

Public Document Pack



Development Control Committee

Monday, 18 August 2008 6.30 p.m.
Civic Suite, Town Hall, Runcorn



Chief Executive

COMMITTEE MEMBERSHIP

Councillor Paul Nolan (Chairman)
Councillor Dave Thompson (Vice-Chairman)
Councillor Peter Blackmore
Councillor Sue Blackmore
Councillor John Bradshaw
Councillor Ron Hignett
Councillor Mike Hodgkinson
Councillor Dave Leadbetter
Councillor Keith Morley
Councillor Shaun Osborne
Councillor Rob Polhill

*Please contact Michelle Simpson on 0151 424 2061 Ext. 1126 or
michelle.simpson@halton.gov.uk for further information.
The next meeting of the Committee is on Monday, 15 September 2008*

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

Part I

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1. MINUTES	1 - 18
2. DECLARATIONS OF INTEREST	
Members are reminded of their responsibility to declare any personal or personal and prejudicial interest which they have in any item of business on the agenda, no later than when that item is reached, and, with personal and prejudicial interests (subject to certain exceptions in the Code of Conduct for Members), to leave the meeting prior to discussion and voting on the item.	
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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.

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 7 July 2008 at Civic Suite, Town Hall, Runcorn

Present: Councillors Nolan (Chairman), Thompson (Vice-Chairman), P. Blackmore, S. Blackmore, J. Bradshaw, Hodgkinson, Leadbetter, Morley and Polhill

Apologies for Absence: Councillors Hignett and Osborne

Absence declared on Council business: None

Officers present: G. Henry, A. Pannell, A. Plant and M. Simpson

Also in attendance: 3 Members of public

**ITEMS DEALT WITH
UNDER DUTIES
EXERCISABLE BY THE COMMITTEE**

DEV16 MINUTES

The Minutes of the meeting held on 9th June 2008, having been printed and circulated, were taken as read and signed as a correct record.

DEV17 PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE

The Committee considered the following applications for planning permission and, in accordance with its powers and duties made the decision described.

DEV18 - PLAN NO. 07/00772/FUL - PROPOSED ERECTION OF 10 SINGLE / PART TWO STOREY DETACHED AND SEMI-DETACHED INDUSTRIAL BUILDINGS (FOR USES WITHIN USE CLASSES B1, B2 AND B8) AND UP TO 39. NO. OFFICE UNITS IN 5, TWO STOREY BLOCKS (USE CLASS B1), ASSOCIATED EXTERNAL WORKS / STRUCTURES AND SUB STATION TO THE LAND AT BENNETTS LANE / DANS ROAD WIDNES.

The consultation procedure undertaken was outlined in the report together with background information in respect

Action

of the site.

It was reported negotiations with the Environment Agency had revolved around the potential increased run-off from the proposed developed site over the current "Greenfield site" and potential impacts this could have elsewhere within the system. Members were advised that the additional discharge was considered to have minimal impact on the nearby brook and the site was not close to any residential properties. Therefore the benefit of the scheme in terms of economic and employment development outweighed the potential small risk of flooding. It was noted that United Utilities had confirmed that they raised no objection to the proposal.

RESOLVED: That the application be approved subject to the following conditions:

Strategic Director
- Environment

1. Materials condition, requiring the submission and approval of the materials to be used (BE2);
2. Specifying amended plans (BE1);
3. Requiring that the scheme be implemented in full accordance with the approved plans/details unless otherwise agreed (BE1);
4. Boundary treatments to be submitted and approved in writing. (BE2);
5. Wheel cleansing facilities to be submitted and approved in writing and used during construction (BE1);
6. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
7. Vehicle access, parking, servicing etc to be constructed prior to occupation/commencement of use (BE1);
8. Agreement and implementation of cycle parking provision (TP6);
9. Agreement and implementation of bins and recycling areas, feature shelter, seating, planters and other street furniture BE2;
10. Requiring implementation of Travel Plan (TP16);
11. Restricting external lighting (BE1);
12. Restricting external security shutters (BE1);
13. Restricting external storage and working (BE1);
14. Site investigation, including mitigation to be submitted and approved in writing (PR14);
15. Protection of trees (BE1); and

16. Drainage (PR16).

Additional conditions were reported as follows:

17. Provision of rain water harvesting; and
18. An appropriate drainage scheme be devised.

Although Councillor J Bradshaw had no personal interest in the following item, in order to avoid any suggestion of bias he left the table as a Councillor in order to speak as a member of the public on the matter. He did not take part in the determination which followed.

DEV19 - PLAN NO. 08/00003/FUL - PROPOSED CONVERSION OF CHAPEL AND MEETING HALL INTO 2 NO. THREE BED DWELLINGS, DEMOLITION OF CARETAKER'S COTTAGE AND ERECTION OF 1 NO. THREE BED DWELLING TO MOORE METHODIST CHURCH, RUNCORN ROAD, MOORE.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was reported that twelve letters of objection had been received, details of which were outlined in the report. A further six additional letters of objection had been received re-affirming points raised in the report. Members were advised that a petition containing 67 signatures had been received.

Catherine Fitch addressed the Committee and spoke against the application and requested that a site visit be arranged.

Members raised concerns with the design of the replacement dwelling, as it was felt that it was out of keeping with the Conservation Area and the effect of different coloured bricks being used to repair the central section of the newly exposed side elevation of the chapel.

