mersey Estuary Ramsar and SPA, Merseyside Environmental Advisory Service (MEAS) has reviewed the proposal submitted by the applicant and assessed the likelihood of significant effects under the Habitats Regulations using the source-pathway-receptor model. Its conclusion is that there is no pathway that could give rise to likely significant effects on the European sites and it does not warrant a detailed Habitats Regulations Assessment report because the facility will not use any processes, or produce by-products that would impact upon the nearby Natura 2000 sites.

It is also noted that the CEMP would be sufficient to ensure the development is unlikely to harm the features for which any of the sites have been designated and a detailed Habitats Regulations Assessment report would not be necessary for the current proposals.

It has been noted that since the surveys were undertaken, the site has been stripped of vegetation and top soil.

The removal of vegetation and topsoil is likely to have altered the site sufficiently to encourage ground nesting birds such as little ringed plover to breed. All breeding birds are protected, however, little ringed plover is included on Schedule 1 of the Wildlife and Countryside Act (1981) which means it is afforded additional legal protection. The site must be surveyed for breeding ground nesting birds by a suitably qualified ecologist immediately before the start of works and the survey report submitted to the Council for approval prior to work starting. If nests become established during works on site, work in the vicinity of the nest must stop until the chicks have fledged. This can be secured by a suitably worded planning condition.

A condition is recommended to secure the recommendations in 6.1.4 and 6.1.5 of the Phase 1 habitat survey report which relate to the provision of a habitat corridor around the boundaries of the site.

The ecological survey report recorded Japanese knotweed within the site boundary. Work to treat the Japanese Knotweed on site was carried out just over 12 months ago, starting January 2014. This work has been carried out by a qualified company in accordance with a management plan.

6.4 Contaminated Land

A site investigation has previously been carried out for the Local Authority as the Council owned the site. The contaminated land officer and the Environment Agency have been consulted and have advised that there have been no former contaminative uses at the site, and geological maps indicate relatively low sensitivity with regards to controlled waters. Therefore, in view of the above, no further investigations are required.

6.5 Flood Risk

In accordance with the National Planning Policy the Application has been accompanied with a flood risk assessment. The Environment Agency has been consulted and has no objection.

6.6 Noise

Due to the nature of the application and the use of mechanical processing of the raw IBA, the application has been accompanied with a noise report carried out in accordance with BS5228. The predicted noise of the proposed IBA operations meets the relevant criteria of a rating level no higher than 10dB below the background noise level. Based on this assessment it is considered that the noise impact would be minimal.

6.7 Summary and Conclusion

The IBA recycling facility will ensure that the maximum value can be recovered from waste, diverting material from landfill and using waste as a resource, and moving waste up the waste hierarchy in accordance with the National Waste Management Plan for England and the Planning Policy Statement (PPS) 10: Planning for Sustainable Waste.

The proposals for the facility accord with the overarching aims of the NPPF. The proposed development meets the criteria for sustainable development for which there is a presumption in favour for development.

The proposals comply with the Joint Waste Local Plan WM1 'Guide to Site Prioritisation' and WM13 'Planning Applications for New Waste Management Facilities on Unallocated Sites'.

The number of vehicle movements is not expected to have a significant impact on the highway network, and the proposed new access can be constructed in a manner that would not have a detrimental impact on highway safety and complies with policies TP12 'Car Parking' and TP15 'Accessibility to New Development' of the Unitary Development Plan.

The facility will contribute to the development of the local economy and to the long term viability of waste management services in the wider area. The facility will also contribute to local employment.

7. RECOMMENDATIONS

Grant planning permission subject to conditions

8. CONDITIONS

1. Time limit on commencement of development
2. Condition listing approved plans and documents – (Policy BE1)

3. Development shall be carried out and operated in accordance with the submitted flood risk assessment (PR16)
4. Development shall be carried out and operated in accordance with the submitted noise risk assessment (PR2)
5. Condition for dust management plan to ensure prevention and control of any mud or debris tracked offsite. (PR1)
6. Condition requiring submission of building materials – (Policy BE2)
7. Condition requiring the submission of details of drainage condition (s) (Policy BE1)
8. Boundary Treatments – (Policy BE22)
9. Submission and Agreement of finished floor and site levels – (Policy BE1)
10. Construction Traffic Management Plan (BE1)
11. Condition in relation to breeding birds (GE21)
12. Condition requiring the submission of a Construction Management Plan (BE1).
13. Condition requiring the submission of details of secure covered cycle parking (TP6).
14. Condition restricting use to the operation of an Incinerator Bottom Ash Recycling Facility (BE1, WM1 and WM13)
15. Condition limiting stockpile heights to a maximum of 12m (BE1)
16. Condition stating no substances/material shall be burnt on site (PR1)
17. Condition controlling hours of operation (BE1)
18. Condition(s) relating to submission of landscaping and habitat mitigation (BE1 and GE1).

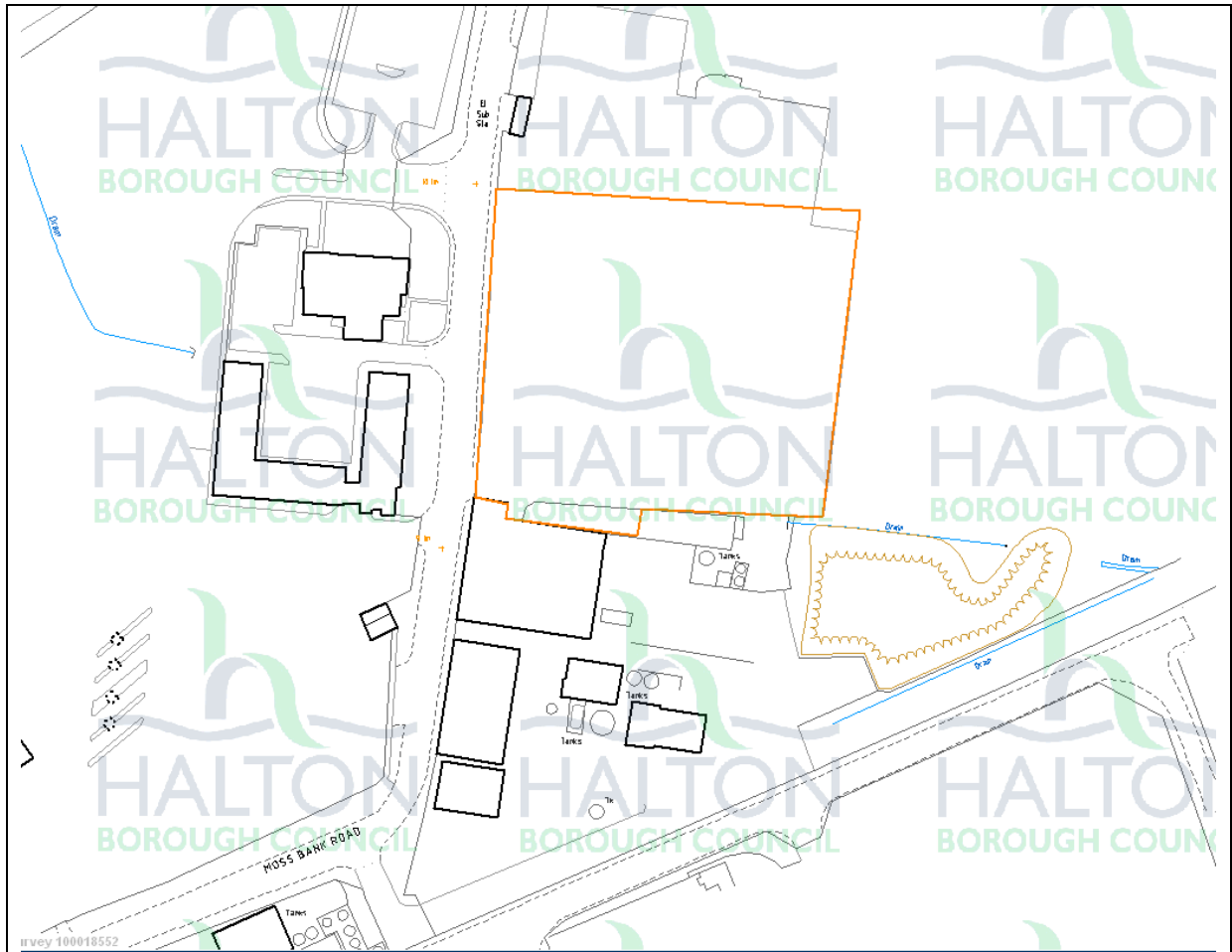
9. SUSTAINABILITY STATEMENT

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:	14/00658/FUL
LOCATION:	Land North Of Bowmans Chemical Works Gorse Lane Widnes Cheshire WA8 0YZ
PROPOSAL:	Proposed construction of industrial / storage building (Use Classes B2 and B8) associated parking, servicing areas, plant and bunds, fencing, landscaping and ancillary works
WARD:	Riverside
PARISH:	None
CASE OFFICER:	Rob Cooper
AGENT(S) / APPLICANT(S):	Lawson Planning Partnership Ltd 882 The Crescent Colchester Business Park Colchester Essex CO4 9YQ
DEVELOPMENT PLAN ALLOCATION:	Widnes Waterfront Regeneration Area Halton Unitary Development Plan (2005) National Planning Policy Framework (2012) Halton Core Strategy (2013)
DEPARTURE	No
REPRESENTATIONS:	One
KEY ISSUES:	Principle of Development Access Design
RECOMMENDATION:	Approve
SITE MAP	



1. APPLICATION SITE

1.1 The Site

The Bowmans Chemical Works site is located within the defined town boundary for Widnes, to the east of Widnes town centre and is accessed from Gorsey Lane, which is located to the south of the A562 which links to the town of Warrington to the east. The river Mersey Estuary is approximately 200m to the south of the site.

The site is bounded to the west by Gorsey Lane followed by Suttons Logistics, by vacant brownfield land (formerly occupied by a number of chemical operators) to the south beyond Bowmans works, by grassland and two former waste disposal lagoons to the east and by a commercial vehicle servicing and repair centre to the north.

2. THE APPLICATION

2.1 The Proposal

The current Bowmans Works site is operated by Industrial Chemical Ltd (ICL) and operates 24 hours a day throughout the year and currently employs 37 staff

operating from the site. The site manufactures a range of products which are supplied to the plant food, water treatment and chemical industries.

ICL needs to offer their customers the opportunity to purchase products in smaller packages. The proposed development would provide an additional 1504m² of floor space, in which products would be stored, then diluted (as required) and packaged into smaller containers. The finished product would then be stored on palletes within the building and await distribution to customers. Other than the diluting of some products and small container re-packaging, no other industrial process would take place within the building.

The proposed building will operate 24/7 (subject to demand) in line with the existing chemical plant, which has no planning restrictions on hours of use and enjoys 24 hour unrestricted working.

ICL propose to use the building for the B2 (General Industry) and B8 (Storage) purposes, as follows;

- Storage of products;
- Dilution of products (if required) and packaging into containers varying in size; and
- Storage of packaged products, awaiting distribution and delivery to customers.

No chemicals will be manufactured within the building which will continue to be manufactured on the adjacent Bowmans Works site or by other ICL manufacturing sites in the UK.

In development terms, the main components of the proposals comprise:

- A single portal frame, steel clad building of approximately 1504m² floor space, measuring approximately 60.165m x 25m x 9.144m in height to eaves and 12.517m to ridge;
- Provision of associated plant comprising storage tanks (up to 12m in height and up to 4.1m in diameter) and associated reinforced concrete bund areas (up to 1.2m in height);
- Provision of servicing areas, new fencing (2.4m in height) and landscape buffer adjacent to the existing public footpath;
- Provision of 27 car parking spaces including 3 disabled spaces, 4 secure and covered cycle stands and unloading/loading bays for HGV's; and
- Use of existing vehicular access off Gorsey Lane to serve the proposed building.

2.2 Documentation

The application has been submitted with the requisite planning application form, a complete set of plans and supporting information including a design and access statement, and a ground investigations report and ecology report.

2.3 History

There is no recent relevant planning history

3. POLICY CONTEXT

3.1 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.

3.2 Halton Unitary Development Plan (UDP) (2005)

The site is designated as the Widnes Waterfront Regeneration Area in the Halton Unitary Development Plan. The following policies within the adopted Unitary Development Plan are considered to be of particular relevance;

- BE1 General Requirements for Development
- BE2 Quality of Design
- BE22 Boundary Walls and Fences
- RG3 Action Area 3 Widnes Waterfront
- PR5 Water Quality
- PR14 Contaminated Land
- TP6 Cycle Provision as Part of New Development
- TP7 Pedestrian Provision as Part of New Development
- TP12 Car Parking
- TP15 Accessibility to New Development

3.3 Halton Core Strategy (2013)

The following policies, contained within the Core Strategy are of particular relevance:

- CS2 Presumption in Favour of Sustainable Development
- CS9 South Widnes Key Area of Change
- CS15 Sustainable Transport
- CS18 High Quality Design
- CS19 Sustainable Development and Climate Change
- CS23 Managing Pollution and Risk

3.4 Joint Waste Local Plan 2013

WM8 Waste Prevention and Resource Management
WM9 Sustainable Waste Management Design and Layout for New Development

4. CONSULTATIONS

The application has been advertised by a press notice and a site notice posted near the site. All adjacent occupiers have been notified by letter.

Externally, the Environment Agency and United Utilities have been consulted.

The Environment Agency has confirmed that it has no objection to the proposal, subject to conditions in relation to contaminated land. United utilities has confirmed that it has no objection subject to conditions relating to the approval of drainage details.

Internally, the Council's Highways and Drainage Engineers, Environmental Health Officer and Contaminated Land Officer, and ecologist have been consulted. Their observations have been incorporated into the assessment section below.

