

**REPORT TO:** Development Control Committee

**DATE:** 10 January 2011

**REPORTING OFFICER:** Strategic Director, Environment & Economy

**SUBJECT:** Planning Applications to be determined by the Committee

**WARD(S):** Boroughwide

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**PLAN NUMBER:** 10/00349/S73

**APPLICANT:** CBJ Investments Limited

**PROPOSAL:** Application to extend time limit for implementation by a further 3 years (application 06/00571/FUL): - Proposed residential development comprising 24 No. two bedroom apartments in a three storey building with associated access, car parking and landscaping at

**ADDRESS OF SITE:** Land to Rear of 353-363 Hale Road, Halebank, Widnes

**WARD:** Ditton

**SUMMARY RECOMMENDATION:**

Approve subject to conditions and Section 106

**CONSULTATION AND REPRESENTATION:**

The application has been advertised in the local press and by a site notice displayed near to the site. The nearest affected occupiers of the adjacent and nearby residential and commercial properties were notified by letter. United Utilities, Environment Agency, the Health & Safety Executive and the Highway Authority were also consulted.

The Health & Safety Executive and United Utilities raise no objection to the proposal. The Environment Agency initially raised concerns that a flood risk assessment had not been submitted with the application. The applicant has since submitted a satisfactory flood risk assessment and the Environment

Agency now confirm that it has no objection subject to the imposition of conditions.

No further representations have been received

### **SITE/LOCATION:**

The site is located on the former Car Sales site, which lies between the rear of the Cameron's site and Hale Road in Halebank. The access to the site is shown to be gained from Hale Road.

### **RELEVANT HISTORY:**

The current site has a planning history relating to the existing commercial use and is not of particular relevance to the re-consideration of this current application.

### **DEVELOPMENT PLAN DESIGNATION, KEY POLICIES AND SUSTAINABILITY OBJECTIVES:**

The site is within the designated Action Area 5 – Halebank, in the Halton Unitary Development Plan (UDP) and the key policies, which relate to the development, are: -

Policy S1 - Regeneration  
Policy S25 - Planning Obligations  
Policy RG5 - Action Area 5 Halebank  
Policy BE1 - General Requirements for Development  
Policy BE2 - Quality of Design  
Policy BE3 - Environmental Priority Areas  
Policy PR12 - Development on Lane Surrounding COMAH Sites  
Policy PR14 - Contaminated Land  
Policy PR16 - Development and Flood Risk; TP16 Safe Travel for All  
Policy H3 - Provision of Recreational Greenspace  
Policy H4 - Design and Density of New Residential Development

The Council's Draft Supplementary Planning Document for Halebank Regeneration Action Area is also relevant to this application, as are the Supplementary Planning Guidance for New Residential Development and the Draft Design of New Residential Development Supplementary Planning documents.

### **OBSERVATIONS AND ISSUES:**

This application seeks permission to renew planning permission 06/00571/FUL, which will allow a further 3 years for the commencement of development.

Application 06/00571/FUL was granted planning permission in October 2006 for 24 No. two bedroom apartments in a three storey building with associated access, car parking and landscaping on land to rear of 353-363 Hale Road, Halebank.

In considering this application regard should be had to any change in circumstance since the earlier grant of permission. In this particular case only one new issue has arisen, which is the requirement for the developer to carry out a flood risk assessment in compliance with PPS25.

All of the normal residential amenity, highway safety and matters of principle accepted when permission was first granted, remain unchanged. As such, these matters do not need to be re-considered.

As stated above, the Environment Agency initially raised concerns that a flood risk assessment in compliance with PPS25 'Development and Flood Risk' had not been submitted with the application. This is required as a consequence of PPS25 which was introduced in December 2006. The applicant has since submitted a satisfactory flood risk assessment and the Environment Agency has confirmed that it has no objection subject to conditions.

### Conclusion

It was previously considered that the proposed development of 24 apartments was acceptable. The applicant has submitted a satisfactory flood risk assessment that complies with PPS25 and the Environment Agency has confirmed that it has no objection subject to conditions. No further new policies or material considerations have emerged that affect the original decision. The application to renew the permission is therefore recommended for approval.