In response it was noted that the issue of brickwork would be resolved by a condition to ensure that the completed appearance was acceptable. In addition it was reported that the dwelling was considered to be of a scale and character suited to the plot and respecting the traditional buildings and wider Conservation Area and green belt location. It was also suggested that the building was a product of its environmental and sustainability credentials and would secure the future of the main traditional chapel building.

Following consideration of the item the Committee decided to defer the item in order to seek clarity regarding architectural styles within Moore Conservation Area. It was also agreed that the architects involved be invited to the August Committee to provide a presentation to Members.

RESOLVED: That

1. the application be deferred to seek clarity regarding architectural styles within Moore Conservation Area; and
2. Ellis Williams architects be invited to the August Committee to provide a presentation to Members.

Strategic Director
- Environment

DEV20 - PLAN NO. 08/00173/FUL - PROPOSED 4 BED DETACHED DORMER BUNGALOW WITH INTEGRAL DOUBLE GARAGE TO THE LAND ADJACENT TO 18A HOUGH GREEN ROAD, WIDNES.

The Committee was advised that this item had been withdrawn from the agenda due to discrepancies within the plans submitted.

DEV21 - PLAN NO. 08/00267/FUL - PROPOSED NEW OFFICE AND LIGHT INDUSTRIAL BUILDINGS CREATED 1200 SQUARE METERS OF FLOOR SPACE TO THE LAND AT RUSSELL PARK, RUSSELL ROAD, RUNCORN.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was reported that an initial objection had been received from United Utilities, details of which were outlined in the report. However the applicant had amended the layout to allow for United Utilities request for easement.

RESOLVED: That the application be approved subject to the following conditions:

1. Amended Plans (BE1);
2. Prior to commencement Wheel Cleansing details to be submitted (BE1)
3. Prior to commencement provision of existing site and adjacent and proposed site levels (BE1);
4. Prior to commencement Ground Investigation to be completed and remediation undertaken (PR14);
5. Prior commencement landscaping scheme to be submitted (3) (BE1);
6. Prior to commencement details and location of bin

Strategic Director
- Environment

- storage (BE1 & BE2);
- 7. Prior to commencement full details of boundary treatment (BE22);
- 8. Prior to commencement details of secure cycle storage (TP6);
- 9. Access, car parking and road layout prior to occupation (BE1);
- 10. Construction Hours restriction (BE1); and
- 11. Lifetime restriction relating to hours of use to between the hours of 08.00am to 06.00 pm Monday to Friday and 08.00 to 12.00 midday Saturday with no working on site on Sundays and Bank Holidays (BE1).

DEV22 - PLAN NO. 08/00289/FUL - PROPOSED DEMOLITION OF EXISTING DECK ACCESS BLOCK AND CONSTRUCTION OF 33 NO. NEW DWELLINGS FOR RENT AND SHARED OWNERSHIP AT NUMBERS 49-62 AND 101-136 KINGSHEAD CLOSE, CASTLEFIELDS RUNCORN.

The consultation procedure undertaken was outlined in the report together with background information in respect of the site. It was reported that one letter of representation had been received, details of which were outlined in the report.

RESOLVED: That the application be approved subject to the following conditions:

Strategic Director
- Environment

- 1. Condition specifying amended plans (BE1);
- 2. Materials condition, requiring the submission and approval of the materials to be used (BE2);
- 3. Landscaping condition, requiring the submission of both hard and soft landscaping to include replacement tree planting (BE2);
- 4. Boundary treatments including retaining walls to be submitted and approved in writing (BE2);
- 5. Wheel cleansing facilities to be submitted and approved in writing (BE1);
- 6. Construction and delivery hours to be adhered to throughout the course of the development (BE1);
- 7. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/ commencement of use (BE1);
- 8. Agreement and implementation of cycle parking provision (TP6);
- 9. Submission and agreement of finished floor and site levels (BE1);
- 10. Conditions relating to restriction of permitted development rights relating to extensions and outbuildings, and boundary fences etc (BE1);

11. Site investigation, including mitigation to be submitted and approved in writing (PR14);
12. Conditions relating to tree protection during construction (BE1);
13. Bins/ storage provision (BE1); and
14. Requiring details of solar panel installations (BE1)

DEV23 MISCELLANEOUS ITEMS

It was reported that appeals had been received following the Council's refusal of the following applications:

- | | |
|--------------|--|
| 08/00899/COU | Proposed demolition of existing dwelling and erection of new two storey dwelling at 13 Baileys Lane, Hale Heath, Hale Village |
| 08/00086/FUL | Proposed part conversion of existing garage, first floor extension to form play room with loft above at 9 Linacre Lane, Widnes, Cheshire |

The Committee was advised that the following applications had been withdrawn :-

- | | |
|--------------|---|
| 08/00251/COU | Proposed change of use from retail premises to fast food takeaway at 4a Market Street, Widnes, Cheshire |
| 08/00257/FUL | Proposed conversion of integral garage to habital room at 49 Kemberton Drive, Widnes, Cheshire |

Meeting ended at 7.20 p.m.

