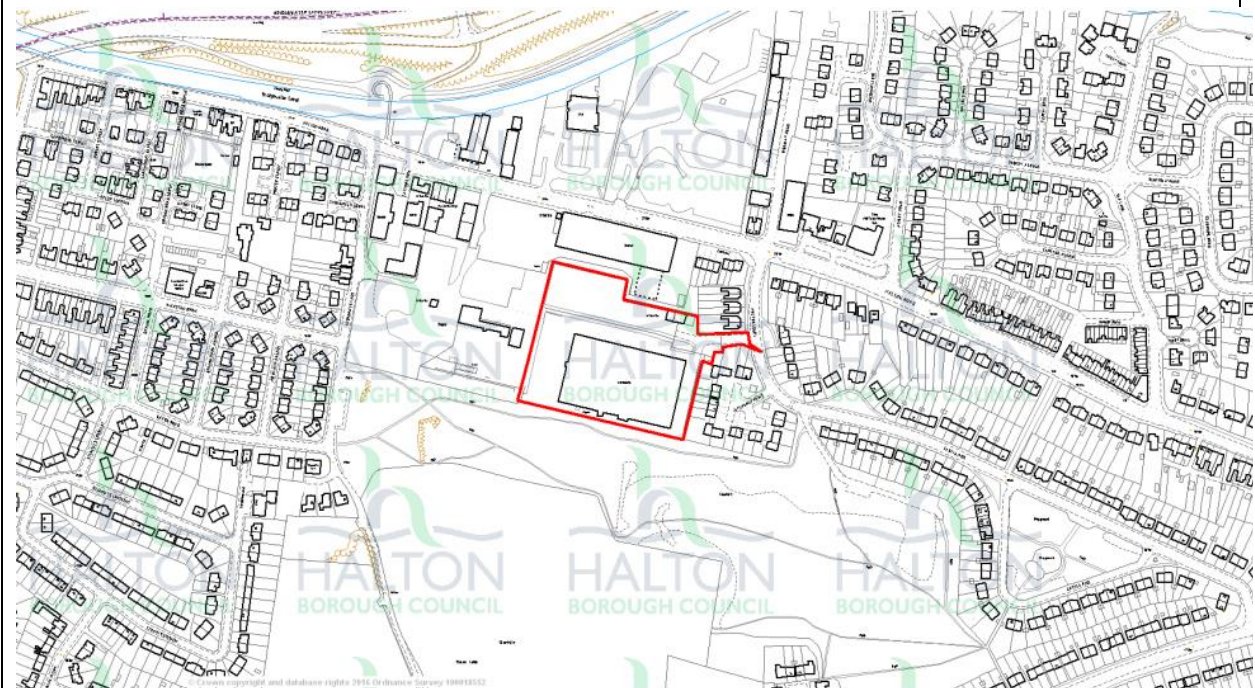


APPLICATION NO:	15/00563/OUT
LOCATION:	Former Warehouse, Halton Court, Runcorn, WA7 5XS
PROPOSAL:	Outline application, with all matters reserved, for demolition of existing buildings and erection of up to 53 dwellings with associated access, landscaping and ancillary works
Ward	Halton Brook
PARISH:	N/A
AGENT(S) / APPLICANT(S):	NJL Consulting
DEVELOPMENT PLAN ALLOCATION:	Halton Unitary Development Plan (2005) E3 Primarily Employment Area
DEPARTURE	Yes
REPRESENTATIONS:	Yes
KEY ISSUES:	Affordable Housing Provision
RECOMMENDATION:	Approval subject to conditions and S106

SITE MAP



The Reason for reporting to committee is to request that the previous resolution be amended to remove the requirement for affordable housing.

1. APPLICATION SITE

The Site and Surroundings

The application site is located at Halton Court which is accessed from Halton Road. The site covers area 1.49 hectares, and is currently occupied by a 5,016m² warehouse. The warehouse was formerly utilised by a furniture retailer as a distribution depot (Use Class B8). The business ceased operations a number of years ago and the buildings are now in disrepair and are currently vacant.

Planning History

The proposed development site formed part of the previous outline planning application 10/00397/OUT for the construction of up to 167 residential dwellings (with all matters reserved).

That application was recommended for approval subject to a satisfactory Section 106 agreement being signed. The necessary Section 106 agreement was not completed and the application was subsequently refused on the 31st July 2014.

This application (15/00563/OUT) has previously been considered by the Development Control Committee on 2nd February 2016, where it was resolved to approve the application subject to a Section 106 agreement for payment of a commuted sum for off-site open space and provision of 25% affordable housing.

2. POLICY CONTEXT

Halton Unitary Development Plan

H3 Provision of Recreational Greenspace

Halton Core Strategy Local Plan (2013)

CS13 Affordable Housing

Supplementary Planning Documents

The Council's New Residential Guidance Supplementary Planning Document and Draft Open Space Supplementary Planning Document are also of relevance.

3. ASSESSMENT

Following Development Control Committee on the 2nd February 2016, the applicant asked for the decision not to be issued in order that it could be given an opportunity to provide a viability appraisal in respect of the provision of affordable housing. The viability appraisal was received on 29th April; the Council's surveyor in Property Services has been consulted on this appraisal, and is satisfied that it would be unviable to provide any affordable housing on the site. In demonstrating this, the proposal complies with policy CS13.

In accordance with Policy H3 where it is not practical to provide all of the open space requirement on-site, the remaining types of open space can be provided for off-site and secured by way of a S106 agreement. The applicant has agreed to this contribution, and a S106 is still required in this respect.

6. SUMMARY AND CONCLUSIONS

The applicant has demonstrated that it would not be viable to provide affordable housing on-site. It is, therefore, recommended that the Committee resolution of the 2nd February 2016 be amended to remove the requirement for affordable housing.

7. RECOMMENDATIONS

That the application be approved subject to:

A) The applicant entering into a legal agreement in relation to the payment of a commuted sum for off-site open space.

B) Conditions relating to the following;

1. Standard outline conditions for the submission of reserved matters applications x 3 conditions (BE1)
2. Plans condition listing relevant drawings i.e. site location / red edge (BE1 and TP17)
3. Prior to commencement, the submission of a reserved matters proposal which incorporates a full proposal for drainage of the site (BE1)
4. Prior to commencement, submission of levels (BE1)
5. Prior to commencement, submission of materials (BE1 and CS11)
6. Conditions(s) for submission of hard and soft landscaping (BE1)
7. Prior to commencement, submission of a construction / traffic management plan which will include wheel cleansing details (TP17)
8. Avoidance of actively nesting birds (BE1)
9. Prior to commencement, details of on-site biodiversity action plan for measures to be incorporated in the scheme to encourage wildlife (GE21)
10. Prior to commencement, details of a landscape proposal and an associated management plan to be submitted and approved (BE1, GE21)
11. Prior to commencement, details of boundary treatments (BE22)
12. Provision of a Site Waste Management Plan (WM8)
13. Provision of bins (WM9).

c) That if the legal agreement is not executed within a reasonable period of time authority is delegated to the Operational Director- Policy, Planning and Transportation in consultation with the Chairman or Vice Chairman of this Committee to refuse the application on the grounds that it fails to comply with UDP Policy S25 Planning Obligations.

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.