

REPORT TO: Development Management Committee

DATE: 7th July 2023

REPORTING OFFICER: Executive Director – Environment & Regeneration

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

WARD(S): Boroughwide

PAGE NO.	LIST A*	LIST B**	Updated Information
6		22/00318/FUL	<p>Amendments requested by MEAS have been received from the applicant and have been sent to MEAS for comments, which are awaited. The Local Planning Authority are satisfied that mitigation measures can be conditioned via a suitably worded planning condition. A Natural England Licence will also be conditioned to ensure the protection of bats.</p> <p>Comments from the Lead Local Flood Authority have been received.</p> <p>In summary, the LLFA is satisfied that the location of proposed development is acceptable in terms of planning policy and that it would be safe from fluvial flooding throughout its development life. However, details of the proposed watercourse crossing are unclear and can be conditioned.</p> <p>The LLFA is satisfied that there is a clear drainage strategy however would require the applicant to provide details of the maintenance and management of the system prior to occupation of the development. This can also be conditioned.</p> <p>The list of proposed conditions has been amended to the following due to the removal of duplicated conditions or the addition following LLFA comments:</p>

			<ol style="list-style-type: none"> 1. Standard 3 year permission 2. Condition specifying plans 3. Levels 4. External materials 5. Hard and soft landscaping 6. Tree protection measures 7. Bird breeding protection 8. Soft tree felling measures 9. Japanese knotweed scheme 10. Japanese knotweed validation report 11. CEMP 12. Natural England Licence 13. Bat and bird box scheme 14. Site wide waste management plan 15. Noise mitigation measures 16. Energy and sustainability measures 17. Air quality mitigation measures 18. LEMP 19. Construction hours 20. Tactile crossings 21. Remediation strategy 22. Verification report for contaminated land 23. Unidentified contamination 24. Lighting scheme 25. Cycle parking details 26. Vehicle access, service areas and parking 27. Permitted development removed 28. Archaeology methodologies and mitigation 29. New watercourse crossing details 30. SUDs verification report
<p>41</p>		<p>22/00377/FUL</p>	<p>Four additional responses have been received from members of the public. Two of which raised questions concerning their own respective property boundaries in relation to the application site. These were answered and no further responses were received.</p> <p>The remaining two responses detailed the following:</p> <ul style="list-style-type: none"> -The proposed development contradicts the DALP and NPPF regarding the importance of Green Belt. -This site will contribute toward the merging of Widnes, Penketh, Warrington and St. Helens.

			<p>-Green Belt compensation should amount to a financial contribution of £4.3m.</p> <p>The following conditions are recommended to be added to the schedule of planning conditions set out in the report:</p> <ul style="list-style-type: none"> -Bat license -Traffic calming measures -Provision of cycleway connection to site allocation to east -Emergency access provision -Widening of path to 3.2m on to South Lane -LLFA, existing and proposed levels relating to plots, road and estimated river and sea level -LLFA -Noise impact assessment measures -Air quality impact assessment -Measure for reducing carbon emissions and adapting to climatic conditions -Waste Audit -Lighting scheme to limit impact on nocturnal species. <p>The following conditions are recommended to be deleted due to being superseded by the above or due to duplication.</p> <ul style="list-style-type: none"> - Conditions 12,26,27
84		22/00602/COU	<p>A response has been received by the Council's regeneration officer. It raises the following observation:</p> <p>The objection is maintained. The applicant has not addressed previous concerns following the reduction in the number of bedrooms from 20 to 17.</p> <p>The property is completely unsuitable for open market letting to 17 individuals.</p> <p>The development will be occupied through public tax funded accommodation with associated care and support for a group of residents. This will not be let out through the open market to individuals, it is</p>

			<p>expected that this will be a single let agreement with a care provider that will occupy units on occupation as a single lease. The proposal is unsuitable for C2 as it does not provide any space for management/care/operational support.</p> <p>Environmental Health has considered the application in relation to the requirements of the Housing Act 2004 in relation to houses in multiple occupation. As a large HMO the premises will be subject to licensing under the Housing Act. The licensing regime will address the detailed housing standards. The planning application shows that each unit will be en-suite and there are an adequate number of kitchen facilities in appropriate locations. We have also contacted the developer who has confirmed the room sizes and these all meet the minimum standards.</p> <p>Construction conditions have been recommended.</p>
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*** 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.