5. REPRESENTATIONS

One representation has been received from a ward Councillor seeking clarification on the use class. This was confirmed as B2 'General Industry' and B8 'Storage & Distribution'.

No representations have been received from local residents or neighbouring business.

6. ASSESSMENT

6.1 Policy

The site is located within an area defined as as Primarily Employment Area, in Policy E3 of the Halton Unitary Development Plan. Policy E3 states that use classes B1, B2, B8 and Sui Generis industrial uses are considered to be acceptable within this area. Furthermore, the previous use of the site was B2 'general industry' as the land previously sited buildings used in the manufacturing and processing of chemicals. Therefore, the proposed use is consistent with the established previous use and policy E3 and is considered to be acceptable in principle.

Policy E5 requires new industrial and commercial developments to be compatible with existing and proposed surrounding uses. Outside storage areas must be screened and open storage of loose materials will not be permitted.

UDP saved policy E3 states that B1, B2, B8 and Sui Generis industrial uses will be permitted in primary employment areas. Core Strategy policy CS1 also supports the prioritisation and re-use of previously developed land for new

development. The site's location, proposed use and the form of the development proposals comply with both these policies and the proposals are in keeping with the use, scale and character of existing premises adjacent to and near to the site. The application proposal comprises a sustainable extension of an existing employment site, which has the general infrastructure to accommodate the proposed extension. The site is fully serviced with adequate access, utility connections and drainage infrastructure.

6.2 Design and Appearance

The proposed building would have a floor plan measuring 60.165m long x 25m wide and an eaves height of 9.144m and ridge height of 12.517m. The associated storage containers would be a maximum of 12m high and approx. 4m in diameter.

The proposed building will be a steel portal frame structure providing vertical walls and low gabled roof. The walls and roof of the building are proposed to be clad in box section metal sheeting, coloured 'goose-wing grey' (with blue trim details as shown on the submitted drawings).

The general appearance, materials and details of the proposed building would be consistent with existing buildings within the surrounding area. It would represent a simple building of neat functional and durable design, appropriate to the established surrounding industrial and commercial context.

As regards the storage containers, these would be of strictly functional appearance, as vertical cylinders made of either mild steel, stainless steel or reinforced plastic (GRP). They are proposed to be set back significantly from the road frontage, with tree planting in front to soften their visual impact in the street scene.

Existing accommodation at the Bowmans Works site is insufficient to meet ICL's current floor space needs leading to some palletised goods being stored outside. The proposed building would therefore, assist in consolidating its operations by incorporating a covered storage facility within the building, which would reduce potential damage caused to products and assist in streamlining the company's operations.

The design and appearance of the proposed new warehouse is considered to be of a high quality of design that would comply with saved Policies BE2 of the Halton Unitary Development Plan and CS18 of the Halton Core Strategy Local Plan.

6.3 Highways

The proposal is to continue to use the existing access to Industrial Chemical Ltd off the bottom of Gorsey Lane (adjacent to the blue gate), and then as part of this new scheme utilise the two existing access points on the former Bowmans site. One of these access points is located up tight against the office of Industrial Chemical Ltd, which may potentially need improving.

The Council's Highways Engineer has been consulted and has recommended that alterations are made to improve pedestrian and vehicle visibility, tracking of HGV vehicles is also required.

The applicant has been asked to provide tracking of the access and provide suitable visibility splays, and to provide improvements by widening the access as necessary. The applicant's agent has confirmed that they will be providing this information and in principle amendments by widening the access would be possible. These will be submitted prior to the committee for the highways engineer to consider, and members will be updated accordingly at Development Control Committee.

Once the site is fully operational it is estimated that an additional 5 to 8 vehicular movements per day are envisaged. An additional 27 car parking spaces are to be provided as part of the scheme. The additional parking would also provide parking for existing staff based at the Bowman's Works site. Four secure cycle parking spaces are also proposed by the applicant, a condition for full details is recommended to comply with Policies TP6.

6.4 Contaminated Land

The application has been submitted with a site investigation report with associated mitigation measures. The contaminated land officer has been consulted and has advised that if the application were to be supported that any further site investigation work could be controlled by condition.

6.6 Ecology

The applicant has submitted an ecology report with the application, and the Council's ecological advisor has been consulted. The ecologist has no objections but has made the following recommendations.

Works should take place outside of the bird nesting season (1st March to 31st August inclusive), unless the site has been checked for nesting birds by a qualified ecologist, this can be conditioned.

Due to the loss of potential nesting sites for birds a number of bird boxes should be provided, also shelter and hibernation in the form of bug boxes should be provided, a condition for the provision of the details to be agreed is recommended.

The have also noted that there is a possibility that amphibians may be utilising the rubble piles for hibernation. As a precautionary measure, the rubble should be removed outside the winter hibernation period (November- February inclusive).

6.5 Summary and Conclusion

The principle of the development is considered to be acceptable and complies with Policies E3, RG3 and CS9. The design and appearance is acceptable and

complies with Unitary Development Plan Policies BE1, BE2. Subject to the agreed access alterations recommended by the highways engineer, the proposed development would not have a detrimental impact on highway safety and sufficient car parking is provided, so in that respect complies with TP12 and TP15 of the Unitary Development Plan. The proposal is considered to be sustainable development and complies with the National Planning Policy Framework and is recommended for approval.

7. RECOMMENDATIONS

Grant planning permission subject to conditions

8. CONDITIONS

1. Time limit on commencement of development
2. Approved Plans – (Policy BE1)
3. Materials – (Policy BE2)
4. Drainage condition (s) (Policy BE1)
5. Boundary Treatments – (Policy BE22)
6. Submission and Agreement of finished floor and site levels – (Policy BE1)
8. Construction Traffic Management Plan (BE1)
9. Condition(s) in relation to Details of off-site highways works including making good of existing vehicle access crossings, and bus stop relocation.
10. Nesting birds conditions (GE21)
11. Condition to provide details of bird and bug boxes (GE21)
12. Detail of secure covered cycle storage (TP6)
13. Condition restricting external storage (E3 and E5)
- 14 Condition(s) in relation to contaminated land and remediation (PR14 and CS23)

9. 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:	14/00665/FUL
LOCATION:	Manor Farm, Manor Farm Road, Runcorn WA7 1TE
PROPOSAL:	Proposed demolition of existing buildings and development comprising 18 no. dwellings, associated access and open space
WARD:	Daresbury
PARISH:	None
CASE OFFICER:	Pauline Shearer
AGENT(S) / APPLICANT(S):	Mr Alastair Vale, Cranford Estates (Runcorn) Ltd
DEVELOPMENT PLAN ALLOCATION: National Planning Policy Framework (2012) Halton Unitary Development Plan (2005) Halton Core Strategy (2013) Joint Merseyside and Halton Waste Local Plan (2013)	Primarily Residential
DEPARTURE	No
REPRESENTATIONS:	1 written representation of support and 7 objections from neighbours received from the publicity given to the application.
KEY ISSUES	Design and layout, Amenity, Trees and woodland and Highways,
RECOMMENDATION:	Grant planning permission subject to conditions and S.106 in relation to the provision of a commuted sum for off-site open space.
SITE MAP	



1. APPLICATION SITE

1.1 The Site

The site subject of the application is the existing Manor Farm which is currently not in use. The application includes the removal of the existing farmhouse and associated buildings as well as the re-use of the remaining undeveloped part of the site. The site is located in close proximity to the development of Manor Farm Mews to the west and commercial units south of the site. The land to the north and east is wooded and under the control of the Woodland Trust. The site has a direct access from Manor Farm Road. The site is designated Primarily Residential on the Halton Unitary Development Plan Proposals Map.

The surrounding area is both residential and commercial with the large developments of Sandymoor to the south and Manor Park to the east and west. The site is in close proximity to the A558 Daresbury Expressway.

2. THE APPLICATION

2.1 The Proposal

The application proposes the demolition of existing buildings and construction of 18 no. two storey dwellings with associated access and on site open space.

Access into and out of the proposed development will be by way of a one way arrangement, with the access located at the existing entrance to the site and the egress further toward the eastern end of the site.

The final layout of the scheme has been largely determined by the existing tree positions, in particular the mature oak tree located near the existing farmhouse.

2.2 Documentation

The planning application is supported by a Planning Statement, Design and Access Statement, a Topographical Survey, Tree Survey, Tree Works Plan, Landscape Proposals, Affordable Housing Viability Assessment, Planting Plan, Proposed Site Levels, Draft S.106 and a Preliminary Risk Assessment.

3. POLICY CONTEXT

3.1 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.

3.2 Halton Unitary Development Plan (UDP) (2005)

The site is allocated as a Primarily Residential Area in the Halton Unitary Development Plan. The following policies within the adopted Unitary Development Plan are considered to be of particular relevance;

- BE1 General Requirements for Development;
- BE2 Quality of Design;
- GE24 Protection of Important Landscape Features
- GE27 Protection of Trees and Woodlands
- PR14 Contaminated Land;
- PR15 Groundwater;
- PR16 Development and Flood Risk;
- TP1 Public Transport Provision as Part of New Development;
- TP6 Cycle Provision as Part of New Development;
- TP7 Pedestrian Provision as Part of New Development;
- TP12 Car Parking;
- PR14 Contaminated Land
- H3 Provision of Recreational Greenspace

3.3 Halton Core Strategy (2013)

The following policies, contained within the Core Strategy are of particular relevance:

- CS2 Presumption in Favour of Sustainable Development;
- CS13 Affordable Housing
- CS15 Sustainable Transport;
- CS18 High Quality Design;
- CS20 Natural and Historic Environment
- CS23 Managing Pollution and Risk.

3.4 Joint Merseyside and Halton Waste Local Plan (2013)

The following policies, contained within the Joint Merseyside and Halton Waste Local Plan are of relevance:

- WM8 Waste Prevention and Resource Management;
- WM9 Sustainable Waste Management Design and Layout for New Development.

4. **CONSULTATIONS**

4.1 Highways and Transportation Development Control

There are no objections, in principle, to the proposal subject to further amendments to provide details of the following: hard landscaping; footways; landscaping for adoptable areas; clear demarcation of adoptable areas; street lighting; an increase in the width and length of the footpath from Manor Farm Road into the site; pedestrian visibility splays at plots 17 & 18; demonstration of cycle parking; garages being a minimum of 6m x 3m; and highway drainage. Members will be updated regarding the submission of these amended and additional details. However, these requirements can be the subject of additional planning conditions if by the time of the Committee amendments are not received. The submission of a construction management plan should also be secured by condition.

4.2 Environmental Health – Ground Contamination

No objection to the proposed development.

4.3 Open Spaces Officer – Trees

The proposed development site contains a TPO and is adjacent to the Woodland Trust owned Lodge Plantation which is a designated Local Wildlife Site. Tree removal and replanting is acceptable as too is the TPO protection. A license is required from Natural England as the site is important for roosting bats and a Great Crested Newt has been recorded on the site. No objection is therefore raised. The mitigation measures proposed are generally appropriate, however, these should be extended to more than one

garage/plot. A condition will be attached to address this and to ensure tree protection; landscaping; and bird nesting legislation.

4.4 Environment Agency

Due to the size of the site and scale of the proposal the Environment Agency's standing advice will apply. The vast majority of the site is within a Flood Zone 1 with a very small portion in Flood Zone 2, the latter will have no built development upon it.

4.5 United Utilities

No observations received at the time of writing this report.

4.6 Woodland Trust – Woodland Trees

Preference for a buffer zone to mitigate potential for interference from future residents to the adjacent woodland (owned by the Woodland Trust). Need for mitigation measures for bat habitat in farm building.

4.7 Cheshire Wildlife Trust - Habitat

Preference for a buffer zone between the development and the woodland. Mitigation measures are required for Bats and Great Crested Newts prior to the determination of the application. Surveys required for water vole and nesting birds during the appropriate seasons.

4.8 CW&C Conservation Consultant – Manor Farmhouse

Advised that although the building of Manor Farmhouse is not listed, nor in a conservation area, that it is of some considerable age and has some historic merit. A condition is recommended to require recording and analysis of the building prior to demolition.

4.9 Sandymoor Parish Council

No comments received at the time of writing this report.

4.10 Health & Safety Executive

Does not advise against the proposal. In addition, confirmation has been received that none of the Essar Pipelines or Shell operational pipelines should be affected by the proposal.

4.11 Natural England

No objection but advised the requirements to adhere to wildlife and habitats legislation.

5. REPRESENTATIONS

5.1 The application has been advertised by a press advert in the Widnes & Runcorn World on 03/12/2014, two site notices posted on Manor Farm Road on 19/12/2014 and 23 neighbour notification letters sent on /12/2014.

5.2 Eight representations have been received from the publicity given to the application. One in support of the proposal and seven raising objections or making comments. A summary of the issues raised is as follows:

- The planning department need to affirm that future access will be deeded to existing residents for access for maintenance of their properties.
- That existing residents should be notified when contaminants are to be removed from the site and that they are enclosed to avoid them becoming air bound.
- Unique footprint in terms of wildlife and trees – several varieties of birds and woodland wildlife are present and habitat should be protected.
- Loss of outlook from adjacent property.
- Loss of privacy in relation to No.15 Manor Farm Mews and proposed adjacent plots.
- Potential damage to property during construction of new dwellings.
- Provision of an access into the woods.
- Restricted construction hours are needed.
- Insufficient neighbour consultation as it was over the Christmas period.
- Lack of open communication between neighbouring residents and Emery Planning Partnership Ltd regarding boundary treatment.
- Lack of transparency.
- Boundary fence does not need replacing and there has been a lack of discussion between owner of No.1 Manor Farm Mews and Emery Planning Partnership Ltd.
- Boundary encroachments.
- Use of the side wall of the existing property will result in disturbance from children playing and retention of the boundary wall would prevent this.
- Increasing the height of an existing 1.8m boundary wall to 2.1m will affect the existing view of the neighbouring occupier and reduce light to a lawn area.
- Replacement of a boundary wall will affect existing climbing plants.
- Presence of newts in an adjacent occupier's garden area.
- Need to retain a sandstone wall boundary between the site and No.14 Manor Farm Mews.
- Loss of another locally historic building in Halton. It would have been preferable to see the building repaired and re-used and incorporated within the scheme.
- Minimise and mitigate dust emissions from construction.
- Minimise and mitigate noise emissions from construction.
- Proposed building design is out of place and ruin the charm of the woodland and farm building.
- Site is not big enough for 18 dwellings.
- There is little or no woodland left in the Sandymoor area this development is not needed unless preserves/enhances the original characteristics of the farm land.
- Sandymoor is the more suitable location for this development.