DEVELOPMENT CONTROL COMMITTEE

At a meeting of the Development Control Committee on Monday, 28 July 2008 in the Civic Suite, Town Hall, Runcorn

Present: Councillors Nolan (Chairman), Thompson (Vice-Chairman), P. Blackmore, S. Blackmore, J. Bradshaw, Hignett, Hodgkinson, Leadbetter, Morley and Osborne

Apologies for Absence: Councillors None

Absence declared on Council business: None

Officers present: M. Baker, S. Baxter, G. Cook, D. Cunliffe, Eccles S, J. Farmer, C. Hall, M. Noone, A. Plant, M. Simpson, J. Tully, R. Wakefield and P. Watts

Also in attendance: A Fuller and S Wood from Urban Vision, Councillor A. Lowe and 15 members of the public

**ITEMS DEALT WITH
UNDER DUTIES
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Action

Councillor Polhill was not present at the meeting having declared a personal and prejudicial interest due to being a member of the Executive Board.

DEV24 PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE

The Chairman welcomed everybody to the meeting and informed the Committee of the additional information tabled at the meeting, which provided an update and additional information in relation to the applications. It was reported that a further 398 letters of objections had been received, details of which were outlined in the report. A petition containing 85 signatures had also been received and an objection letter from Friends of the Earth.

The additional report set out a supplementary commentary for the Mersey Gateway Regeneration Strategy, a consultation update, editorial changes to the report, listed building application and comments on the TWA report.

The Committee received a presentation from Ms Claire Hall – Project Manager for Mersey Gateway which outlined the following:

- reassurance about the project;
 - no residential properties would be acquired;
 - piers or other structures would not be constructed in people's gardens;
 - a new elevated expressway would not be build through Runcorn, however there would be some local level increased at Lodge Lane Runcorn;
- a brief reminder of the history of the Mersey Gateway;
- the applications;
- project aims of the Mersey Gateway;
- benefits and disbenefits of the scheme and the proposed mitigation;
- strategic routes across the River Mersey;
- journey reliability;
- policy compliance; and
- evidence of support for the scheme.

Arising from the presentation Members raised concerns in relation to current images of the pedestrian footpaths across the Silver Jubilee Bridge (SJB) not having barriers. It was felt not separating pedestrians from the traffic could be dangerous. In response it was reported that the comments would be noted.

The Committee also discussed the possibility of light rail, it was noted that the design of the new crossing would allow for light rail but was not introduced at this stage as there was not a business case for it at the moment.

Members further discussed the potential for open road tolling with vehicle recognition systems. In response it was reported that at the moment it was felt that there was not a robust case for such systems.

Members also raised concern in relation to mustard gas being disturbed on Randall Island. In response it was reported that new routes would not lead through the Island as they would only go through the edge of Wigg Island. It was advised that contamination studies had been carried out and the Mersey Gateway Team had had dialogue with the Ministry of Defence in relation to these matters.

Ward Councillor A. Lowe addressed the Committee and stated that whilst in full support of the Mersey Gateway he did have concerns with regard to the exit roads on the

Runcorn side of the bridge. It was suggested that signs could be erected providing alternate routes to Manchester and North Wales.

Councillor Lowe also made representation in respect of excessive pollution, noise nuisance and risk of injury from vandals damaging cars from footbridges and confirmed that the was also speaking on behalf on Councillor Loftus.

Mr MacLoughlin addressed the Committee and spoke against the application raising issues such as lack of consultation, noise mitigation and the existing road infrastructure.

Miss McCarrick addressed the Committee and spoke against the application in respect of volumes of traffic using the Central Expressway.

Mrs Burns addressed the Committee and spoke against the application and raised concerns with regard to the impact on the flow of the river, underestimated costs of the scheme, how the concessionaire would handle waste and issues around tolling.

Miss Newman addressed the Committee and spoke against the application raising issues such as environmental assessments, toxic contamination and a requirement for a full health impact assessment.

The Committee held a wide ranging discussion in relation to the following points:

- temporary traffic measures during re-building of junctions;
- height of new junction at Halton Lodge;
- possibility of concessions of tolls for residents;
- whether caging of foot bridges could be implemented;
- importance of a signage strategy; and
- the need for a health impact assessment.

It was reported that any contaminated land issues would be properly addressed, issues of noise mitigation, signage and health impacts could be resolved by way of condition. Risk assessments would be carried out at various stages by contractors over the length of the project period.

It was advised that as both application no's 08/00200/FULEIA and 08/00201/FULEIA were bound up integrally with the Transport and Works Act (itself to be determined by the Secretary of State), it was appropriate for

those applications to be referred to the Secretary of State to determine them at the same time. It was therefore recommended, notwithstanding that the Committee were unanimously in support of these applications, that those applications be referred to the Secretary of State so that he could consider whether or not the applications should be "called in".

Following a lengthy debate, decisions made on the applications listed below were as follows:

Plan No. 08/00200/FULEIA: Part of the existing highway network within Runcorn, comprising the A533 Central Expressway from a point south of its junction with the A533 Bridgewater Expressway and the A558 Daresbury Expressway, and including the Central Expressway/Lodge Lane Junction and the Central Expressway/Weston Link Junction up to and including Junction 12 of the M56 Motorway; and

Plan No. 08/00201/FULEIA: Plan No. South of the Ditton Junction, the existing A533 Silver Jubilee Bridge into Runcorn and up to and including the on-slip road from the Weston Point Expressway, and off-slip road to the Bridgewater Expressway.