### **RECOMMENDATION:**

Approve subject to the following: -

A) The applicant entering into a Section 106 legal agreement in relation to the payment of a commuted sum for the provision and improvement of off-site open space, HGV relief road and free access through to the adjacent site without recourse to ransom.

B) Conditions relating to the following;

1. The entering into a Legal Agreement for off-site open space provision and allowing free access through site to adjacent land. (Policy RG5 and H3)
2. In accordance with amended plans (Policy RG5 and BE1).
3. Prior to commencement the applicant to install security gates for the access to the rear of 353-363 Hale Road following approval of details by the Local Planning Authority (Policy BE1).

4. Prior to commencement the submission of material samples for approval (Policy BE2).
5. Prior to commencement the submission of details of all boundary treatments for approval (Policy BE22).
6. Prior to commencement the submission of details of a hard and soft landscaping scheme (Policy BE1).
7. Prior to commencement the submission of detailed species of soft landscaping for approval (Policy BE1).
8. Prior to commencement the submission of details of bin and cycle stores, to be secured, for approval (Policy BE2).
9. Prior to commencement the submission of a ground investigation and undertaking of any remedial works where required (Policy PR14).
10. Prior to commencement the submission of existing ground levels and proposed finished floor/ground levels for approval (Policy BE1).
11. Prior to commencement the submission of drainage details for approval (Policy BE1).
12. Prior to commencement the submission of details of wheel wash to be used throughout the course of the construction period (Policy BE1).
13. Landscaping scheme to be implemented during the course of development or next available planting season (Policy BE1).
14. Access, roads, car parking and service areas to be laid out prior to occupation of premises (Policy BE1, TP6, TP7, TP12 and TP17).
15. Windows to north and east elevations to be installed with triple glazing and trickle vents (Policy PR7).
16. No lighting to be installed within the site or on the building without further approval from the Local Planning Authority (Policy BE1 and PR4).
17. Restricted hours of construction (Policy BE1).
18. Provision of domestic refuse bins.
19. Condition stating that the development shall be carried out in accordance with approved flood risk assessment

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

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<b>PLAN NUMBER:</b>	10/00368/S73
<b>APPLICANT:</b>	Dreaming Spires Ltd
<b>PROPOSAL:</b>	Application to extend time limit for a further 3 years (application 07/00716/FUL) for proposed four storey mixed use development comprising 24 No. two bed apartments and 4 No. retail units at
<b>ADDRESS OF SITE:</b>	88A – 92 Albert Road, Widnes

**WARD:** Appleton

**SUMMARY RECOMMENDATION:**

Approve subject to conditions and legal agreement

**CONSULTATION AND REPRESENTATION:**

The application has been advertised in the local press and by a site notice displayed near to the site.

The Council's Highways and Environmental Health Officers, as well as the Health and Safety Executive and United Utilities have been consulted.

United Utilities has no objection in principle. The Health and Safety Executive has been consulted and do not advise against the proposal.

The Council's Environmental Health Officer has previously advised that the Phase 1 report is acceptable and that a Phase II report including remediation measures should be conditioned.

**SITE/LOCATION:**

Former petrol station on land between Albert Road and Cross Street.

**RELEVANT HISTORY:**

Various applications since 1979 relating to fencing, signage, use of premises for storage and workshop, use of site for hand car wash and valeting, 5 No. Class A1 retail units, proposed change of use to cyber café and use of site as A3 fast food drive thru restaurant (01/00660/OUT). The latter application was eventually refused permission on grounds of insufficient information to enable the proper assessment of the impact. 04/00468/OUT and 05/00290/REM – Similar application to the proposed development for a 4 storey development comprising up to 3 No. Class A1, A2 and A3 units at ground floor plus 5 No. C3 units at first, second and third floor levels (i.e. 15 apartments) plus associated car parking and servicing.

Planning permission 07/00716/FUL granted December 2007 for proposed four storey mixed use development comprising 24 No. two bed apartments and 4 No. retail units.

