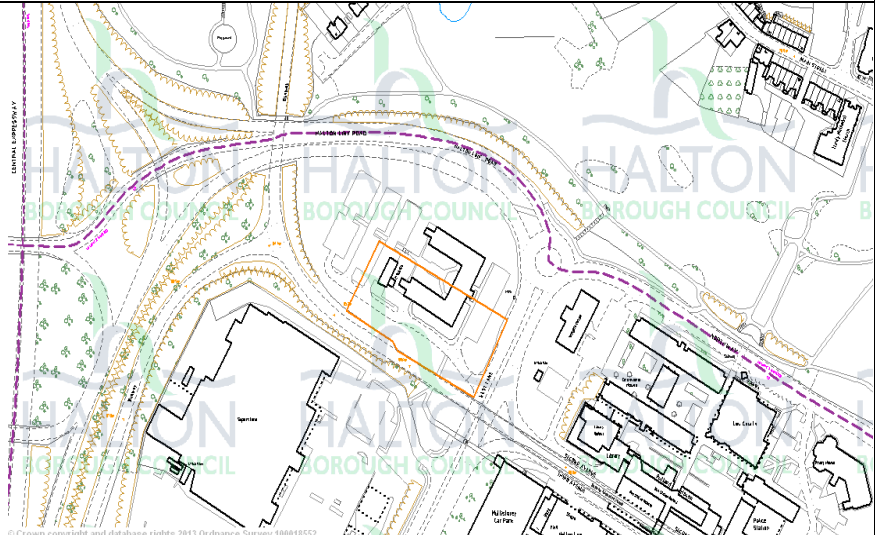


APPLICATION NO:	12/00511/FUL
LOCATION:	Site of Former Vestric House
PROPOSAL:	Proposed development of a Class A1 neighbourhood foodstore (1556 GIA) with 74 associated car parking spaces (amendment to proposal permitted under application Ref:11/00240/FUL)
WARD:	Halton Lea
PARISH:	NA
AGENT(S) / APPLICANT(S):	Lidl UK GMBH, Blackheath Lane, Manor Park, Runcorn
DEVELOPMENT PLAN ALLOCATION:	Primarily Employment Area E3
Halton Unitary Development Plan (2005)	
DEPARTURE REPRESENTATIONS :	Yes Statutory responses
RECOMMENDATION :	Approve subject to Conditions.
SITE MAP	 <p>The site map shows a residential area with a proposed development site highlighted in orange. The site is bounded by a road to the north and east, and a residential street to the south. The map includes various planning boundaries, such as the Employment Area E3, and shows existing buildings and infrastructure. A large watermark for Halton Borough Council is overlaid on the map.</p>

1. APPLICATION SITE

The Site and Surroundings

The site is a prominent island site at the junction of West Lane, Halton Link Road and Central Expressway (A533), 2 miles north of Junction 12 of the M56 Motorway. The application site is part of this larger site which is currently being developed under an earlier planning permission. The site as a whole is approx. 1.49ha and is bounded by West Lane to the east, Halton Link Road to the north and west and the Busway to the south and west. This application site 0.47 hectares.

Planning History

The site was recently occupied by an office building known as Vestric House. It is believed that Vestric House was developed around the late 1970s early 1980s. Vestric House has previously been occupied by both Brakes Food and AAH Pharmaceuticals. Planning permission was granted in 2011 Ref: 11/00240/FUL for the re-development of site for the erection of an A1 foodstore (1710 sqm GEA), A4 Family Pub/Restaurant (683 sqm GEA), Car Dealership (1,445 sqm GEA) comprising new and used sales display forecourt and showroom/offices, workshop (servicing, MOT testing), with associated parking, vehicular and pedestrian access and landscaping.

Background

This proposal seeks permission essentially to reduce the size of the retail element of the previously approved scheme from 1,710 GEA to 1,556 GIA and make some alterations to the car parking and elevation treatment.

2. THE APPLICATION

Proposal Description

The scheme proposes an A1 foodstore of 1,556 Gross Internal Area with 74 associated car parking spaces (amendment to proposal permitted under application Ref: 11/00240/FUL).

3. POLICY CONTEXT

National Planning Policy Framework

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

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

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

Halton Unitary Development Plan (UDP) (2005)

The following Council Unitary Development Plan policies and policy documents are relevant to this application: -

Designing for Community Safety Supplementary Planning Document

BE1 General Requirements for Development
BE2 Quality of Design
BE22 Boundary Walls and Fences
E3 Primarily Employment Uses
TC2 Retail Development to the Edge of Designated Shopping Centres
PR14 Contaminated Land
TP6 Cycling Provision as part of New Development
TP7 Pedestrian Provision as Part of New Development
TP12 Car Parking
TP17 Safe Travel for All

Halton Core Strategy (2012)

CS2 Presumption in Favour of Sustainable Development
CS4 Employment Land Supply and Locational Priorities

4. CONSULTATIONS

No comments have been received via the Council's statutory consultation process from the Environment Agency and United Utilities.