RESOLVED: That both applications listed above be referred to the Secretary of State with a recommendation that they be called-in and approved subject to the following conditions:

1. Time Limits 10 years;
2. Notification of Commencement;
3. Development to be carried out in accordance with approved details;
4. Phasing Programme;
5. Design, External Appearance and Materials;
6. Construction Environmental Management Plan;
7. Construction Transportation Management Plan;
8. Code of construction practice;
9. Travel Plan (including personnel travel and parking);
10. Landscaping – submission of scheme;
11. Landscaping - Maintenance of landscaping;
12. Street furniture street furniture;
13. Lighting details (Including toll booth lighting and design);

14. Permanent and temporary highway and footpath access, access, phasing and specification (including bridleways)
 - Highway access and junction improvements to serve construction works
 - Alternative access routes and diversions during construction works
15. Contaminated Land;
16. Surface Water Quality;
17. Drainage / Flood Risk (from the Environment Agency);
18. Terrestrial and Avian Ecology;
19. Noise Monitoring;
20. Archaeology;
21. Construction Compound;
22. Wheel Cleaning Facilities;
23. Implementation;
24. Conditions at end of the Environment Agency comments under contamination;
25. Signage Strategy (including speed limits);
26. Gantry Signing;
27. Abnormal load routing;
28. Requisite approvals, including Highway Authority as Technical Approval Authority; and
29. Extent and reinstatement of demolition/relocation works;

INFORMATIVE

1. Approval must be obtained from Network Rails Territory Outside Party Engineers from any works that may impact on, or be near close proximity to the operational railway.
2. The details of the development, including the position and height of the three towers of the crossing shall be supplied to the Defence Geographic Centre so that it may be included on civil aviation maps.
3. United Utilities Wastewater Adoption Engineer, Graham Perry should be contacted (01925 428 267) to arrange a sewer diversions.
4. Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.
 - United Utilities will only consider the adoption of surface water sewer

draining to balancing ponds, providing the following criteria are met;

- The Local Authority take responsibility for the maintenance of the ponds;
 - The freehold of the land on which the pond lies is transferred to the Local Authority;
 - United Utilities is provided with a deed of "Grant of Rights" to discharge into the pond in perpetuity. Such a deed would necessarily contain provision against development within the balancing pond, and against altering its topography, or making connections to it;
 - That measures have been taken to prevent flooding of properties; and
 - That a legal agreement is in place between all parties.
5. A section 104 (Water Industry Act 1991) agreement for the surface water sewers draining to the balancing pond, will not be entered into until every condition described above has been met.
 6. The applicant should check the location and conditions of any easement with United Utilities Facilities and Property Management Ltd, Coniston Buildings, Lingley Mere, Lingley Green Avenue, Great Sankey, Warrington. WA5 3UU. The route of the work covers a large area and will affect a number of our mains.
 7. Written consent will need to be sought from the Environment Agency to culvert of Stewards Brook to the South Side of Speke Road, in accordance with the Water Resources Act 1991. The balancing pond outfalls are to be into Steward's Brook and prior written consent under the above Act will also be required for the headwall structures.
 8. The Project will cross both legs of Bowers Brook and our prior written consent will be required for the proposals in accordance with the Water Resources Act 1991 and the Land Drainage Byelaws.
 9. The proposals at the existing roundabout to

the north of the M56 Junction 12 may affect Flood Brook. The details of these should be submitted for comment and to determine whether our prior written consent is required in accordance with the Land Drainage Act 1991.

10. The Environment Agency advise that should the development involve the import or deposit of waste materials for the purpose of construction or landscaping, or if contaminated soils are treated on site the activity may require an Environmental Permit, or may require an exemption.
11. The Environment Agency advise that any hazardous waste which is removed from the site will need to be moved in accordance with the Hazardous Waste (England and Wales) Regulations 2005.
12. The applicant must submit details to, and seek approval from the Environment Agency for any intended abstraction of raw water, or impoundment of any watercourses.
13. The Environment Agency advise that it is the responsibility of the applicant to ensure that the development will not affect any water features (i.e. wells, boreholes, springs, streams or ponds) in the area, including licensed and unlicensed abstractions.
14. The Environment Agency advises that all breeding birds in the wild are protected under the Wildlife & Countryside Act (1981). It is therefore an offence to disturb or kill any wild bird while it is nest building, or at a nest containing eggs or young, or to disturb the dependent young of such a bird.
15. Should protected species be identified in Local Wildlife Sites and SSSI (Flood Brook) a Licence should be obtained to carry out the works in accordance with the Wildlife & Countryside Act (1981).

Should the Secretary of State decide not to call-in these applications both applications be approved subject to the conditions detailed above.

Plan No. 08/00211/HBCLBC – The A533 Silver Jubilee Bridge.

RESOLVED: That the application be referred to the Secretary of State with a recommendation that the Secretary of State approves the application subject to the following conditions.

1. Time Limit – 10 years
2. In accordance with the plans; and
3. Notwithstanding the submitted details
 - Colour of asphalt;
 - Design of proposed gating / railings; and
 - Plain colour finish

Plan No. 08/00325/TWA: South of Ditton Junction, Ditton Road, land north of Hutchinson Street, Victoria Road, Catalyst Trade Park, Ashley Way, St. Helens Canal, Widnes Warth, Runcorn Sands/River Mersey, Wigg Island, Astmoor Industrial Estate, the A533 Central Expressway with its junction with the A533 Bridgwater Expressway and the A558 Daresbury Expressway, and part of the A533 Central Expressway to Halton Brow

RESOLVED: that Halton Borough Council having regard to all the observations made and all the issues raised has no objection to the application, subject to the conditions accompanying the submission and the suggested changes or additions detailed below.