Planning permission 10/00078/OUT for proposed erection of four storey development consisting of 24 No. apartments and ground floor retail space granted permission in November 2010.

**UNITARY DEVELOPMENT PLAN DESIGNATION, KEY POLICIES AND SUSTAINABILITY OBJECTIVES:**

The site is allocated as the Widnes Secondary Shopping Area in the Halton Unitary Development Plan (UDP) and the key policies, which relate to the development, are:-

Policy BE1 General Requirements for Development

Policy BE2 Quality of Design

Policy TC5 Design of Retail Development

Policy TC8 Non- Retail Uses Within Primary and Secondary Shopping Areas

Policy H2 Design and Density of New Residential

Supplementary Planning Documents: New Residential Development  
Guidance, Shop Fronts, Signage & Advertising.

#### OBSERVATIONS AND ISSUES:

This application seeks permission to extend the implementation time of planning permission 07/00716/FUL, granted in December 2007 for a further 3 years.

In considering the application regard should be had to any change in circumstance since the earlier grant of permission. In this particular case no new policy or other new material considerations have emerged that affect the original decision.

#### Summary and Conclusions

There have been no significant policy changes since the original approval in 2007 and the proposed uses are still considered to be in accordance with UDP Policy. The application to renew the permission is therefore recommended for approval.

As with the original permission conditions are recommended to control matters of detail.

#### **RECOMMENDATION:**

A) Approve subject to a legal agreement relating to provision/ improvement of open space.

B) Conditions relating to the following:

1. Standard Condition relating to timescale and duration of the permission;
2. Materials condition, requiring the submission and approval of the materials to be used (BE2);
3. Submission, agreement and implementation of scheme for drainage (BE1)
4. Landscaping condition, requiring the submission of both hard and soft landscaping. (BE2)

5. Site Investigation, including mitigation to be submitted to and approved in writing. (PR14)
6. Vehicle access, parking, servicing etc to be constructed prior to occupation/ commencement of use. (BE1)
7. Wheel wash condition required for construction phase (BE1).
8. Parking conditions to ensure parking and servicing areas is provided and maintained at all times. The use of the premises shall not commence until the vehicle access and parking has been laid out (TP12 & E5).
9. Boundary treatment condition is required to ensure details are provided prior to the commencement of development (BE2).
10. Construction hours to be adhered to throughout the course of the development. (BE1)
11. Opening hours to be adhered to throughout the life of the permission. (BE1)
12. Condition requiring the submission of any external flues on any units. (BE2)
13. Condition requiring the submission and approval of shutters, shutters should not have projecting boxes and shall be perforated (BE2)
14. Details of equipment to control the emissions of fumes shall be submitted and agreed in writing. (BE1 & PR3)
15. Condition restricting the uses of the ground floor units (BE1)
16. Noise levels in residential to comply with BS8233. (PR2)
17. A scheme of sound installation to be submitted and agreed in writing (PR2)
18. Provision of bin storage and bin provision (BE1).

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

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**PLAN NUMBER:** 10/00451/OUT

**APPLICANT:** Quainton Investments

**PROPOSAL:** Outline application for 22 No. dwellings with access

**ADDRESS OF SITE:** Former Cock & Trumpet Public House, Halebank Road, Halebank, Widnes

**WARD:** Ditton

**SUMMARY RECOMMENDATION:**

Approve subject to conditions and section 106 agreement

## CONSULTATION AND REPRESENTATION:

The application has been advertised by a site notice, press notice and the neighbouring properties and Ward Councillors were also consulted by letter. Halebank Parish Council was consulted. United Utilities, The Health & Safety Executive, Natural England, the Councils Highway Engineers and Environmental Health Officers have also been consulted.

The Health & Safety Executive do not advise, on safety grounds, against the granting of planning permission.

At the time of writing this report two objections have been received from local residents. These raise objection to the style of proposed dwelling believing that bungalows would be preferable on the site and also raise issues regarding property ownership/ position of boundary.

## SITE/LOCATION:

The site consists of 0.2ha of land formerly occupied by the Cock & Trumpet Public House, which was demolished sometime ago. The site has access directly from Halebank Road and is bounded by residential properties and school to the west and north and by commercial land to the east.