6. **ASSESSMENT**

6.1 Design and Layout

The site is 0.53ha, has a density provision of 34 dwellings per hectare and is within a Primarily Residential Halton UDP allocation and therefore the principle of development is accepted. Permission was granted in 2007 on

application reference 06/00879/OUT for the demolition of building and the erection of 17 no. dwellings. A further application was submitted in 2011, reference 11/00280/OUT for a similar proposal which was subsequently withdrawn due to insufficient information.

This proposal seeks permission for 18 dwellings, resulting in the removal of the existing buildings including the farmhouse. The farmhouse and buildings are not listed, are not within a conservation area and currently Halton does not have a list of locally protected buildings. Several of the comments received refer to the age of the farmhouse and regret its removal. The Council's conservation consultant has provided advice in relation to this and although not protected, has recommended that a condition is attached to any planning permission to ensure that the buildings undergo analysis and recording prior to their removal.

The proposed dwellings are two storey and a mix of fourteen 3-bedroom and four 4-bedroom houses. Each dwelling is provided with two off-street car parking spaces, and sufficient private garden space. Bin storage is provided to the rear for all but two of the plots. Those two plots have provision at the front incorporated into the decorative landscaping. Whilst this is not ideal, these two plots are situated within a non-adopted courtyard and set sufficiently within the front plot curtilage to have a minimal effect on the street scene.

The house types and elevation treatment are of a character similar to that of Manor Farm Mews adjacent and with the incorporation of arched window lintels, window proportions, single apex roof design and chimneys, and the use of some timber finishes, they provide a rustic nature to the scheme. The applicant has ensured that these details are included in the rear and side of those dwellings on plots which are adjacent to Manor Farm Road, to ensure that the street scene is not compromised and that the scheme character is viewed favourably from the road frontage. Final materials will be agreed prior to commencement through planning condition.

The existing site benefits from a sandstone boundary wall to the front along Manor Farm Road and partly to the western side of the site. The scheme incorporates this around the frontage of the site, but has shown some changes to it along the western boundary. The retention of it around the front ensures that the scheme integrates well into its surroundings and maximises the street scene appearance. The boundary to the west is of lesser concern in relation to visual amenity but does present questions regarding potential future neighbour conflict. The applicant has discussed the treatment of the boundary to the western side of the scheme with those neighbours directly affected and who have raised concerns through their comments. An amended plan has been submitted and is the subject of a re-consultation. This drawing shows elements of the boundaries with the existing occupiers as retained and additional treatment proposed to protect privacy i.e. a new 1.8m close boarded fence with a 0.3m trellis on the inside of the boundary of plot 5; existing stone wall surrounding plot 4 to be increased to 1.5m high using reclaimed stone on site; 1.5m intermediate fences between the new plots and

a 1.5m fence alongside plot 14 to prevent potential nuisance from the use of the driveway adjacent on plot 4.

Whilst further objection has been received from the affected neighbours with regard to this, it is considered that the applicant has undertaken reasonable negotiations with the affected occupiers and the amended boundary treatments offer a responsible approach to achieving privacy whilst minimising disturbance to their existing outlook.

The proposal is considered to be acceptable in terms of scale and compliant with Policies BE1, BE2 and BE22 of the Halton Unitary Development Plan.

6.2 Amenity

The nearest affected residential occupiers are those on Manor Farm Mews. No.'s 1 and 12 have side elevations facing the proposal and No's 14 and 15 with rear elevations along the western boundary of the site. None of these elevations have habitable room windows which the proposal affects. The dwelling on Plot 5 does not encroach beyond a 45 degree angle when viewed from the rear windows of No.1 Manor Farm Mews and as a result, does not adversely affect the outlook of the occupiers of this existing property. In its relationship with other existing properties the proposal meets the interface standards of the Council and complies with Policies BE1 and BE2 of the Halton UDP.

Comments have been received in relation to the impact of the height of proposed boundary walls. The treatment of the western boundary is still under negotiation at the time of writing this report and members will be updated verbally on the conclusions of these negotiations at the committee meeting.

Comments relating to the boundary also refer to the need to allow access by existing residents on Manor Farm Mews for maintenance of their property. The proposal does not alter the existing situation whereby occupiers of the properties on Manor Farm Mews have to obtain permission from the owner of Manor Farm for the same access. This is not an issue to which members should attach particular weight when determining this planning application and is essentially an issue between private parties.

6.3 Highway Considerations

The principle of the proposal is considered to be acceptable from a highway safety perspective. Further amendments have been requested from the applicant to ensure that the internal arrangements of the site operate successfully. These include the following: hard landscaping footways/landscaping for adoptable areas; adoptable areas clearly demarcated; street lighting details required; increase in width and length of footpath from Manor Farm Road; pedestrian visibility splays at plots 17 & 18; demonstration of cycle parking; garages a minimum of 6m x 3m; drainage details of highway needed.

Members will be updated regarding the submission of these amended and additional details, however, these requirements can be the subject of additional planning conditions if, by the time of the Committee, amendments are not received.

The standard requirement for a construction management plan, including the need for a wheelwash, is also recommended.

On the basis of this and on the assumption that the requested amendments and additional information are provided, the proposal is deemed acceptable and complies with Policies BE1, TP6, TP7 and TP17 of the Halton Unitary Development Plan.

6.4 Trees & Woodland

The site is considerably constrained by the presence of a protected oak tree (TPO Ref: 112). The site is also adjacent to Lodge Plantation which is in the ownership of the Woodland Trust and is a designated Local Wildlife Site. The application was accompanied by an Arboricultural Survey and Implications, together with tree constraint drawings. The scheme successfully deals with the constraints resulting from the TPO and adjacent woodland in terms of the siting of the dwellings and boundaries and the protective measures for the tree to be retained. The applicant has undergone discussion with the Woodland Trust to agree the principle of some tree removal and crown lifting. The Council has not received any comments from the Woodland Trust at the time of writing the report and members will be updated verbally of the agreed work. As the Woodland Trust is beyond the control of the Local Authority, the agreed works to trees will be incorporated into a legal agreement and be the subject of a planning condition.

The application was accompanied by an ecological report in relation to the wildlife impacts of the proposal. The applicant has been requested to provide details of mitigation for the loss of habitat identified; bats and great crested newt. Further survey work to assess habitat for water vole and bird nesting has been advised during the appropriate seasons. The applicant's response to these requests will be presented to members either by update or verbally at committee.

Indicative landscaping details are shown on the originally submitted site plan which are acceptable.

Conditions are recommended for amended plans to address the concerns relating to: the interface between the scheme and the woodland; the provision of wildlife habitat mitigation measures; updating of the landscaping layout drawing; tree protection measures; Woodland Trust tree removal, pruning and planting; and landscaping provision.

On the basis of the above and further information in relation to mitigation and impact on woodland, the application is acceptable and complies with Policies BE1 and GE27 of the Halton Unitary Development Plan.

6.5 Site Levels

The application is accompanied by a tree works drawing which shows existing site levels. These have been considered and would result in an acceptable development in terms of relationships to existing roads. It is considered reasonable to attach a condition which for the requirement of existing and proposed site and finished floor levels, but with a comparison to adjoining land.

This would ensure compliance with Policy BE1 of the Halton Unitary Development Plan.

6.6 Flood Risk & Drainage

The application site is less than 1ha in area in Flood Zone 1 and is in an area which is at low risk from flooding.

In relation to drainage, a drainage layout plan accompanies the application. Some further details / clarifications will be needed before the drainage strategy can be agreed. The implementation of the drainage strategy can be secured by condition.

The proposal is considered to be compliant with Policy PR16 of the Halton Unitary Development Plan and Policy CS23 of the Halton Core Strategy Local Plan.

6.7 Affordable Housing

The Halton Core Strategy includes Policy CS13 which requires residential development proposals over 10 units to deliver 25% affordable dwellings on the site. In cases where the applicant considers that the scheme would return insufficient value to make this infeasible, the application is accompanied with a viability assessment. The Council has taken full consideration of the viability.

The analysis of the information provided, including development costs and likely market values of the plots, indicates that the viability of the development is marginal where an element of affordable housing is included either for the 4 four units to achieve the 25 % and for allowing just 2 units. In addition, it is likely that the provision of affordable housing will impact on the values of the remainder of the development, by say a 10% reduction, which again depresses the viability.

The levels of % profit return flagged up by the analysis where provision for some affordable housing is included is less than we would reasonably expect for a viable scheme based upon previous schemes considered. In addition, the applicant has identified requirements in connection with provision of replacement bat roosts, additional fencing and tree works which will add to the development costs and impact on the viability.

On this basis, the applicant has successfully demonstrated that the imposition of Policy CS13 in this case would result in development which is unviable and would put a brake on this development. Members are advised to consider this as material to the determination of the application and approve the scheme in compliance with the requirements of Policy CS13 of the Core Strategy.

6.8 Waste Prevention/Management

Policies WM8 and WM9 of the Joint Merseyside and Halton Waste Local Plan are applicable to this application. In terms of waste prevention, a construction management plan will deal with issues of this nature and based on the development cost, the developer would be required to produce a Site Waste Management Plan. In terms of waste management, there is sufficient space for the storage of waste including separated recyclable materials for each property as well as access to enable collection.

7. CONCLUSIONS

In conclusion, the principle of residential development has previously been established and the proposal would develop a vacant site, have a positive impact on the locality by providing homes of mixed size and contribute to Halton's housing provision without serious harm to the existing amenity of existing occupiers; trees; wildlife and highway safety. The proposal offers a sensitive design and layout which continues the semi-rural character of Manor Farm Mews and the surrounding woodland area.

The application is recommended for approval subject to S.106 (off-site public open space) and conditions.

8. RECOMMENDATIONS

Grant planning permission subject to the following conditions and a S.106 Agreement for a contribution towards off site open space.

9. CONDITIONS

1. Time Limit – Full Permission.
2. Approved Plans (Policies BE1 and BE2).
3. Legal agreement with Woodland Trust for tree works in woodland adjacent to the site (BE1 & GE27)
4. Submission of exiting site levels and proposed site and finished floor levels - (Policy BE1)
5. Facing Materials - (Policies BE1 and BE2)
6. Landscaping – (Policy BE1)
7. Boundary Treatments Scheme – (Policy BE22)
8. Tree Protection measures (BE1 and GE27)
9. Breeding Birds Protection – (Policy GE21)
10. Recording and analysis of farmhouse and buildings (Policy BE1)

11. Submission of a revised wildlife mitigation strategy (Policy GE27)
12. Removal of Permitted Development Class A & E – Plots 3; 6; 7– (Policy BE1)
13. Hours of Construction – (Policy BE1)
14. Submission of a Construction Management Plan (Highways) – (Policy BE1)
15. Ground Contamination - (Policy PR14)
16. Provision & Retention of Parking - (Policy BE1)
17. Drainage Strategy – (Policy PR16)
18. Submission of details of street lighting (Policy BE1)

Informatives

1. United Utilities Informative.
2. Environment Agency standing advice

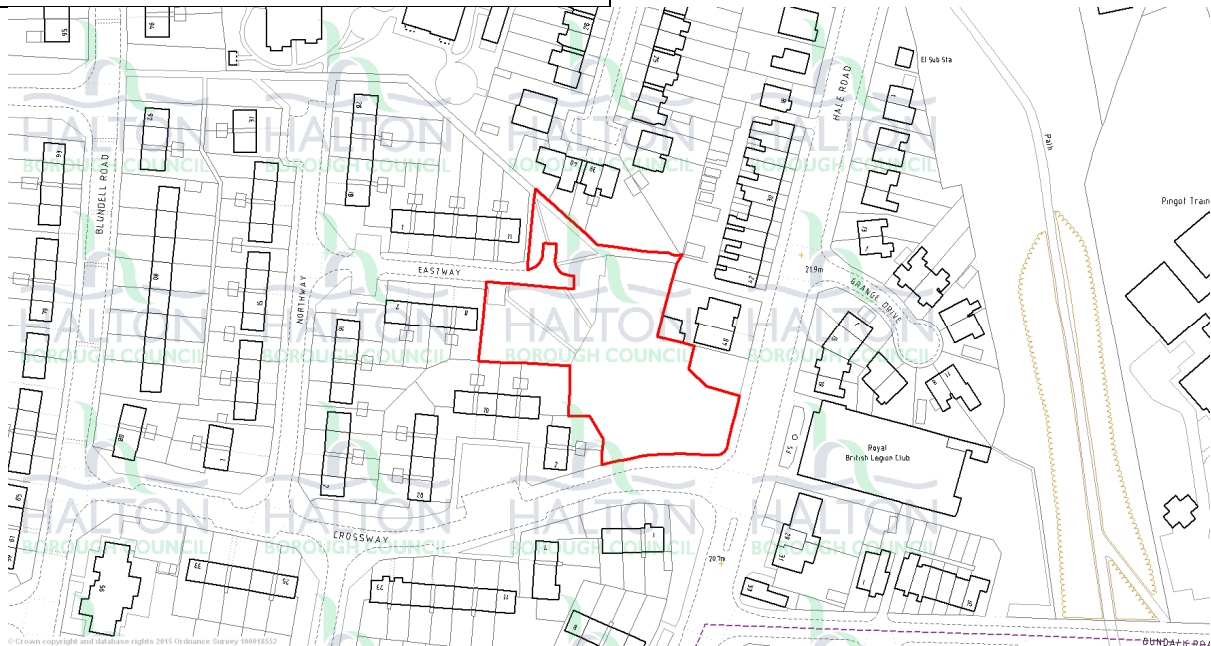
10. SUSTAINABILITY STATEMENT

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:	15/00015/FUL
LOCATION:	Land at Crossway, Widnes
PROPOSAL:	Proposed development of 4 No. three bedroom houses, 2 No. two bedroom bungalows and 6 No. one bedroom flats, access road, car parking, cycle parking and landscaping.
WARD:	Broadheath
PARISH:	N/A
CASE OFFICER:	Glen Henry
AGENT(S) / APPLICANT(S):	Halton Housing Trust
DEVELOPMENT PLAN ALLOCATION:	Halton Unitary Development Plan (2005) Primarily Residential Area
DEPARTURE REPRESENTATIONS:	No 8
RECOMMENDATION:	Approve subject to Conditions.
SITE MAP	



1. APPLICATION SITE

1.1 The Site and Surroundings

Site of approximately 0.33Ha located at junction of Hale Road, Crossway and East Way Widnes. The site is currently landscaped with grass mounds, trees and worn pathways crossing the site.