1. Time Limits 10 years;
2. Notification of Commencement;
3. Development to be carried out in accordance with approved details;
4. Phasing Programme
5. Design, External Appearance and Materials;
6. Construction Environmental Management Plan;
7. Construction Transportation Management Plan;
8. Code of construction practice;
9. Travel Plan (including personnel travel and parking);
10. Landscaping – submission of scheme;
11. Landscaping - Maintenance of landscaping;
12. Street furniture street furniture;
13. Lighting details (Including toll booth lighting

- and design);
- 14. Permanent and temporary highway and footpath access, phasing and specification (including bridleways);
- 15. Highway access and junction improvements to serve construction works;
- 16. Alternative access routes and diversions during construction works;
- 17. Contaminated Land;
- 18. Hydrodynamics;
- 19. Removal of all temporary construction works;
- 20. Morphological monitoring of the upper Mersey Estuary;
- 21. Surface Water Quality;
- 22. Drainage / Flood Risk (from the Environment Agency);
- 23. Terrestrial and Avian Ecology;
- 24. Aquatic Ecology;
- 25. Noise Monitoring;
- 26. Archaeology;
- 27. Navigation;
- 28. Construction Compound;
- 29. Wheel Cleaning Facilities;
- 30. Implementation;
- 31. Conditions at end of the Environment Agency comments under contamination;
- 32. Signage Strategy (including speed limits);
- 33. Gantry Signing ;
- 34. Mitigation for the culverting of Stewards Brook;
- 35. Stones used to temporarily fill the St Helens Canal shall contain properties to prevent the release of fine pieces of material into the water course;
- 36. Abnormal load routing;
- 37. Requisite approvals, including Highway Authority as Technical Approval Authority;
- 38. Extent and reinstatement of demolition/relocation works;

INFORMATIVES

- 1. Approval must be obtained from Network Rails Territory Outside Party Engineers from any works that may impact on, or be near close proximity to the operational railway.
- 2. The details of the development, including the position and height of the three towers of the crossing shall be supplied to the Defence

Geographic Centre so that it may be included on civil aviation maps.

3. United Utilities Wastewater Adoption Engineer, Graham Perry should be contacted (01925 428 267) to arrange a sewer diversions.
4. Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.
 - United Utilities will only consider the adoption of surface water sewer draining to balancing ponds, providing the following criteria are met
 - The Local Authority take responsibility for the maintenance of the ponds;
 - The freehold of the land on which the pond lies is transferred to the Local Authority;
 - United Utilities is provided with a deed of "Grant of Rights" to discharge into the pond in perpetuity. Such a deed would necessarily contain provision against development within the balancing pond, and against altering its topography, or making connections to it;
 - That measures have been taken to prevent flooding of properties; and
 - That a legal agreement is in place between all parties.
5. A section 104 (Water Industry Act 1991) agreement for the surface water sewers draining to the balancing pond, will not be entered into until every condition described above has been met.
6. The applicant should check the location and conditions of any easement with United Utilities Facilities and Property Management Ltd, Coniston Buildings, Lingley Mere, Lingley Green Avenue, Great Sankey, Warrington. WA5 3UU. The route of the work covers a large area and will affect a number of our mains.
7. Written consent will need to be sought from the Environment Agency to culvert of Stewards

Brook to the South Side of Speke Road, in accordance with the Water Resources Act 1991. The balancing pond outfalls are to be into Steward's Brook and prior written consent under the above Act will also be required for the headwall structures.

8. The Project will cross both legs of Bowers Brook and our prior written consent will be required for the proposals in accordance with the Water Resources Act 1991 and the Land Drainage Byelaws.
9. The proposals at the existing roundabout to the north of the M56 Junction 12 may affect Flood Brook. The details of these should be submitted for comment and to determine whether our prior written consent is required in accordance with the Land Drainage Act 1991.
10. The Environment Agency advise that should the development involve the import or deposit of waste materials for the purpose of construction or landscaping, or if contaminated soils are treated on site the activity may require an Environmental Permit, or may require an exemption.
11. The Environment Agency advise that any hazardous waste which is removed from the site will need to be moved in accordance with the Hazardous Waste (England and Wales) Regulations 2005.
12. The applicant must submit details to, and seek approval from the Environment Agency for any intended abstraction of raw water, or impoundment of any watercourses.
13. The Environment Agency advise that it is the responsibility of the applicant to ensure that the development will not affect any water features (i.e. wells, boreholes, springs, streams or ponds) in the area, including licensed and unlicensed abstractions.
14. The Environment Agency advises that all breeding birds in the wild are protected under the Wildlife & Countryside Act (1981). It is therefore an offence to disturb or kill any wild

bird while it is nest building, or at a nest containing eggs or young, or to disturb the dependent young of such a bird.

15. Should protected species be identified in Local Wildlife Sites and SSSI (Flood Brook) a Licence should be obtained to carry out the works in accordance with the Wildlife & Countryside Act (1981).

Meeting ended at 7.55 p.m.

REPORT TO: Development Control Committee

DATE: 18th August 2008

REPORTING OFFICER: Strategic Director - Environment

SUBJECT: Planning Applications to be determined by the Committee

The following applications for planning permission are submitted to the Committee for consideration with a recommendation in each case. Those applications marked * are considered to have significant employment implications.