## RELEVANT HISTORY:

A planning application was submitted but withdrawn in 2009, REF: 09/00455/OUT for 32 dwellings. All previous planning permissions dating back to 1978 relate to minor and advertising applications for the former public house and are not relevant to the determination of this current planning application.

## UNITARY DEVELOPMENT PLAN DESIGNATION, KEY POLICIES AND SUSTAINABILITY OBJECTIVES:

The site is allocated as within a residential area in the Halton Unitary Development Plan (UDP) and the key policies, which relate to the development, are: -

H2: Design and Density of New Residential Development  
H3: Provision of Recreational Greenspace  
BE1: General Requirements for Development  
BE2: Quality of Design  
TP12: Car Parking

The Council's New Residential Development Guidance Note, and Draft Design of New Residential Development SPD and Planning Policy Statement 1 (PPS1) Delivering Sustainable Development; Planning Policy Statement 3 (PPS3) Housing is also of relevance.



## OBSERVATIONS AND ISSUES:

The application seeks outline planning permission for up to 22 dwellings (up to 4 beds in size and with 2 parking spaces) and access into the site.

The main planning issues arising from this proposal are highway safety, design and layout of the development and the protection of existing residential amenity.

Whilst the appearance, scale and layout of the dwellings and landscaping are matters to be approved within a later reserved matters application, the approval of access in this application dictates the eventual layout of the site to a large extent. As a consequence it is likely that a conventional 't' shape layout / cul de sac will result and indeed ensure the best use of land. This layout reflects the layout of the surrounding housing developments.

As the site is adjacent to a number of bungalows to the west and north, it is considered that in order to minimise the impact on the occupiers of those properties and to harmonise with the existing area character, that any dwellings on the application site should be no more than 2-storey in height. A condition is recommended to reflect this. On this basis the scheme meets the objectives of the Councils New Residential Development Guidance and is acceptable.

Comments received from two residents relate to a boundary issue and potential height of the dwellings. The applicant has provided an additional plan showing a more accurate application site, which overcomes the potential of land encroachment across the adjoining boundaries. Approval of the height of structures is not sought as part of this application, as it is outline only with appearance and scale reserved for future approval. However, given that the adjacent properties to the west are bungalows, it is felt only proper that dwellings on this site should not exceed two-storeys in height and as such a condition is recommended to restrict the height of the dwellings.

The nearest residential properties affected by the proposal are those of 22 Halebank Road; 11 and 12 Kenview; 26 and 28 Heathview. All of which have shared boundaries with the application site.

The indicative layout, as shown on the submitted plans meets the adopted standards of the Council and interface distances in relation to existing residential occupiers of 26 and 28 Heathview, 22 Halebank Road and 11 Kenview. The window to the side of 12 Kenview is obscured glazed. In this instance the 12.9m interface distance as shown is adequate, as the outlook of the occupiers of this property is not affected.

As the proposal is in outline, it is considered that this current proposal provides sufficient evidence to show that up to 22 dwellings can be accommodated on the site.

As there are several trees of varying maturity on the site, the application was supported by a Tree Survey. It is considered that the only tree of good health and worthy of protection in the development is the Norway Maple on the north boundary. This will be the subject of conditions to protect the root spread during the course of construction. The applicant has been requested to provide additional replacement small and medium tree planting within the scheme. Landscaping is to be considered, as a reserved matter and as such, the detail does not form part of this application. However, given that the loss of vegetation is a matter to be considered as part of the principle of whether or not the scheme is acceptable, a condition will be added to refer to the level of replacement planting expected when the application for reserved matters is submitted in the future.

The Council's Environmental Health Officer has commented that the proposal is particularly sensitive to contamination and as recommended in PPS23 the possibility of contamination should be assumed. These issues will be dealt with by way of conditions.

The proposal satisfies the Council's highway safety standards in terms of the access, required visibility splays and off street car parking provision for the proposed dwellings.

The proposal is acceptable and meets the requirements of Policies BE1 and TP12 of the UDP in this regard.