1.2 Planning History

94/00630/FUL - Application for 12 No. two storey houses was withdrawn

1.3 Background

None directly relevant

2. **THE APPLICATION**

2.1 Proposal Description

The scheme proposes the development of 4 No. three bedroom houses, 2 No. two bedroom bungalows and 6 No. one bedroom flats, access road, car parking, cycle parking and landscaping on an area of informal open space at Crossway, Widnes.

The properties are proposed to be social rented by Halton Housing Trust.

2.2 Documentation

The planning application is supported by a Design and Access Statement, Ecological Assessment, Phase 1 Site Investigation and Tree Survey.

3. **POLICY CONTEXT**

3.1 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.

The government has published its finalised Planning Practice Guidance (PPG, previously NPPG) to complement the National Planning Policy Framework (NPPF).

3.2 Halton Unitary Development Plan (UDP) (2005)

The site lies entirely within a Primarily Residential Area.

The following National and Council Unitary Development Plan policies and policy documents are of particular relevance: -

3.3 Unitary Development Plan

- BE1 General Requirements for Development
- BE2 Quality of Design
- GE21 Species Protection
- H2 Design and Density of New Residential Development
- H3 Provision of Recreational Greenspace
- TP6 Cycling Provision as part of New Development
- TP7 Pedestrian Provision as Part of New Development
- TP12 Car Parking
- PR14 Contaminated Land
- TP7 Pedestrian Provision as Part of New Development
- TP17 Safe Travel for All

3.3 Halton Core Strategy (2013)

Policy CS13 Affordable Housing is of particular relevance

3.4 Joint Waste Local Plan 2013

- WM8 Waste Prevention and Resource Management
- WM9 Sustainable Waste Design and Layout for New Development

3.5 Relevant SPDs

New Residential Development SPD; Affordable Housing SPD; Designing for Community Safety SPD; Draft Open Space Provision SPD are of particular relevance.

4. **CONSULTATIONS**

4.1 HBC Highways– No Objection in principle

4.2 HBC Open Spaces – No Objection in principle

4.3 HBC Contaminated Land – No Objection in principle

4.4 United Utilities – No objection in principle

5. REPRESENTATIONS

5.1 The application has been advertised via the following methods: site notices posted near to the site, press notice, and Council website. Surrounding residents and landowners have been notified by letter. 8 letters of objection have been received raising the following issues:

- Loss of limited green space
- Loss of trees
- Loss of public right of way
- Increased noise, disturbance from parking, increased traffic. Impact on homeworker
- Loss of view/ light
- Loss of wildlife
- Detrimental impact upon residential amenities / character/ visual impact of the development from such a cramped development.
- Questioning the validity of the submitted reports
- Loss of children's play area requiring crossing busy junction to reach alternative
- Construction impacts from piling noise, dust, heavy plant
- That footpath should be closed to reduce anti-social behaviour
- Request for more landscape screening
- Lack of consultation
- Questioning the suitability of the land for building due to structural capability and existing drainage
- Insufficient parking provision
- Highway safety including excessive traffic, road capacity, means of access, visibility, car parking and effects on pedestrians and cyclists

6. ASSESSMENT

6.1 Principle of Development

The site lies entirely within an area designated as a Primarily Residential Area in the Halton Unitary Development Plan. Proposals for residential development are therefore considered acceptable in principle. The site is currently landscaped as grassed mounds with trees and acts as informal open space. No part of the site is designated Greenspace and it is considered that the loss of the informal greenspace would not be significantly harmful to the wider area to justify refusal of planning permission in this case.

6.2 Design Character and Amenity

The scheme proposes the development of 4 No. three bedroom houses, 2 No. two bedroom bungalows and 6 No. one bedroom flats, access road, car parking, cycle parking and landscaping on an area of informal open space. They are to be constructed of traditional brick with ridged tiled roof but with modern fenestration and detailing including roof cowl sun tubes. The properties are comparable with similar properties previously approved and constructed within Widnes.

The site is currently occupied by grassed landscape mounds. The applicant has confirmed that it intends to remove any surplus material in order that finished floor levels relate closely to the existing levels of the surrounding houses on both Hale Road and Eastway. This will be agreed through later submission secured by appropriately worded planning condition.

The scheme is not wholly compliant in terms of separation and privacy distances and garden spaces when tested against standards that relate to new green field development. Due to the constrained nature of these infill sites such shortfalls are considered to be largely inevitable. It is however considered to provide an opportunity to provide a high quality development particularly given the constrained nature of the site and the context of the wider residential area. It is however considered necessary to restrict permitted development rights for the resultant dwellings to avoid potential over-development of the plots and to safeguard residential amenity into the future.

6.3 Highways, Parking and Servicing

A number of technical queries have been raised with respect to such things as refuse collection, construction management, loss of existing pathways and protection of retained rights of way. It is considered that these issues have now been satisfactorily resolved and any outstanding matters can be adequately addressed by appropriately worded planning conditions. The Council's Highways Engineer has confirmed that no significant highway issues are raised and that no highway objection can be sustained.

6.4 Contamination

The application is supported by an initial site investigation. The Council's Contaminated Land Officer has confirmed that, as the proposed development is for residential use and it is on previously developed land, there is a need for further detailed investigation assessment of the land contamination potential of the site. Within impacted areas, mitigation is expected to comprise removal of surplus material to allow creation of a break layer and 600mm cover system of clean material.

It is considered that these elements can be secured through appropriately worded planning conditions and on that basis the Council's Contaminated Land Officer has confirmed that he raises no objection.

6.5 Trees and Ecology

The proposals will result in the loss of a number of mature trees from the site. The application is supported by a detailed tree survey. Whilst the trees are considered to have amenity value in their own right, the Council's Open Spaces Officer has advised that there are no ecological constraints to the development and that trees to be removed are unlikely to be worthy of Tree Preservation Orders and that mitigation should be sought through re-planting and/ or compensation.

Whilst the loss of trees is regrettable, it is considered that the wider benefits of the scheme outweigh any harm resulting from the loss. Additional information is required with respect to the future landscaping of the site and its future maintenance. It is considered that adequate replacement planting can be adequately secured by condition.

6.6 Affordable Housing

Policy CS13: Affordable Housing of the emerging Core Strategy seeks to secure 25% of total residential units for affordable housing provision. The scheme proposes 12 houses and flats within the social rented sector. Halton Housing Trust is a registered provider of social housing and the proposals are therefore considered to accord with the aspirations of Policy CS13.

6.7 Waste Prevention/Management

Policies WM8 and WM9 of the Joint Merseyside and Halton Waste Local Plan are applicable to this application. In terms of waste prevention, a construction management plan will deal with issues of this nature and based on the development cost, the developer would be required to produce a Site Waste Management Plan. In terms of waste management, there is sufficient space for the storage of waste including separated recyclable materials for each property as well as access to enable collection.

7. **CONCLUSIONS**

The scheme proposes residential development on an area of informal open space. The site lies entirely within an area designated as a Primarily Residential Area in the Halton Unitary Development Plan and proposals for residential development are therefore considered acceptable in principle. Whilst a number of issues have been raised by objectors the benefits of the scheme are considered to outweigh any resulting harm. The scheme is considered to offer a good quality of development suited to the character of the site and the wider area and it is considered that the requirements and aspirations of UDP policy and relevant SPD can be met.

8. **RECOMMENDATIONS**

Approve subject to:-

- (a) The entering into a Legal Agreement or other agreement for the provision of a financial contribution towards off-site public open space.
- (b) Conditions relating to the following:
 1. Standard 3 year permission (BE1)
 2. Condition specifying plans/ amended plans (BE1)

3. Materials condition, requiring the submission and approval of the materials to be used (BE2)
4. Landscaping condition, requiring the submission of both hard and soft landscaping to include replacement tree planting. (BE2)
5. Boundary treatments including retaining walls to be submitted and approved in writing. (BE2)
6. Submission and agreement of a scheme of ecological enhancement features (GE21)
7. Submission and agreement of a Construction Environmental Management Plan (BE1)
8. Wheel cleansing facilities to be submitted and approved in writing. (BE1)
9. Submission and agreement of finished floor and site levels. (BE1)
10. Construction and delivery hours to be adhered to throughout the course of the development. (BE1)
11. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/ commencement of use. (BE1)
12. Conditions relating to restriction of permitted development rights relating to extensions and outbuildings and boundary fences etc. (BE1)
13. Site investigation, including mitigation to be submitted and approved in writing. (PR14)
14. Securing replacement tree planting in accordance with a scheme to be submitted and agreed (BE1).

(c) That if the S106 Agreement or alternative arrangement is not executed within a reasonable period of time, authority be delegated to the Operational Director – Policy, Planning and transportation in consultation with the Chairman or Vice Chairman of the Committee to refuse the application on the grounds that it fails to comply with Policy S25 (Planning Obligations).

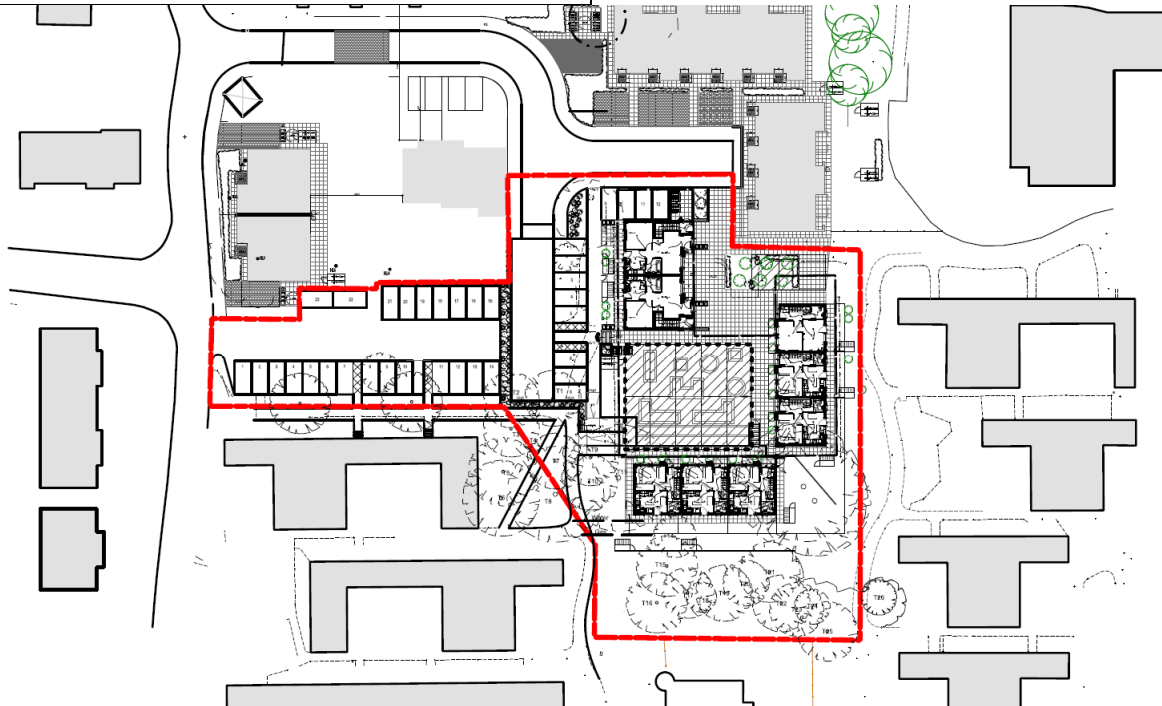
9. SUSTAINABILITY STATEMENT

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:	15/00028/FUL
LOCATION:	Castlefields PCT Building, Chester Close, Castlefields, Runcorn
PROPOSAL:	Proposed demolition of existing PCT building and development of 10 No. dwellings consisting of 6 No. two bedroom houses and 4 No. one bedroom flats.
WARD:	Halton Castle
PARISH:	N/A
CASE OFFICER:	Glen Henry
AGENT(S) / APPLICANT(S):	Liverpool Housing Trust
DEVELOPMENT PLAN ALLOCATION:	
Halton Unitary Development Plan (2005)	RG6 Action Area 6 Castlefields and Norton Priory
DEPARTURE REPRESENTATIONS:	No None
RECOMMENDATION:	Approve subject to Conditions.
SITE MAP	



1. **APPLICATION SITE**

1.1 The Site and Surroundings

Site of approximately 0.35Ha located at Chester Close, Castlefields. The site is mostly occupied by the former Primary Care Trust building which is now redundant. The site also includes an area of adjoining informal green space and the redevelopment and re-modelling of adjoining car parks.