An Amendments List, containing the categorisation of planning applications, additional information and amendments to recommendations, will be circulated to Committee Members before the meeting together with plans showing the location of each application site. Those applications now before the Committee, where the planning issues are considered clear by the Chairman, will be included in List A. Unless a Member considers that additional information is required on a particular application in List A it is **RECOMMENDED** that each of the applications be determined (whether for approval or for refusal) in accordance with the conditions or the reasons printed in the Agenda and in the Amendments List previously circulated.

The remaining applications are included in List B. Together with those applications about which Members require further information, List B applications will be considered following determination of applications remaining in List A.

PLAN NUMBER: 08/00003/FUL

APPLICANT: AWE LLP

PROPOSAL: Proposed conversion of chapel and meeting hall into 2 no. three bed dwellings, demolition of caretaker's cottage and erection of 1 no. three bed dwelling.

ADDRESS OF SITE: Moore Methodist Church, Runcorn Road, Moore

WARD: Daresbury

SUMMARY RECOMMENDATION:

Approve subject to conditions.

CONSULTATION AND REPRESENTATION:

Adjoining premises and Moore Parish Council have been notified and the application advertised by means of site notice

The Council's Highways Engineers, Trees and Woodlands and Environmental Health Officers have been consulted as have, United Utilities, Network Rail and Manweb

United Utilities and Network Rail have confirmed that they raise no objections in principle.

Seventeen letters of objection have been received including one from a Ward Councillor. Whilst no objection is raised to conversion in principle concerns are raised relating to: the design, shape and materials being unsympathetic and out of keeping with the Conservation Area and rural location; loss of privacy, light and view; loss of trees; disruption to power supply; highway safety and parking issues; proposed building is ugly; loss of important building and represents over development of site.

A letter of objection has also been received from Moore Parish Council. Whilst satisfied with the proposals for the conversion of the chapel and schoolroom, objection is raised to the demolition of the cottage, and to the proposed dwelling, which is incongruous to the site and the village and "visually offensive". As the site is within the Green Belt, the existing buildings, should be utilised/ revamped. A further letter has been received from the Parish Council re-affirming earlier objections and questioning whether the new property should be described as a four bed house.

A petition of objection has also been received with 67 signatures.

All comments reported above were received prior to the receipt of amended plans and detailed justification for the demolition of the caretaker's cottage and sustainable, modern design. Any other significant issues and comments not covered later within this report will therefore be reported orally to the Committee.

SITE/LOCATION:

Vacant former chapel and meeting hall with attached caretaker's cottage and adjoining land (total land area approx. 0.09 Ha), Moore Methodist Church fronting Runcorn Road, Moore. The railway line runs to the rear of the site in a cutting.

RELEVANT HISTORY:

None of direct relevance.

UNITARY DEVELOPMENT PLAN DESIGNATION, KEY POLICIES AND SUSTAINABILITY OBJECTIVES:

The site lies within the Green Belt and Moore Conservation Area in the Halton Unitary Development Plan. Policies GE3 Extensions, Alterations and Replacement of Existing Dwellings in the Green Belt; BE12 General development Criteria – Conservation Areas and BE13 Demolition in Conservation Areas are considered to be of particular relevance as is the Council's New Residential Development Guidance.

OBSERVATIONS AND ISSUES:

This application seeks permission to demolish the existing caretaker's cottage and a small single storey room to the rear of the former Methodist chapel in Moore. By the insertion of intermediate / mezzanine floors it is proposed to convert the two principle buildings of the former chapel and school/ meeting room into two, three bedroom dwellings. Careful selection of floor heights and detailing will allow the retention of the existing arched windows and stained glass to the front elevation also acting as an internal feature.

In the area currently occupied by the cottage the intention is to create a shared parking court of sufficient size to accommodate 6 cars, two per dwelling, and space for turning and manoeuvring within the curtilage of the site. To the north of the parking court, it is proposed to construct a new two storey three bedroom house in a contemporary style. This new building will be used as an opportunity to create a truly modern building and embrace issues of sustainability and reduced carbon footprint.

Amended plans have been received to provide more substantive explanation and justification for the scheme, utilise reclaimed brickwork from the caretaker's cottage within the new dwelling and minimise the visual impact of functional aspects associated with passive ventilation and solar panels to be installed.

It was resolved to defer this application at the Committee in July, to allow for further explanation/ justification of the design and analysis of the likely impact on the Conservation Area to be made. Work on those matters is ongoing at this stage and will be reported orally at Members at the meeting.

Demolition and Scheme Justification

The structural survey has been submitted in justification of the proposed demolition of the existing cottage and the robing room, which has been identified as key to the viability of the scheme for the following reasons:

- Removing both elements will provide opportunities to create necessary open space adjacent to each proposed dwelling;
- The location of the cottage is considered to occupy the only position on the site that is capable of providing the six parking spaces required and allowing the vehicles the ability to manoeuvre within the site, exiting in a location that is compatible with sightline standards;

- The removal of the cottage allows natural light and ventilation into the school building, essential for a sensitive and viable conversion;
- Both areas are showing extensive signs of wet and dry rot and the cottage has severe cracking on the front elevation; and
- Notwithstanding all the above the size, condition and location on the site is such that a conversion/extension to achieve modern residential standards is not viable.

An application for Conservation Area Consent necessary for the proposed demolition, the demolition can however be justified with regard to the above considerations and securing the long-term viability of the principal buildings on the site. This will be determined through delegated powers.