### Conclusion

The proposed development is considered to be acceptable. The design of the new dwellings and landscaping are matters that will be dealt with in more detail on a future reserved matter application, but conditions are included to control storey height, impact on existing occupiers and replacement planting.

The application is recommended for approval.

### **RECOMMENDATION:**

Approve subject to the following conditions: -

- A) The applicant entering into a legal agreement in relation to the payment of a commuted sum for the provision and improvement of off-site open space.
- B) Conditions relating to the following;
  - 1) Standard commencement condition.
  - 2) Condition listing approved plans and amended plans (BE1, BE2, TP12)
  - 3) Prior to commencement details of materials to be submitted for approval (BE2)

- 4) Condition restricting hours of construction and deliveries (BE1).
- 5) Prior to commencement details of wheel cleansing facilities to be submitted and approved in writing. (BE1)
- 6) Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/ commencement of use. (BE1)
- 7) Appropriate visibility splays to be retained (BE1)
- 8) No hard surfacing of property frontages (TP12)
- 9) Prior to commencement details of boundary treatments to be submitted and approved in writing. (BE2)
- 10) Prior to commencement detailed site investigation, including mitigation to be submitted and approved in writing. (PR14)
- 11) Condition(s) for landscaping condition, requiring the submission of both hard and soft landscaping to include replacement tree planting. (BE1 and BE2)
- 12) Conditions relating to tree protection during construction and lifetime of development (BE1)
- 13) Condition replacement tree planting of any of those shown to be retained if lost during construction
- 14) Condition replacement planting if lost within first five years (BE1).
- 15) Prior to commencement details of a biodiversity plan containing measures for encouraging wildlife; birds and bats – within the construction of the dwellings to be approved in writing and implemented prior to occupation (BE1)
- 16) Drainage condition, requiring the submission and approval of drainage (BE1)
- 17) Submission and agreement of finished floor and site levels. (BE1)
- 18) The reserved matters application should meet the requirements of the Councils New Residential Development Guidance (both draft and adopted) (BE1 and BE2)
- 19) The dwellings shall be no more than two storey (BE1 and BE2)
- 20) Bin Provision

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

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<b>PLAN NUMBER:</b>	10/00467/S73
<b>APPLICANT:</b>	Rowland Homes
<b>PROPOSAL:</b>	Application to allow extension of time limit for permission 07/00616/FUL (proposed erection of 15 No. residential dwellings and associated access road) at
<b>ADDRESS OF SITE:</b>	177-181 Heath Road, Runcorn.

**WARD:** Heath

**SUMMARY RECOMMENDATION:**

Approve subject to conditions and section 106 agreement

**CONSULTATION AND REPRESENTATION:**

The application has been advertised by way of a site notice, a press notice and the neighbouring properties and Ward Councillors were also consulted.

Following consultation on this renewal application (10/00476/FUL) and at the time of writing, one letter of objection has been received. This refers to the changes in government policy guidance and changes to PPS3, which no longer classifies gardens as brownfield land.

The Council's Highways Engineer, Environmental Health Officer, Trees and Woodland Officer, United Utilities and the Health and Safety Executive have also been consulted and any issues raised will be discussed in the Observations and Issues section of this report.

**SITE/LOCATION:**

The site consists of three existing dwellings, numbers 177-181 Heath Road, Runcorn. Each of these existing properties has extensive gardens, which are accessed from private drives off Heath Road.

**RELEVANT HISTORY:**

Planning permission was originally granted on appeal for the construction of 6 additional dwellings to the rear of number 177 and 181.

Planning permission 07/00616/FUL granted in 2007 for 15 detached dwellings and associated access (The subject of this renewal).

Planning permission granted for 12 dwellings at the December 6<sup>th</sup> Committee 2010.

**UNITARY DEVELOPMENT PLAN DESIGNATION, KEY POLICIES AND SUSTAINABILITY OBJECTIVES:**

The site is allocated as within a residential area in the Halton Unitary Development Plan (UDP) and the key policies, which relate to the development, are: -

H2: Design and Density of New Residential Development

H3: Provision of Recreational Greenspace

BE1: General Requirements for Development

BE2: Quality of Design

TP12: Car Parking

The Council's New Residential Development Guidance Note, Draft Design of New Residential Development Supplementary Planning Document, and Planning Policy Statement 3 (PPS3): Housing is also of relevance.