1.2 Planning History

None directly relevant.

1.3 Background

This scheme forms part of the wider regeneration proposals for Castlefields which seek to replace existing deck access and outdated dwellings with new build and refurbished dwellings.

2. THE APPLICATION

2.1 Proposal Description

The scheme proposes the demolition of the existing PCT building and development of 10 No. dwellings consisting of 6 No. two bedroom houses and 4 No. one bedroom flats.

The properties are proposed to be social rented by Liverpool Housing Trust.

2.2 Documentation

The planning application is supported by a Design and Access Statement, Tree Survey and Bat Activity Report.

3. POLICY CONTEXT

3.1 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.

The government has published its finalised Planning Practice Guidance (PPG, previously NPPG) to complement the National Planning Policy Framework (NPPF).

3.2 Halton Unitary Development Plan (UDP) (2005)

The site lies entirely within Action Area 6 Castlefields and Norton Priory in the Halton Unitary Development Plan. The site is identified as a proposed Mixed Use Local Centre/ Housing site in the adopted Supplementary Planning Document for Castlefields and Norton Priory Action Area.

Land use allocations for such sites cannot be made through Supplementary Planning Documents and the Unitary Development Plan is the development plan. Such documents are however a material consideration in the determination of planning applications. A replacement local centre in the form of the Castlefields Village Square on land to the north is however considered to negate any future need or demand for further mixed use or local centre uses of the site.

The following National and Council Unitary Development Plan policies and policy documents are of particular relevance: -

3.3 Unitary Development Plan

RG6 Action Area 6 Castlefields and Norton Priory
BE1 General Requirements for Development
BE2 Quality of Design
GE21 Species Protection
H2 Design and Density of New Residential Development
H3 Provision of Recreational Greenspace
TP6 Cycling Provision as part of New Development
TP7 Pedestrian Provision as Part of New Development
TP12 Car Parking
PR14 Contaminated Land
TP7 Pedestrian Provision as Part of New Development
TP17 Safe Travel for All

3.3 Halton Core Strategy (2013)

Policy CS13 Affordable Housing is of particular relevance

3.4 Joint Waste Local Plan 2013

WM8 Waste Prevention and Resource Management
WM9 Sustainable Waste Design and Layout for New Development

3.5 Relevant SPDs

Castlefields and Norton Priory Action Area; New Residential Development SPD; Affordable Housing SPD; Designing for Community Safety SPD; Draft Open Space Provision SPD are of particular relevance

4. CONSULTATIONS

4.1 HBC Highways– No Objection in principle

4.2 HBC Open Spaces – No Objection in principle

4.3 HBC Contaminated Land – No Objection in principle

4.4 United Utilities – No objection in principle

4.5 Cheshire Wildlife Trust – No objection in principle. Queries raised regarding potential impact on bats addressed later in this report

5. REPRESENTATIONS

5.1 None to report

6. ASSESSMENT

6.1 Principle of Development

The site lies entirely within Action Area 6 Castlefields and Norton Priory in the Halton Unitary Development Plan. The site is currently occupied by the now vacant Primary Care Trust (PCT) Building which has become redundant since the construction of the new PCT within Castlefields Village Square. The site also includes an area of raised grassland occupied by a number of mature trees which acts as informal open space and the redevelopment and re-modelling of adjoining car parks..

The site is identified as a potential Mixed Use Local Centre and Housing redevelopment site in the adopted Supplementary Planning Document for Castlefields and Norton Priory Action Area. A replacement local centre in the form of the Castlefields Village Square on land to the north is considered to negate any future need or demand for further mixed use or local centre uses of the site. No part of the site is designated Greenspace and the proposals for development of the site for housing are therefore considered to accord with the adopted SPD for Castlefields and Norton Priory Action Area. On balance it is considered that the loss of the greenspace would not be significantly harmful to the wider area and would be far outweighed by the contribution of the scheme to the wider area regeneration strategy.

6.2 Design Character and Amenity

The scheme proposes a mix of residential houses and flats erected around a community garden. They are to be constructed of traditional brick with ridged tiled roof comparable with similar properties in earlier schemes.

The scheme is not wholly compliant in terms of separation and privacy distances and garden spaces when tested against standards that relate to new green field development. Due to the constrained nature of these infill sites such shortfalls are considered to be largely inevitable and provision is made accordingly for such variations within the adopted Supplementary Planning Document. It is however considered to provide an opportunity to provide a high quality development particularly given the constrained nature of the site and the context of earlier residential developments in the area and the wider regeneration initiative. It is however considered necessary to restrict permitted development rights for the resultant dwellings to avoid potential over-development of the plots and to safeguard residential amenity into the future.

6.3 Highways, Parking and Servicing

The Council's Highways Engineer has confirmed that no significant highway issues are raised in principle. The scheme as originally submitted resulted from detailed pre-application consultation. Notwithstanding that a number of issues have arisen with respect to footpath levels and service locations, amended plans have been received to provide satisfactory resolution of these technical issues to ensure that adequate provision can be made for highway circulation, servicing and parking. It is considered that these issues have now been satisfactorily resolved.

The scheme involves the redevelopment and remodelling of an adjoining existing car park. This car park currently provides parking for adjoining residents and staff of the new PCT. PCT staff parking is specifically identified and separate as shown in figure 1 below.

Figure1.



Figure1. – Segregation of car park forming west part of development site

Provision has been made within the remodelled parking to make alternative suitable provision in consultation with the Council's Highways Engineer. This will require subsequent applications to vary the relevant conditions and/ or a legal agreement. These are considered separate legal matters and not considered to justify delay in determining this application.

Parking spaces within the revised parking courts are not indicated to be specifically allocated to individual plots. Within the revised scheme 23 spaces are provided within the revised car park. This includes a reallocation of 18 spaces for the new PCT at Village Square. This is considered to fulfil the requirements, in numbers terms, of the planning condition and legal agreement associated with the earlier planning permission for that development. The remaining 5 spaces are provided for the existing 3 bungalows which front the parking court and visitors. Segregated parking at a rate of 120% is to be provided for the new flats and houses via a separate access.

Whilst the parking provision for the retained and new residential dwellings is acknowledged to be below current guidance set out in the form of the Design of New Residential SPD such parking levels must be balanced against the benefits of securing the redevelopment of the site and ongoing regeneration of the area. Such levels are also considered acceptable given relative demand and car ownership in the Castlefields area and are commensurate with earlier approved schemes in the area. On this basis the Council's Highways Engineers raise no objection.

6.4 Contamination

The Council's Contaminated Land Officer has confirmed that, as the proposed development is for residential use and it is on previously developed land, there is a need for an assessment of the land contamination potential of the site.

Whilst this would normally be required with the application, a key component of the redevelopment is the demolition and clearance of the current buildings which needs to take place before a comprehensive investigation can take place. It is recommended that a full site investigation and assessment, to be undertaken and submitted prior to commencement of the development, other than demolition, be required and controlled through an appropriate planning condition.

It is also advised that a full asbestos survey, demolition method statement and Construction Environmental Plan will be provided prior to demolition to allow the Planning Authority to satisfy itself that that potential demolition impacts will be appropriately mitigated. It is considered that these elements can be secured through appropriately worded planning conditions and on that basis the Council's Contaminated Land Officer has confirmed that he raises no objection.

6.5 Trees and Ecology

The proposals will result in the loss of a number of mature trees from the site. The scheme, as originally submitted, provided for retention of a number of mature trees within an area of retained green space. As a result of detailed services investigation, it is now considered unlikely that these can be retained due to the need for service diversions and excavations which are likely to undermine their roots. Whilst the Applicant has stated their intention to retain as many trees as possible, the full extent of trees to be felled will not be known until excavations begin. On that basis, the plan has been amended to show a worst case scenario where all trees within that green space area to be felled. The area of retained green space has now been incorporated within rear gardens to the houses.

The application is supported by a detailed tree survey. Whilst the trees are considered to have amenity value in their own right, the Council's Open Spaces Officer has advised that the trees to be removed are unlikely to be worthy of Tree Preservation Orders and that mitigation should be sought through re-planting and/ or compensation.

Whilst the loss of trees is regrettable, it is considered that the wider benefits of the scheme outweigh any harm resulting from the loss, especially in the context of the wider regeneration proposals for the Castlefields area. It is considered that the aspirations of the Castlefields Tree Strategy can be achieved. With scope for replacement planting identified within the proposals, limited potential areas for off-site planting have been identified and are to be progressed in partnership with the Council's Major Projects Officer. It is considered that protection of trees to be retained and replacement planting can be adequately secured by condition.

The application is supported by a Phase 1 Habitat Survey and Bat Activity Report. The site is species poor in terms of both flora and fauna. All plant species are considered fairly common and no species of national importance were recorded by the survey. The site did not contain evidence or suitable habitat for protected species with the exception of nesting birds which are protected through alternative legislation.

In response to queries raised by Cheshire Wildlife Trust, the applicant has submitted a detailed Bat Statement as an addendum to the original Bat Activity Report. It confirms that two bat activity surveys were conducted. The building and mature trees are reported to be of low potential to contain roosting bats and were watched from different aspects over the two field surveys. No bats were observed to leave the building or trees. Pipistrelle bats were present on site but in all cases considered to be roosting away from site and commuting to site to social call and feed.

There has been no internal or external survey of the building and whilst the possibility of roosting bats in the building has been assessed during emergence surveys as being low, areas of potential access are present and suitable feeding habitat is also present immediately adjacent. Therefore, it is

recommended that a further on-site inspection during demolition is provided as a precautionary measure. It is considered that this can be secured by a suitably worded planning condition.

The submission includes recommendations for ecological enhancements including bat, bird and hedgehog boxes and mitigation for loss of bat foraging and commuting routes. It is considered that these can be adequately secured by appropriate planning condition.

6.6 Affordable Housing

Policy CS13: Affordable Housing of the emerging Core Strategy seeks to secure 25% of total residential units for affordable housing provision. The scheme proposes 10 houses and flats within the social rented sector. Liverpool Housing Trust is a registered provider of social housing and the proposals are therefore considered to accord with the aspirations of Policy CS13.

6.7 Waste Prevention/Management

Policies WM8 and WM9 of the Joint Merseyside and Halton Waste Local Plan are applicable to this application. In terms of waste prevention, a construction management plan will deal with issues of this nature and based on the development cost, the developer would be required to produce a Site Waste Management Plan. In terms of waste management, there is sufficient space for the storage of waste including separated recyclable materials for each property as well as access to enable collection.

7. CONCLUSIONS

The scheme will play an important role in the on-going redevelopment and regeneration of the area. Whilst a number of issues relating to tree retention, levels and ecology matters have arisen through the application process, it is considered that these have been adequately resolved.

The scheme is considered to offer a good quality of development suited to the character of the site and the wider area and it is considered that the requirements and aspirations of UDP policy, the Castlefields Masterplan and SPD can be met.

8. RECOMMENDATIONS

Approve subject to conditions.

9. CONDITIONS

1. Standard 3 year permission (BE1)
2. Condition specifying plans/ amended plans (BE1)
3. Submission of a detailed asbestos report and demolition method statement prior to demolition (BE1)

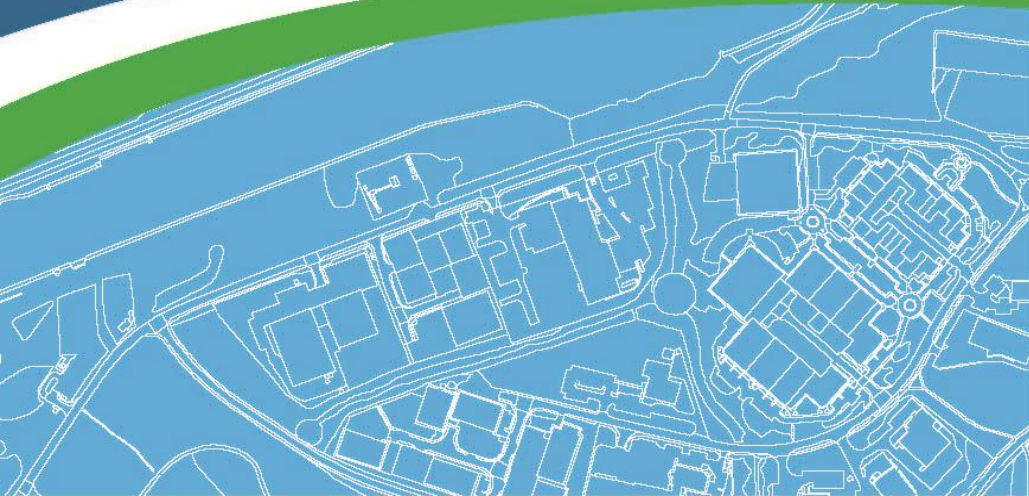
4. Submission of report of on-site inspection for bats carried out prior to/ during demolition (GE21)
5. Materials condition, requiring the submission and approval of the materials to be used (BE2)
6. Landscaping condition, requiring the submission of both hard and soft landscaping to include replacement tree planting. (BE2)
7. Boundary treatments including retaining walls to be submitted and approved in writing. (BE2)
8. Submission and agreement of a scheme of ecological enhancement features (GE21)
9. Submission and agreement of a Construction Environmental Management Plan (BE1)
10. Wheel cleansing facilities to be submitted and approved in writing. (BE1)
11. Submission and agreement of finished floor and site levels. (BE1)
12. Construction and delivery hours to be adhered to throughout the course of the development. (BE1)
13. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/ commencement of use. (BE1)
14. Conditions relating to the agreement and implementation of bin and cycle parking provision (BE1/ TP6)
15. conditions relating to restriction of permitted development rights relating to extensions and outbuildings and boundary fences etc. (BE1)
16. Site investigation, including mitigation to be submitted and approved in writing. (PR14)
17. Conditions relating to tree protection during construction (BE1)
18. Grampian style condition securing replacement tree planting in accordance with a scheme to be submitted and agreed (BE1).