As far as possible it is intended to reclaim brickwork and stone features from the demolitions for use;

- To face up the exposed gable of the school hall;
- To provide additional windows to the school hall;
- To construct the ground floor of the new dwelling; and
- To use in hard landscaping, boundary treatments etc.

Policy Considerations

The site is within designated Green Belt and Moore Conservation Area as defined in the Halton Unitary Development Plan. Provision is made for proposals for the rebuilding or replacement of existing dwellings in the Green Belt within the UDP subject to specific criteria that the existing structure is not of architectural merit and the new dwelling is not materially larger or intrusive in the landscape than the dwelling it replaces. National Guidance in the form of PPG2 also states that the “replacement of existing dwellings need not be inappropriate, providing the new dwelling is not materially larger than the dwelling it replaces” (para 3.6).

Against such policy considerations it is considered that the proposed replacement dwelling can be justified in this case. Whilst not in the exact same location on the site, the proposed new dwelling is considered to be of an appropriate scale and contained within the built envelope of the village. Balancing all such issues it is considered that the proposals do not unduly affect the openness of the Green Belt and that the aspirations of local and national policy can be met in this case.

The site is also within Moore Conservation Area and UDP policies BE12 and BE13 set out clear criteria against which proposals for demolition of existing buildings in the Conservation Area shall be assessed and sets out development criteria within such areas. Whilst the loss of the existing caretaker’s cottage is regrettable it is considered that, through detailed assessment of its current condition and future viability as a modern dwelling, wider benefits of the scheme in terms of securing a viable future for the principal buildings and the architectural and environmental merits of the

proposed building, the aims and aspirations of those policy considerations can be met throughout the scheme.

Character and Amenity

It is widely acknowledged that the best way to secure the future of old buildings is to keep them active and in economically viable use. The principal buildings on the site, being the chapel and meeting hall/school, will be retained and sympathetically converted to an acceptable use. The proposed replacement dwelling represents a bold and modern approach but has been subject to adverse comment from the local community including Parish Council. It is however considered that to produce a mock-up or pastiche of the original buildings would represent a missed opportunity and that the modern design, which is largely informed by its environmental characteristics, should be welcomed as a modern addition to the village. The proposals are considered to provide sufficient separation from and be of materials and a scale to respect and compliment the traditional buildings being retained. Such juxtaposition and modern but sympathetic architecture is also considered to be in line with current approaches to conservation of heritage of the built form.

Discussions are ongoing with the developer regarding proposed materials, and may include a mix of brickwork reclaimed from the demolition of the caretaker's cottage and/ or chestnut cladding. The building will have a flat sedum roof accommodating a glazed passive ventilator, which also incorporates solar heating panels. Members will be updated orally at the Committee.

Given the scale and locations of the conflicting windows, intervening highway and retained hedgerow, the proposals are not considered to impact unduly on the amenity of existing occupiers and it is not considered refusal could be justified on these grounds. The scheme backs onto an adjoining railway line and is not therefore significantly overlooked to the rear.

Given the constrained nature of the site and importance attached to protecting the green credentials of the building and ensuring any additions are sympathetic to its design, a condition is recommended to remove permitted development rights.

Highways and Parking

Access to the proposed scheme will be via an amended existing access to Runcorn Road. The scheme has resulted from lengthy discussions with the Council's Highways Engineer who has confirmed that they raise no objections to the scheme.

To achieve the necessary clear sight lines however it has been agreed that the existing railings need to be lowered to a height no greater than 900mm. It is intended to try to retain and alter the existing railings but may require a new 'railing' treatment that meets the height standards but still achieves the style and transparency within the existing streetscape. Achieving the style lines will

also require some alterations/removal to the boundary hedge adjoining the proposed replacement dwelling. This is subject to ongoing detailed surveys and discussions with the Councils Highways Engineers but considered that this can be adequately controlled by condition.

Landscape and Open space

The demolition of the cottage and robing room releases additional private open space adjacent to the converted Chapel and Meeting Hall. Each will have their own individual patio and drying areas as well as a proportion of soft landscape. The existing garden around the new dwelling will also include patio and drying areas. The landscape theme for the site is currently being developed by Matt James Garden Design and will aim to bridge the differing architectural styles moving from Victorian, through the functional communal areas to the contemporary, sustainable 'zero carbon' new dwelling. Wherever possible the landscape design will embrace the recommendations of the Code for Sustainable Homes in the choice of materials, rain water harvesting, grey water recycling etc.

The site is currently occupied by a number of existing trees and mixed hedgerow. The application is supported by an arboriculture report, which supports the retention of the principal trees and the hedge (trimmed and reduced to 2m). Whilst some trees and other vegetation are to be removed these are not considered to be particularly worthy of retention and, as such, the Council's Trees and Woodlands Officer raises no objection subject to necessary conditions relating to tree protection, planting and replacement as required.

The available open space for the dwelling, and converted chapel and hall in particular, are substantially less than would normally be anticipated for dwellings of this scale. The site is obviously constrained by the available area and footprint of existing buildings. It is however considered that sufficient provision is made throughout to meet more than basic requirements of sitting out, clothes drying etc and such issues must be balanced against the benefits of the scheme. The detailed landscape design can be negotiated and secured through appropriate conditions.

