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Development Management Committee *Supplementary Information*

Monday, 3 October 2022 6.30 p.m.
Civic Suite - Town Hall, Runcorn

S. Young

Chief Executive

COMMITTEE MEMBERSHIP

Councillor Stan Hill (Chair)
Councillor Rosie Leck (Vice-Chair)
Councillor John Abbott
Councillor John Bradshaw
Councillor Chris Carlin
Councillor Noel Hutchinson
Councillor Alan Lowe
Councillor Ged Philbin
Councillor Rob Polhill
Councillor Dave Thompson
Councillor Bill Woolfall

*Please contact Ann Jones on 0151 511 8276 Ext. 16 8276 or
ann.jones@halton.gov.uk for further information.
The next meeting of the Committee is on Monday, 7 November 2022*

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

Part I

Item No.	Page No.
3. PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE	
(F) AB UPDATE LIST	1 - 5

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.

REPORT TO: Development Management Committee

DATE: 3rd October 2022

REPORTING OFFICER: Operational Director – Policy, Planning and Transportation

SUBJECT: Planning Applications to be Determined by the Committee – AB Update List

WARD(S): Boroughwide

PAGE NO.	LIST A*	LIST B**	Updated Information
7	22/00101/FUL		
21		22/00130/FUL	<p>Since the agenda was published amended plans have been uploaded to the Councils web site to accurately reflect amendments made to the scheme. These are to facilitate inter alia an increase in bin storage and associated alterations to internal arrangements, alteration to provide a buggy store, alterations to the landscaping and site layout to provide increased parking (now 30 spaces), reconfigure disabled and cycle parking, EV charging and pedestrian access and retention of short stay/ taxi parking to the site frontage.</p> <p>An updated FRA, drainage strategy and drainage plan have been received and reviewed by the LLFA who has confirmed that whilst they are satisfied with the overall strategy further information is required relating to the access/ egress strategy. It is considered that this can be secured by planning condition and an additional condition is recommended to that effect.</p> <p>A number of corrections are made to the report as follows:</p> <p>The Ward should read Mersey & Weston</p>

			<p>The recommendation summary on Page 21 should read approve subject to conditions to reflect the recommendation at page 37.</p> <p>Condition 16 should read Submission and agreement of a Site Wide Waste Management Plan (WM8).</p> <p>Additional Conditions are recommended requiring submission and agreement of a Residential Travel Plan, restricting gates/ barriers to the car park entrance, submission and agreement of details of external buggy store.</p>
39		22/00284/FUL and 22/00285/ADV	<p>The application description of development for application ref: 22/00284/FUL has been amended to relate to pay and display machines (previously park and display machines). Any references throughout the report to park and display machines should now be read as pay and display machines. One further letter of objection has been received in relation to application ref: 22/00284/FUL. No new issues have been raised not addressed within the report. The applicant has respond directly to the letter received from Cllrs Jones and Teeling stating as follows</p> <p>Section 28(6) of the Planning and Compulsory Purchase Act 2004 provides that planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. As stated in the cover letter which supports the application, the proposals comply with all relevant Local Plan policies, including those relating to design, highways and residential amenity. The application proposes a minor series of works within an existing car park, which do not result in any material change or use or otherwise impact upon the nature of the existing site. There is no policy conflict and therefore planning permission should be</p>

			<p>granted at the first available opportunity.</p> <p>We would note that the comments received amount to a commercial objection (i.e. a requirement to pay to park within the site) which is not a valid ground upon which planning permission can be refused and should not be taken into account. The application site is private land and it is the owner's prerogative to introduce a paid parking system if that is what is required. The historic availability of free parking at the site is not a valid reason to refuse this application. It is notable that free parking remains at various locations within the vicinity of the site. Mention is also made in relation to the potential impact upon property value which is also not a relevant consideration.</p> <p>In addition to the above, it should be noted that:</p> <ol style="list-style-type: none">1. The proposals will not result in more vehicles travelling to the site, nor has there been a reduction in the number of parking spaces available. Therefore, the application does not introduce any highways or parking considerations which have not already been considered by the Council and have been found to be acceptable. The alleged increase in parking/ traffic within the site is contradicted by other comments which suggest that fewer people are parking at the site due to parking charges.2. The Applicant is not responsible for the choices of motorists if they elect to park on nearby residential streets instead of within the site. If vehicles are being parked in an unsafe or irresponsible matter, then that is a parking enforcement issue and not a relevant consideration for this planning application. <p>Application for Advertisement Consent (Ref: 22/00285/ADV)</p>
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			<p>As discussed in the Cover Letter submitted as part of this application, the car parking management system was installed to the northern part of the car park in order to reduce congestion and increase efficiency. The Applicant installed the signage notifying customers of the requirement to pay for parking on the mistaken belief that consent was not required. Once notified by the Council of the requirement to gain advertisement consent, the Applicant immediately prepared and submitted an application to rectify the error.</p> <p>As officers will be aware, when deciding applications for planning permission, local authorities will have regard only to considerations of 'amenity' and 'public safety'. It is notable that the comments received do not raise any objection to the proposals on those grounds. The signage is proposed only to inform customers/ motorists that parking charges apply to the car park and provide details of the charges and how to pay. As a result, none of the advertisements will result in any impact upon amenity or public safety and therefore, the application should be approved.</p> <p>In summary, we do not believe that the comments received provide any justification to refuse either the application for planning permission or the application for advertisement consent. Given that is the case, the objection by Councillors should be given no weight in the determination process and both applications should be approved without delay.</p>
54	22/00407/FUL		

* LIST A items are those items that are not considered to raise significant issues that require further explanation. Members have a full report and these items are not anticipated to initiate further discussion. List A items are considered at the start of the meeting unless a Member specifically requests that an item be moved to List B.

** LIST B items are those items which are considered to raise more potentially significant issues, that may warrant further update, explanation, discussion or other announcement. List B items may also have speakers registered who wish to address the committee.

Note:- Background Papers

With respect to all applications to be determined by the Committee, the submitted planning applications are background papers to the report. Other background papers specifically mentioned and listed within the report are open to inspection by contacting Dev.control@halton.gov.uk in accordance with Section 100D of the Local Government Act 1972.