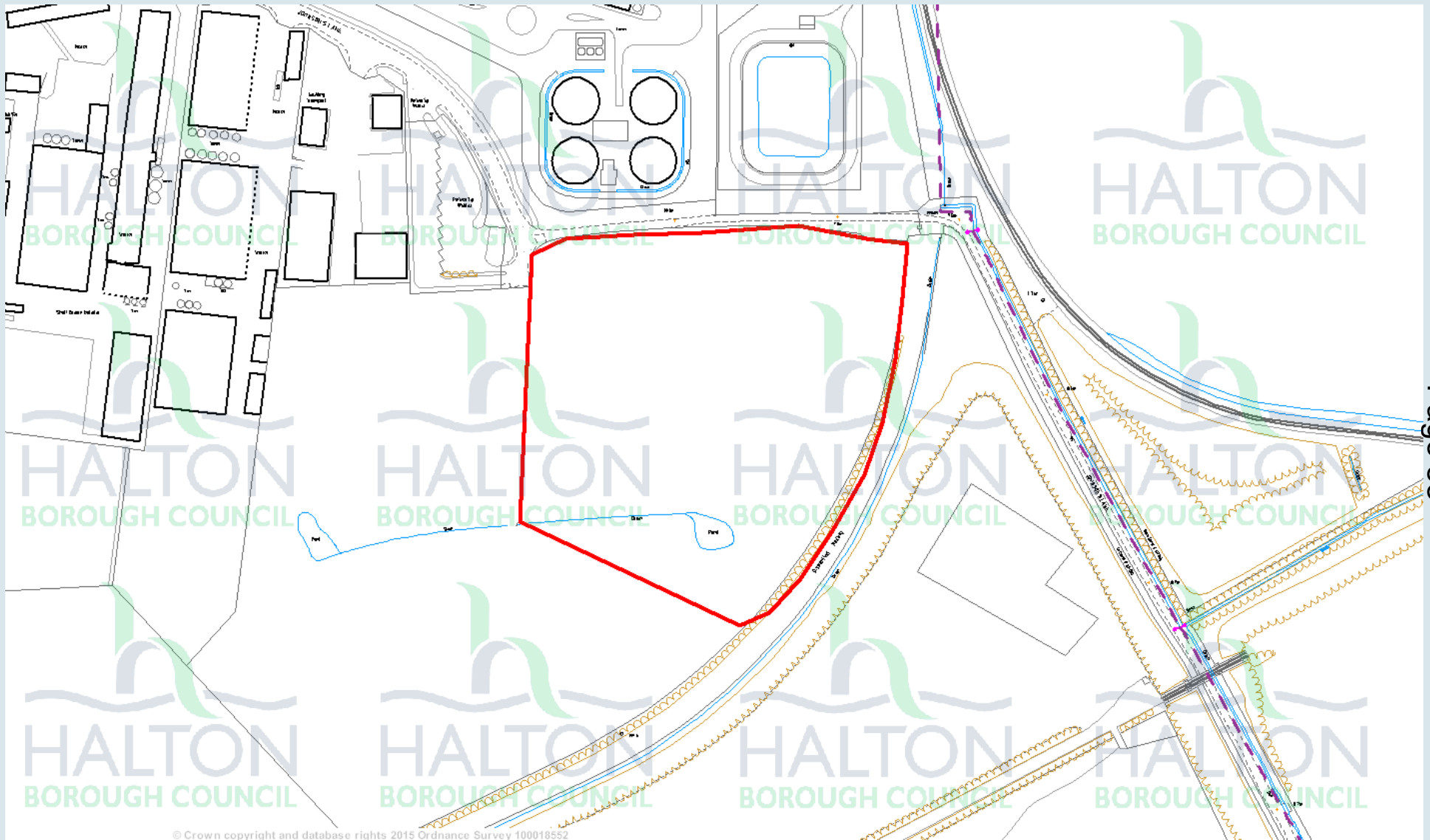
10. SUSTAINABILITY STATEMENT

As required by:

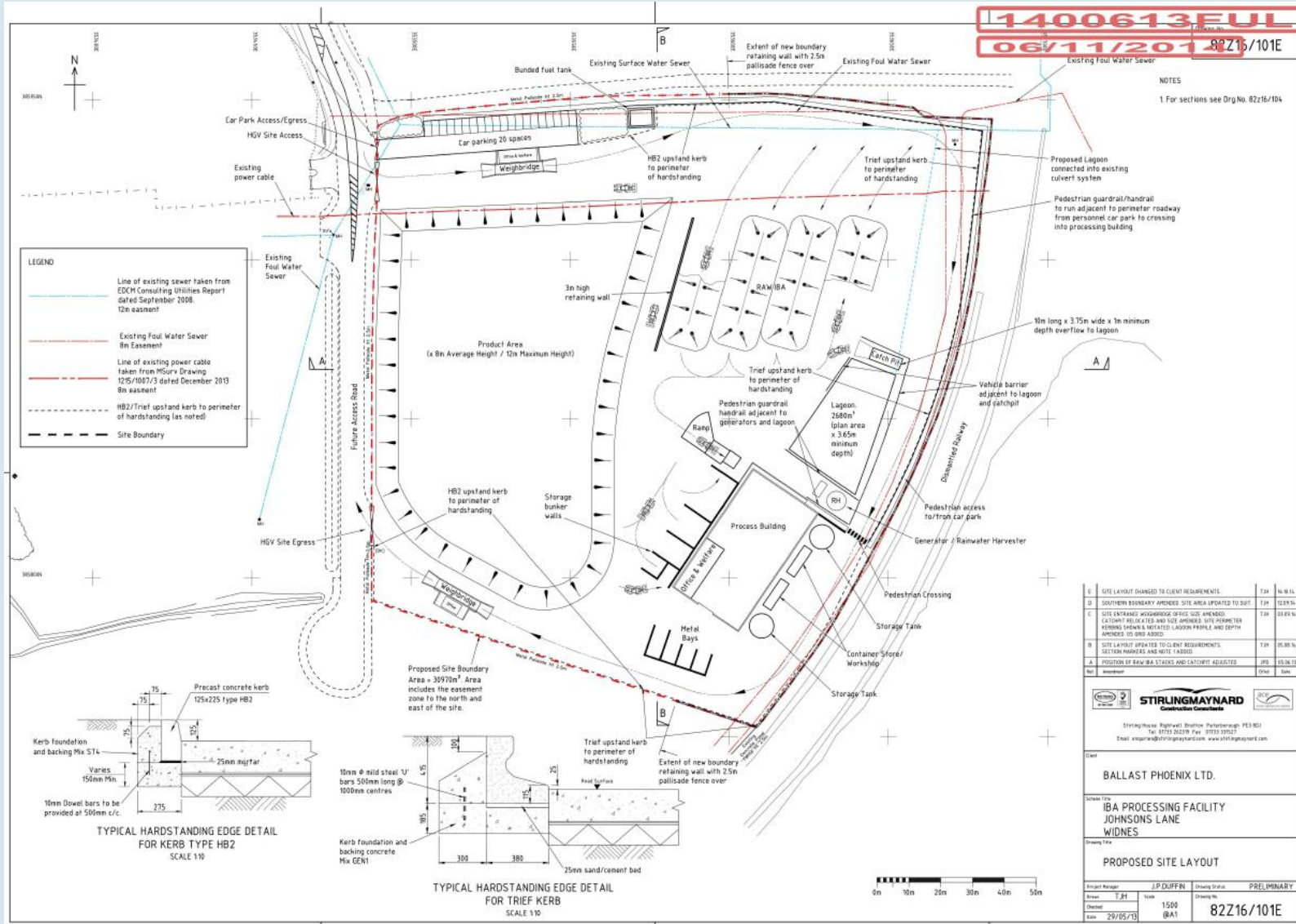
- Paragraph 186 – 187 of the National Planning Policy Framework;
- The Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012; and
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2012.

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.

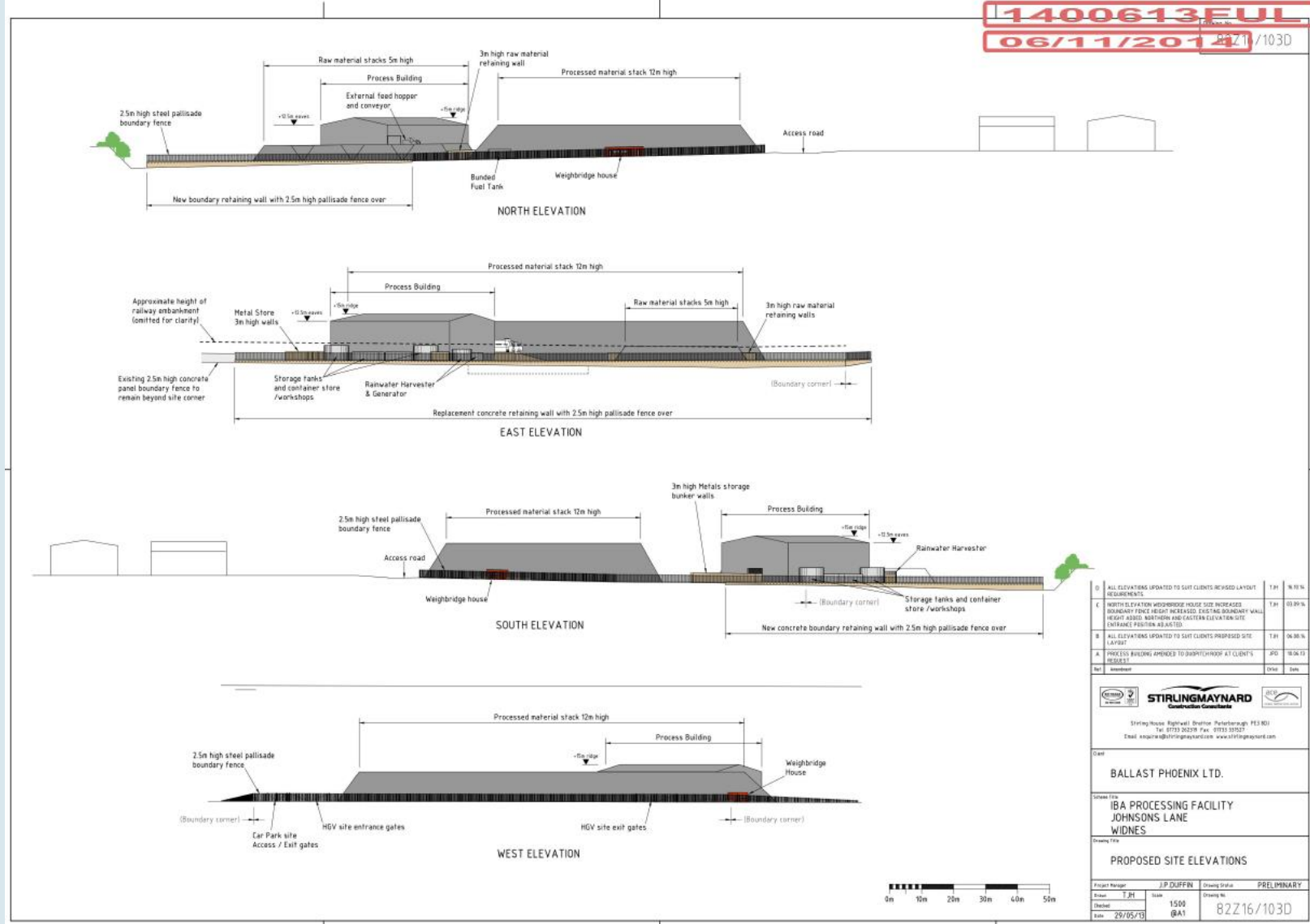




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B	ALL ELEVATIONS UPDATED TO SUIT CLIENTS REVISED LAYOUT REQUIREMENTS	T.M	08/11/14
C	NORTH ELEVATION WIDENHOUSE HOUSE SIZE INCREASED. BOUNDARY FENCE HEIGHT INCREASED. EXISTING BOUNDARY WALL HEIGHT ADDED. NORTH AND EASTERN SULLY TANK SITE SHIFTS POSITION ADJUSTED	T.M	03/09/14
E	ALL ELEVATIONS UPDATED TO SUIT CLIENTS PROPOSED SITE LAYOUT	T.M	06/06/14
A	PROCESS BUILDING APPENDED TO SHED/ROOF AT CLIENT'S REQUEST	J.P.D	18/04/13
Rev	Amendment	Date	Drawn

STIRLINGMAYNARD
Construction Consultants

Spring House, Rightwell, Duxton, Peterborough, PE3 8D1
Tel: 07733 26229 Fax: 07733 33527
Email: enquiries@stirlingmaynard.co.uk www.stirlingmaynard.com