#### OBSERVATIONS AND ISSUES:

This application seeks permission to renew planning permission 07/00616/FUL to allow for a further 3 years for the commencement of development.

Application 07/00616/FUL was granted planning permission by in August 2007 for 15 detached, 4 bed roomed dwellings. The dwellings would be constructed on the site of three existing dwellings numbers 177 to 181 Heath Road, Runcorn, each of these houses have significant sized grounds. The total site area is 0.65 hectares.

The proposed development remains unchanged from that earlier approved which for Members convenience related to 15 dwellings, all of which were four bed, all two storey of varying floor areas, garden sizes and garage designs. The proposed houses are as they were previously of an attractive and high quality design, with generous garden sizes for a modern residential development. All houses would be detached and there would be a mix of styles, including double and single frontages, gabled roofs and hipped roofs, attached and detached garages. The buildings would be predominantly constructed of a brick construction, with tiled roofs. The colour style and type of these materials would be subject to a condition, should the proposal be approved in line with the recommendation.

It is proposed that two of the properties would be accessed from a single private drive off Heath Road, while the remaining properties would be accessed via a new road constructed to adoptable standards.

Following consultation on this renewal application (10/00476/FUL), at the time of writing one letter of objection has been received. This refers to a ministerial letter and changes to PPS3 which no longer classifies gardens as Brownfield land. Whilst this may be the case this scheme proposes the demolition of existing dwellings and the comprehensive redevelopment of the site, in this respect it is not considered to be back land garden development. Furthermore planning permission 10/00369/FUL for an alternative scheme was granted permission at the last Development Control Committee meeting in December and is therefore still extant.

#### Conclusion

It has previously been considered that new housing development on this site was acceptable. Since those decisions, the latest of which was in December 2010, there have been no material changes to the material considerations that affect those decisions. The application is therefore recommended for approval.

## **RECOMMENDATION:**

Approve subject to the following: -

- A) The applicant entering into a legal agreement in relation to the payment of a commuted sum for the provision and improvement of off-site open space, and compensation for the loss of highway trees.
- B) Conditions relating to the following;
  - 1) Standard commencement condition.
  - 2) Construction hours (BE1).
  - 3) Wheel cleansing facilities to be submitted and approved in writing. (BE1)
  - 4) Appropriate visibility splays (BE1)
  - 5) The provision of dropped crossings for pedestrians (TP7)
  - 6) Width off access road and turning to accommodate large vehicles (BE1)
  - 7) Grampian condition for off-site highways works – box junction (BE1)
  - 8) Agreement with Highway Authority for road adoption (BE1)
  - 9) No conversion of garages (TP12)
  - 10) No fences adjacent to the new highway (BE1)
  - 11) Condition relating to 20mph speed limit (TP17)
  - 12) Road safety audits and implementation of recommendations (BE1)
  - 13) Materials condition, requiring the submission and approval of the materials to be used (BE2)
  - 14) Boundary treatments to be submitted and approved in writing. (BE2)
  - 15) Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/ commencement of use. (BE1)
  - 16) Site investigation, including mitigation to be submitted and approved in writing. (PR14)
  - 17) Landscaping condition, requiring the submission of both hard and soft landscaping to include replacement tree planting. (BE2)
  - 18) Drainage condition, requiring the submission and approval of drainage (BE1)
  - 19) Conditions relating to tree protection during construction and lifetime of development (BE1)
  - 20) Submission and agreement of finished floor and site levels. (BE1)
- C) That if the legal agreement is not executed within a reasonable period of time authority is delegated to the Operational Director- Environment and Regulatory Services in consultation with the Chairman or Vice Chairman to refuse the application on the grounds that it fails to comply with UDP Policy S25 Planning Obligations.