5. REPRESENTATIONS

The amended proposal was advertised as a departure by a site notice displayed near to the site, a press notice and the adjacent and opposite occupiers of Asda, Millbank House and the management of both Halton Lea and Trident Retail Park have been consulted by letter.

6. ASSESSMENT

Principle of Use

Members will be aware that an application was approved by the Development Control Committee for the erection of an A1 foodstore (1,710 sqm), Car Dealership with sales area and workshop (1,445 sqm) and an A3/A4 Family Pub/Restaurant (683 sqm) with associated parking, access and landscaping, subject to a the applicant entering into a Section 106 Agreement to deliver the whole of the site as a comprehensive development and to provide a financial contribution towards highway and environmental improvement Reference 11/00240/FUL.

Matters relating to the site as an edge of centre retail proposal were dealt with in the consideration of this planning application and an earlier scheme 10/00254/FUL, later withdrawn. In determining these applications Members, in the balance of their decision, gave considerable weight to the regeneration of the site particularly for its employment generation potential. As such it is not intended to revisit these issues for this current proposal, given that members agree that in these circumstances retail is acceptable on this site and that there is a current planning application currently being implemented on site which includes a similar retail unit.

Elements of the technical requirements for the proposed development are already the subject of planning conditions relating to 11/00240/FUL, in relation to contaminated land, drainage and access. Matters for particular consideration on this application are; car parking; servicing; pedestrian access; design; boundary treatment.

Highways, Parking and Servicing

The scheme is very similar in layout and car parking provision to that previously approved and there is no objection from the Council's Highway Engineer. Conditions are recommended in relation to; disabled access at the south of the site; levels; positions of gulleys on the West Lane side of the site; cycle parking and; structural capability of the retaining wall adjacent to West Lane.

6.1 Design

The building design is single storey with a mono pitch sloping roof. The materials comprise a mix of coated cladding at roof and upper levels and glazing and rendered panels at ground level, interspersed with red brick piers and walls.

The design is essentially similar in style and modernity to that previously approved. This current proposal includes a strong corner entrance adjacent to West Lane and a glazed section facing out onto West Lane. This ensures that the building elevation closest to the highway is visually acceptable and sympathetic to the wider environment of Halton Lea.

On the longer elevation seen across the car park from Halton Link Road, the elevation is predominantly white rendered panels with red brick piers. The panel areas will be broken up with Lidl advertising images. On this basis this elevation will achieve a strong retail image and offer a lively appearance when viewed across the site from this direction.

The site requires a robust boundary treatment which would be situated on top of the retaining wall adjacent to the site car park adjacent to West Lane. It is necessary, given that this is a car park enclosure, for the boundary treatment to have considerable strength as well as aesthetic value. It is proposed to erect a system of mesh fencing which will be colour coated. This will be the subject of a planning condition.

7. CONCLUSIONS

The proposal does not significantly alter the previous approval for A1 retail on this site and the principle of the development has been dealt with through the previous approvals and in particular the scheme currently under construction on the wider site under 11/00240/FUL. The proposal is considered to offer a

high quality development that is compatible to its surroundings, provides a regeneration of the site and provide employment opportunities to the Borough. Therefore the application is recommended for approval subject to conditions.

8. RECOMMENDATIONS

Approve subject to conditions.

9. CONDITIONS

And the following conditions:-

- 1 Statutory 3 year period for implementation (BE1)
- 2 Amended plans (BE1 + BE2)
- 3 Materials submission prior to development beginning (BE2)
- 4 Boundary treatment details submission prior to development beginning (BE22)
- 5 Details of a surface water drainage scheme, based on sustainable drainage principles to be submitted and agreed prior to development beginning (BE1)
- 6 Site levels submitted prior to development beginning (BE1)
- 7 Details of the position of gulleys between the car park and West Lane prior to development beginning (BE1)
- 8 Details of lighting to be submitted prior to development beginning (BE1 and BE2)
- 9 Entering into the Council's proposed parking partnership group prior to the first occupation of the any of the premises (T12)
- 10 Submission of details of cycle parking prior to development beginning (TP6)
- 11 Submission of details of disabled access to the south of the site prior to development beginning (TP12)
- 12 Submission of structural calculations to prove the capability of the retaining wall on West Lane prior to development beginning (BE1)
- 13 Submission of a Travel Plan prior to development beginning (TP16)
- 14 Submission of a Construction Management Plan, including a phasing strategy, prior to development beginning (BE1)
- 15 Submission of details of wheel cleansing facilities, including a method statement and site plan identify the facility location, prior to development beginning (BE1)
- 16 Hours of construction (BE1)
- 17 Submission of details of on-site parking for during construction, prior to development beginning (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.