Client: **BALLAST PHOENIX LTD.**

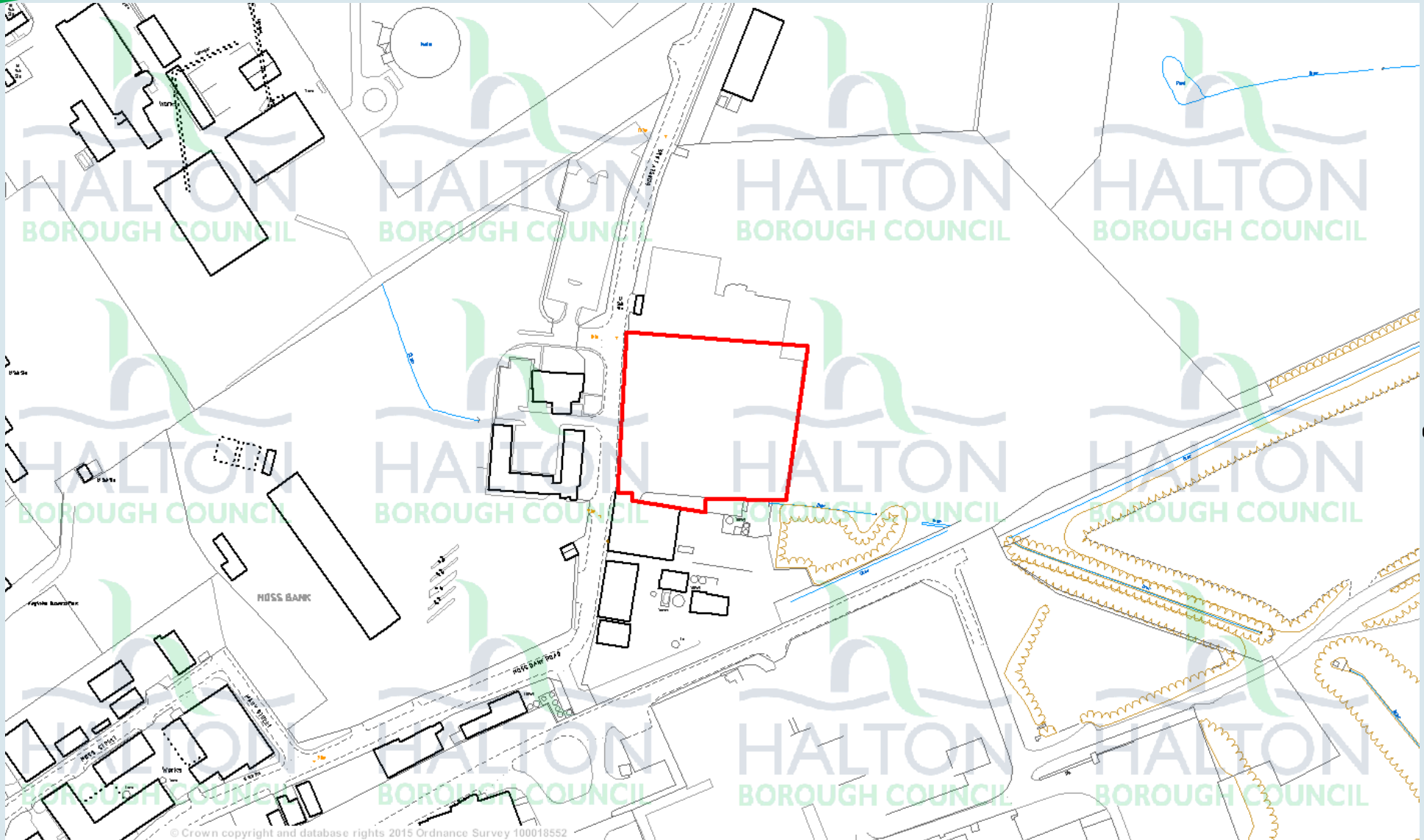
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JOHNSONS LANE
WIDNES**

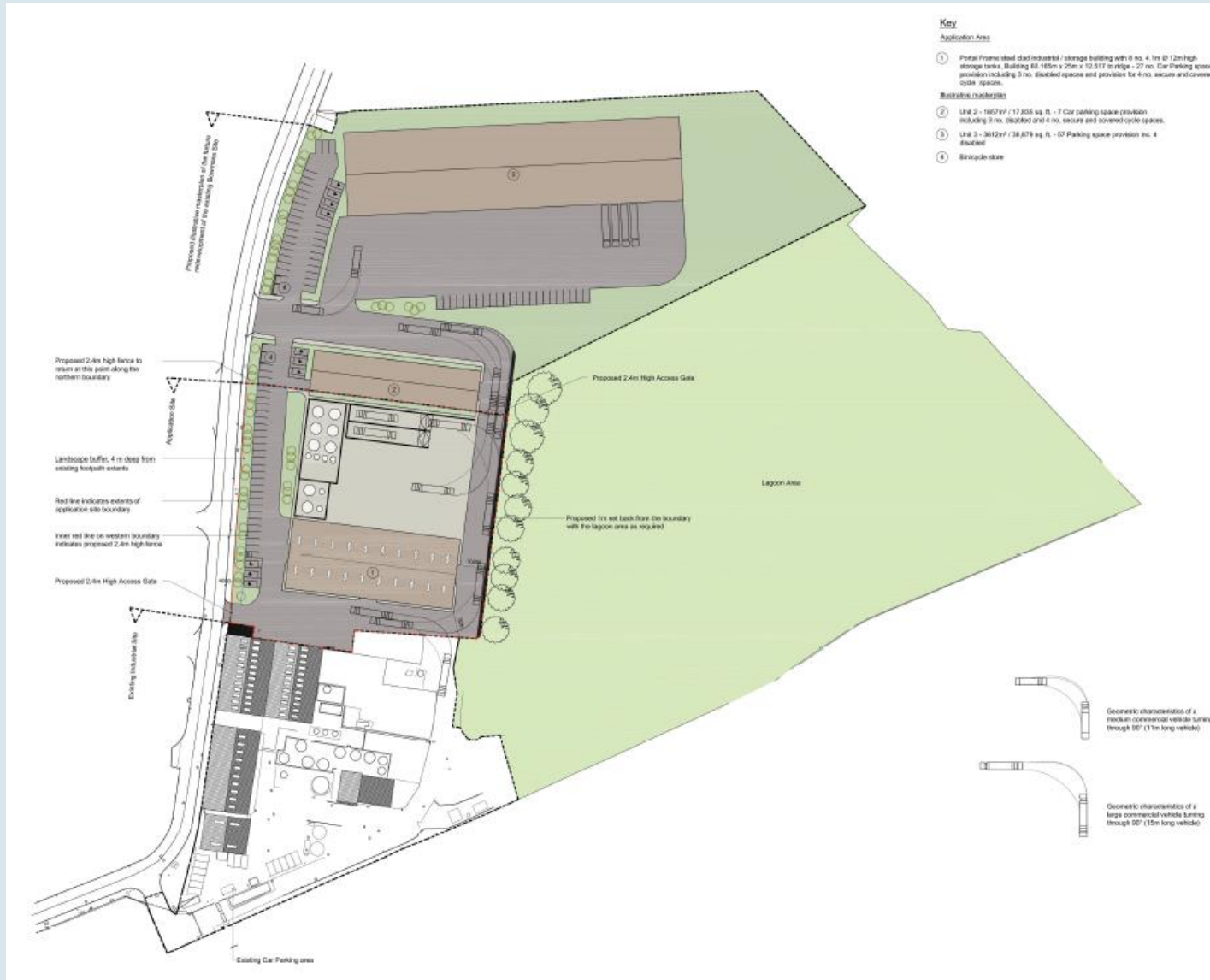
Drawing Title: **PROPOSED SITE ELEVATIONS**

Project Manager:	J.P. DUFFIN	Drawing Status:	PRELIMINARY
Drawn:	T.M	Scale:	1:500
Checked:		Sheet:	08A1
Date:	29/05/13	Project No:	82Z16/1030



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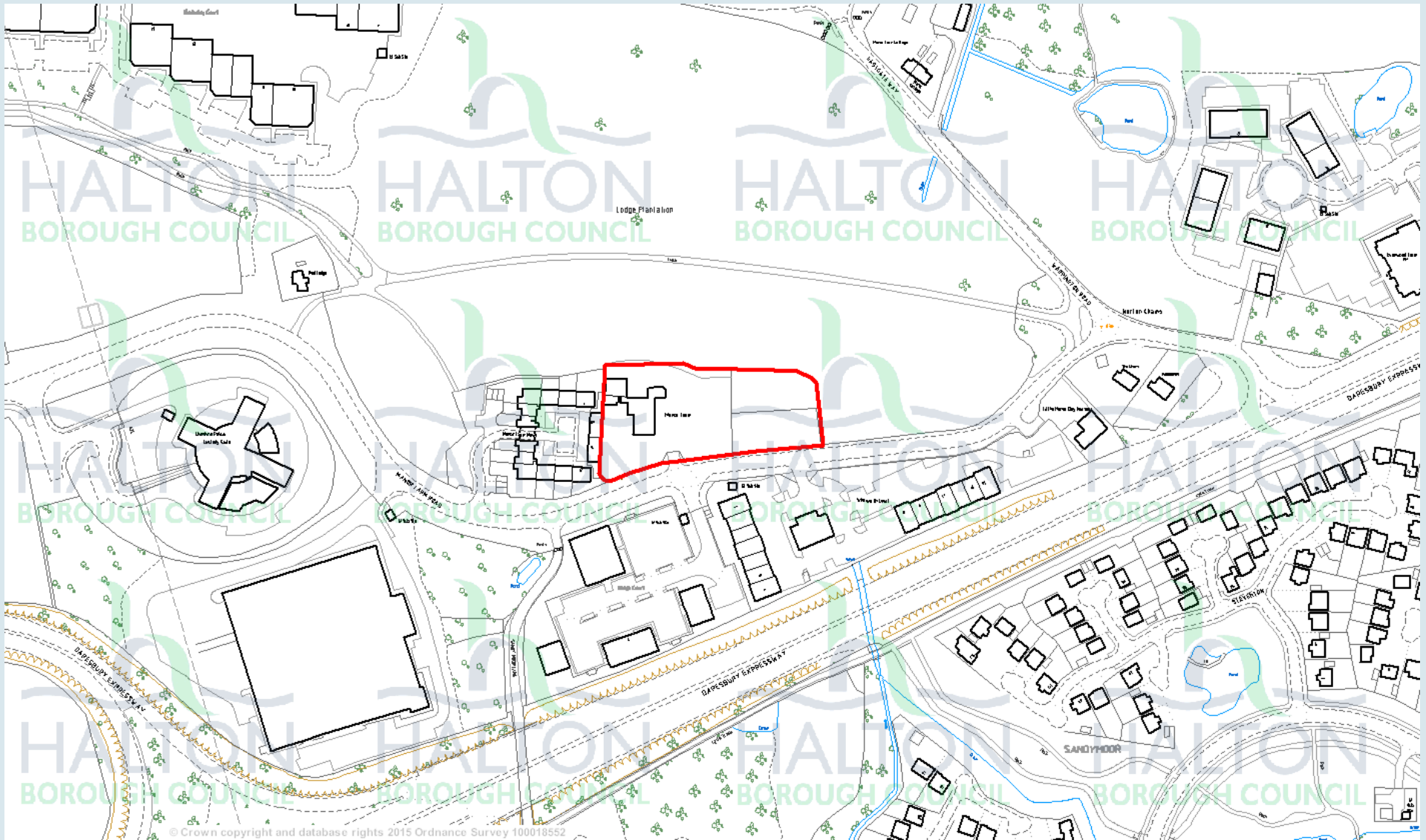








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Amended

1400665FUL

09/01/2015



Rear Elevation - Facing North Boundary



Rear Elevation - Facing Manor Farm Road



Front Elevation- Facing the "Square"