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**PLAN NUMBER:** 10/00494/OUT

**APPLICANT:** Smart Storage

**PROPOSAL:** Extension of time limit for implementation of extant planning permission 08/00024/OUT (erection of building for self storage use) at

**ADDRESS OF SITE:** Land off Hutchinson Street, Widnes.

**WARD:** Riverside

**SUMMARY RECOMMENDATION:**

Approve subject to conditions

**CONSULTATION AND REPRESENTATION:**

The application has been advertised by way of a site notice, a press notice and the neighbouring properties and Ward Councillors were also consulted.

The Environment Agency, United Utilities, Natural England, the Council's Highways Engineer and Environmental Health Officer have been consulted. Any issues raised will be discussed in the Observations and Issues section of this report.

No letters of objection have been received from neighbouring properties.

**SITE/LOCATION:**

The site is a triangular plot of land adjacent to the junction of Hutchinson Street and Cromwell Street, of some 0.33 acres in size. The vacant/derelict land is within an existing industrial area off Hutchinson Street, Widnes. The site is currently covered in soils and other debris and is generally untidy.

**RELEVANT HISTORY:**

The site forms part of land that was previously a copper refinery and later a scrap yard (Planning permission 15885F, granted September 1983). The land has been left vacant/derelict for some time.

An earlier planning application 07/00701/FUL, was withdrawn from the November 2007 Committee meeting, in order to address an objection from the Environment Agency in relation to flood risk.

Outline Planning permission granted March 2008 for erection of building for self storage use.

**UNITARY DEVELOPMENT PLAN DESIGNATION, KEY POLICIES AND SUSTAINABILITY OBJECTIVES:**

The site is designated as a regeneration action area Policy RG1 in the Halton Unitary Development Plan (UDP) and the key policies, which relate to the development, are: -

BE1: General Requirements for Development

BE2: Quality of Design

PR14: Contaminated Land

PR16: Development and Flood Risk

RG1: Regeneration Action Area

TP12: Car Parking

#### **OBSERVATIONS AND ISSUES:**

This application seeks to renew planning permission 08/00024/OUT, so as to allow for a further 3 years for the commencement of development.

Application 08/00024/OUT, which gave outline approval was granted planning permission in March 2008 (with appearance, scale and layout matters reserved) for erection of a building for self storage use including approval for siting and means of access on land to the south west of junction between Cromwell Street and Hutchinson Street, Widnes.

This application seeks to renew that permission.

The outline scheme originally granted approval sought permission for the erection of a building for self-storage, with associated car parking and service areas. The proposed building would provide 30,000 sq. ft of secure self-storage to the public.

It is still considered that the site, which is located within an area designated as a Regeneration Action Area in Policy RG1 of the Unitary Development Plan would benefit from the proposed development.

The surrounding area is predominately in employment use, and there are no residential properties within the area. The proposal would therefore be in keeping with the local area.

The applicant submitted a flood risk assessment with the previous application that complied with PPS25 and the Environment Agency previously confirmed that they have no objections subject to conditions.

It was previously considered that the proposed development of the self storage building was acceptable. No new policies or material considerations have emerged that affect that original decision. The application to renew the permission is therefore recommended for approval.

#### **RECOMMENDATION:**

Approve subject to the following conditions:



1. Reserved matters condition, for the submission and approval prior to the commencement of development.
  2. Time limit for the submission of reserved matters.
  3. Materials condition, requiring the submission and approval of the materials to be used (Policy BE2)
  4. Drainage condition, requiring the submission and approval of drainage details.
  5. Landscaping condition, requiring the submission of both hard and soft landscaping details (BE1 and BE2)
  6. Boundary treatments, to be submitted and approved in writing
  7. Wheel cleansing facilities to be submitted and approved in writing.
  8. Conditions to ensure parking and servicing areas are provided and maintained at all times. The use of the premises shall not commence until the vehicle access and parking has been laid out (TP12)
  9. Environment Agency conditions relating to submitted flood risk assessment and minimum floor level, surface water drainage, storage, handling, loading and unloading of fuels, oils, chemicals or effluents, and ground investigation. (PR14 and PR16)
  10. Condition for the submission and approval in writing of ground investigation and remediation/mitigation (PR14)
  11. Condition to control hours of opening (BE1).
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