Side Elevation

Amended



Rear Elevation



Front Elevation

1400665FUL

09/01/2016



Side Elevation

House Type C



Front Elevation



Rear Elevation

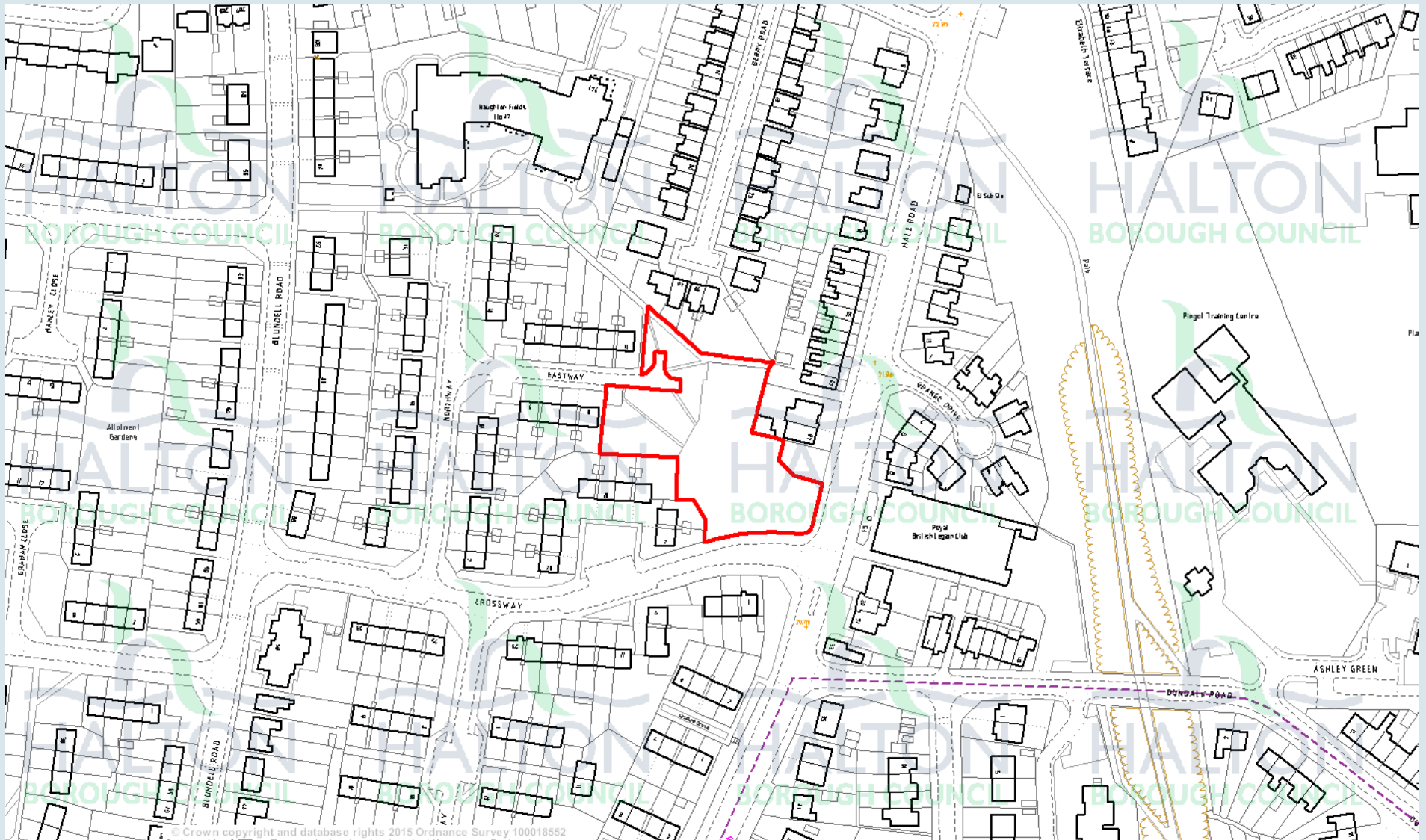


Side Elevation - Facing Garden

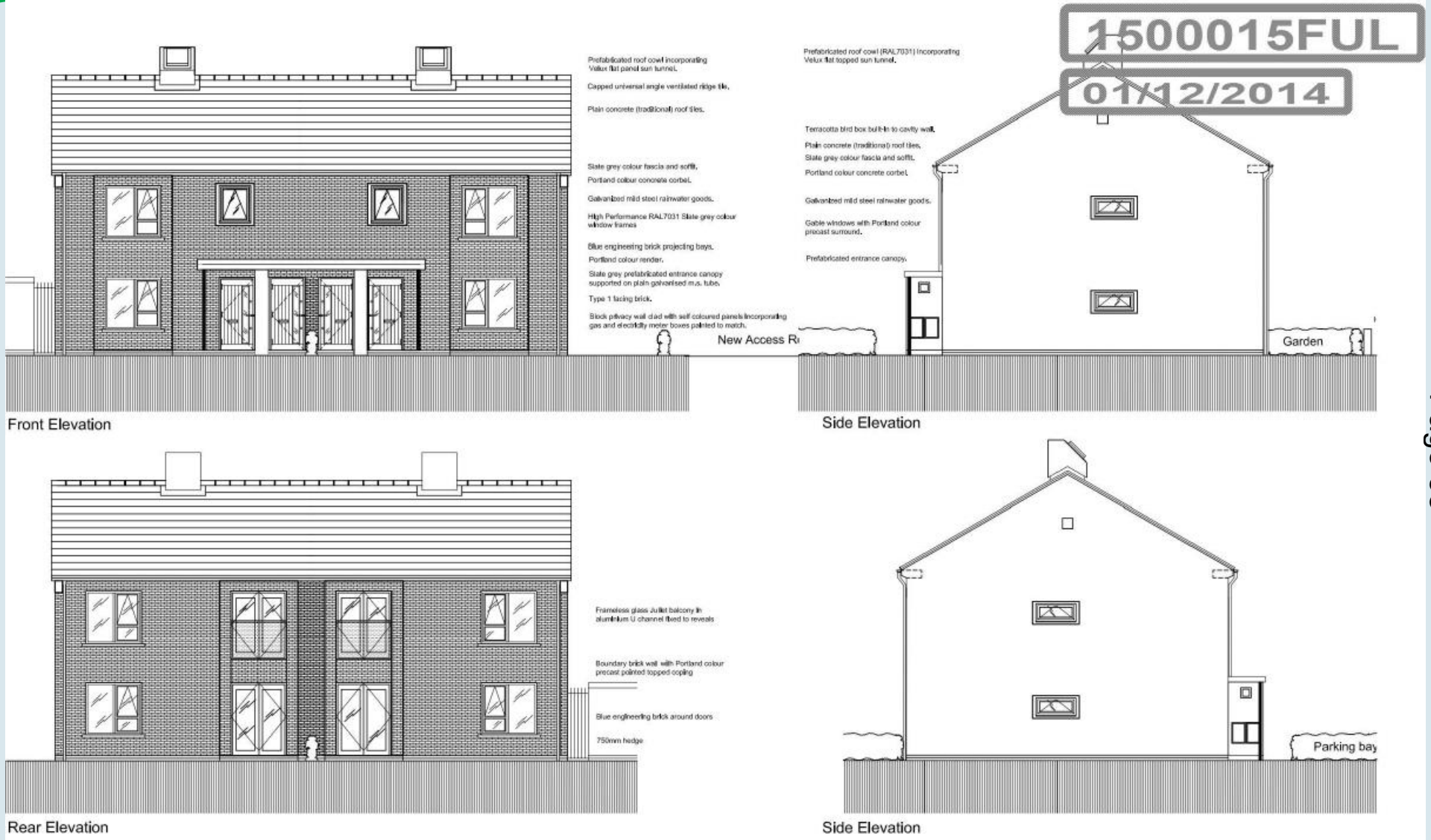
House Type D



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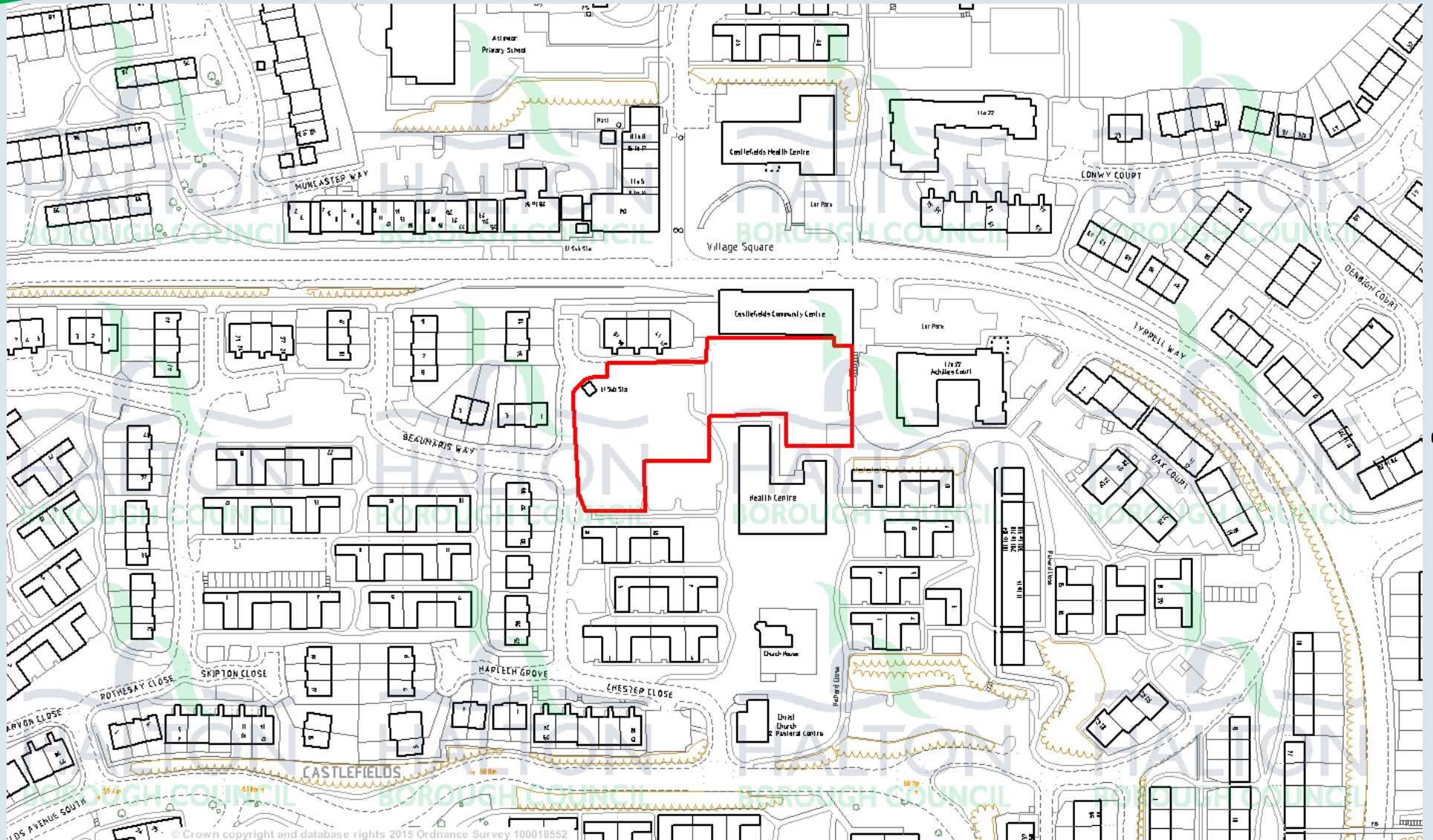


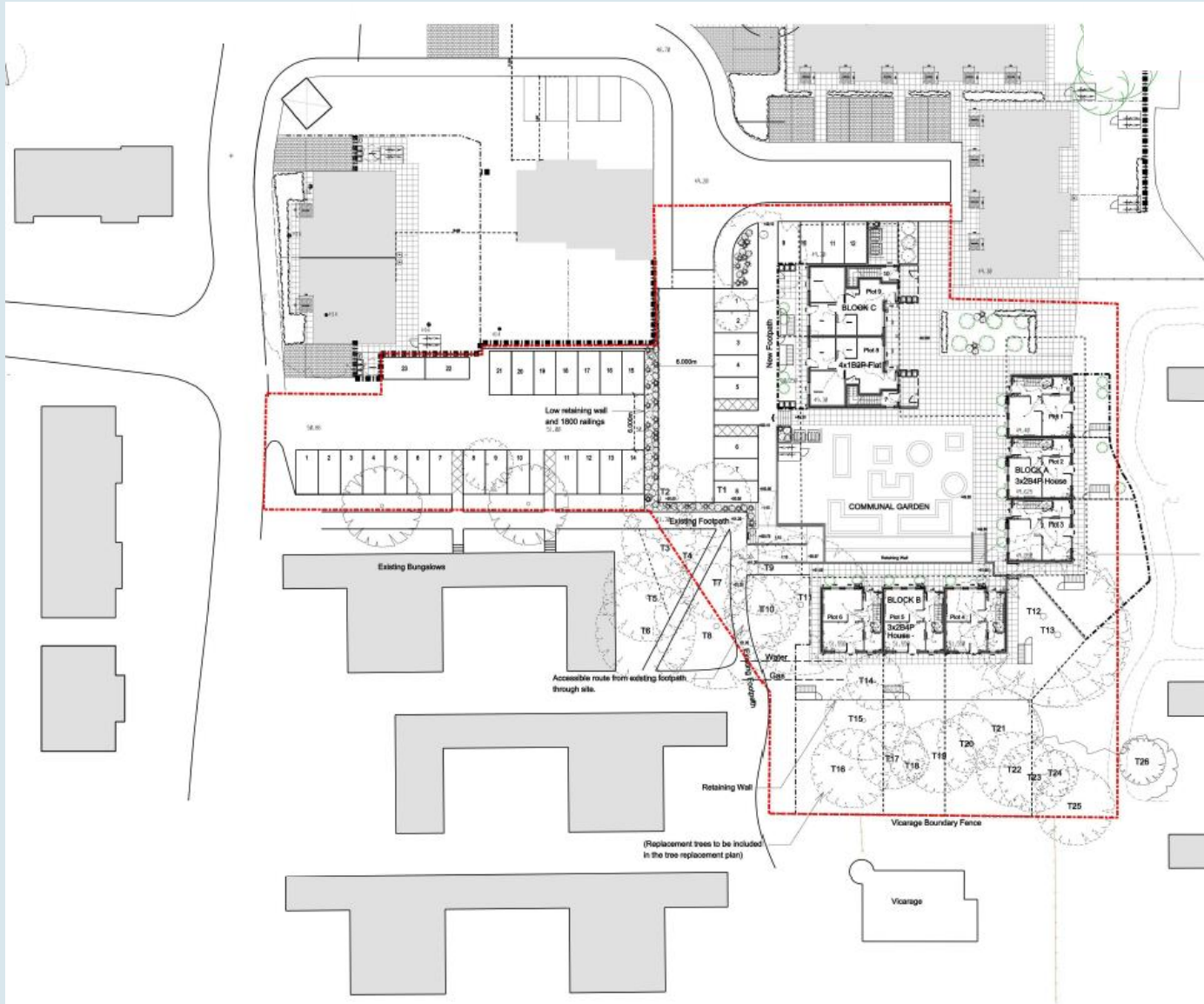






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BLOCK B FRONT ELEVATION



BLOCK B REAR ELEVATION



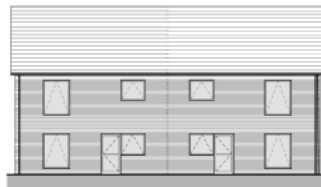
BLOCK B GABLE ELEVATION



BLOCK B GABLE ELEVATION



BLOCK C FRONT ELEVATION



BLOCK C REAR ELEVATION



BLOCK C GABLE ELEVATION



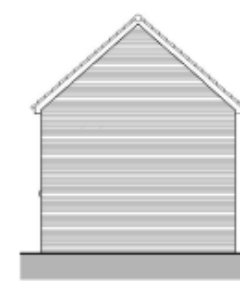
BLOCK C GABLE ELEVATION



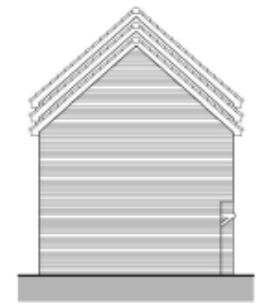
BLOCK A FRONT ELEVATION



BLOCK A REAR ELEVATION



BLOCK A GABLE ELEVATION



BLOCK A GABLE ELEVATION



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