Environmental and Sustainability Issues

In addition to meeting the standards required under Building Regulations it is intended to design the dwellings, where practicable, to incorporate many of the criteria established in the Code for Sustainable Homes. Certain criteria will be precluded by what is practicable and achievable in the conversion of the existing buildings however as a minimum it is aimed to achieve the following:

- High levels of insulation and air tightness;
- Double/thermally broken glazing;
- Energy efficient condensing boiler;
- Photovoltaic water heating;

- Energy efficient white goods;
- Dual flush toilets; and
- Possible recycling of grey water and rainwater.

The new build three bedroom dwelling provides greater potential to respond to the Code. Its form has developed as a direct response to siting/orientation and the desire to incorporate a 'green' roof, passive ventilation and to optimise the use of solar power to produce electricity and hot water heating. The flat roof design incorporating the Sedum planting has the added benefit of minimising the eaves height at the site boundary. Such roofs also provide for substantial benefits including greater thermal insulation, rainwater attenuation and more natural run-off rates with reduced flooding risks, carbon dioxide absorption and they provide wildlife habitat. Retention of the hedge is considered to soften the building within the street scene and when viewed from adjacent properties.

Contamination

The Council's Environmental Health Officers have confirmed that, due to the nature of the former uses, likelihood of ground contamination and sensitivity of the proposed use, detailed ground investigation should be provided. No objection is raised in principle however and it is considered that this can be adequately secured by condition.

Site Compound

The proposals include provision for a works site compound on land opposite the site. This land was vacant and somewhat untidy prior to this scheme coming forward. This is not considered to raise significant issues justifying refusal on this case and the applicant has agreed to landscape the site and improve fencing in line with an agreed scheme which itself will bring additional benefits to the village.

Summary and conclusions

The scheme is considered to provide for a modern and interesting residential dwelling whilst securing the long-term future of key buildings within the site and Conservation Area. The proposals are also considered to offer wider benefits in terms of the environmental and sustainability credentials of the scheme. Whilst any such development can attract varied views in terms of personal taste and character it is considered that the scheme should be welcomed as a rare, if somewhat experimental scheme. The dwelling is considered to be of a scale and character suited to the plot and respecting the traditional buildings and wider Conservation Area and Green Belt location. It is considered that satisfactory provision can be made for highways access, gardens, etc and that adequate protection can be secured in terms of the amenity of surrounding occupiers and protection of trees. It is also considered that any other substantive matters have been resolved through amendments and additional justification to the scheme and that any outstanding relevant issues can be adequately resolved by condition. In this context it is considered

that the provisions of national and local policy can be satisfied in this case and that the scheme should be supported on that basis.

RECOMMENDATION:

Approve subject to conditions relating to the following:

1. Condition specifying amended plans (BE1)
2. Materials condition, requiring the submission and approval of the materials to be used (BE2)
3. Landscaping condition, requiring the submission of both hard and soft landscaping. (BE2)
4. Boundary treatments to be submitted and approved in writing. (BE2)
5. Wheel cleansing facilities to be submitted and approved in writing and used. (BE1)
6. Construction and delivery hours to be adhered to throughout the course of the development. (BE1)
7. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/ commencement of use. (BE1)
8. Submission and agreement of finished floor and site levels. (BE1)
9. Site investigation, including mitigation to be submitted and approved in writing. (PR14)
10. Protection of trees (BE1)
11. Restricting permitted development rights relating to extensions, outbuildings and addition of windows and dormers and fencing (BE1)
12. Bin Provision (BE1)
13. Requiring landscaping/ fencing of works compound in accordance with scheme and timetable to be approved (BE2)
14. Requiring implementation of energy and sustainability measures in accordance with details agreed with Local Planning Authority. Specifically requiring implementation of green roof, solar power for electricity and hot water and passive ventilation to unit 3 (new build dwelling) unless otherwise agreed (BE2)
15. Requiring conversion of chapel and meeting hall to habitable status prior to occupation of unit 3 (new build) or in accordance with phasing plan agreed with Planning Authority (BE13)
16. Retention of glazing within retained windows to Chapel and meeting hall unless otherwise agreed (BE12)
17. Ensuring provision/ protection of sightlines (BE1)
18. Securing hedgerow works in accordance with agreed details (BE1)
19. Provision of waste/re-cycling bins (BE1)

PLAN NUMBER: 08/00273/FUL

APPLICANT: LS Consulting Limited

PROPOSAL: Proposed demolition of three storey hotel and erection of 15 No. Self-contained flats in a three-storey block at

ADDRESS OF SITE: Panorama Hotel, Castle Road, Runcorn
Cheshire.

WARD: Castlefields

SUMMARY RECOMMENDATION:

Approve subject to conditions

CONSULTATION AND REPRESENTATION:

The application was advertised in the local press and by a site notice. The nearest affected residential properties were notified by letter. The Victorian Society and United Utilities where also consulted.

The Council's Conservation and Archaeological advisor, the Council's Highway Engineers and Environmental Health Officer and Landscapes Officer have all been consulted these responses and relevant issues have been covered in the Observations Section this report.

United Utilities have no objection.

The Victorian Society object to the proposal on the grounds that the demolition of the Panorama Hotel would be harmful to the character and appearance of the conservation area, and contrary to Planning Policy Guidance Note 15: Planning and the Historic Environment, and the Unitary Development Plan specifically the criteria in Policy BE13.

Seven objections have been received from local residents raising concerns in relation to the increase in traffic, parking provision, pedestrian safety, the demolition of existing building and the impact on the Conservation Area, use of materials and the loss of trees.

Three other representations have been received, raising no objection, including one in support.

The Environmental Health Officer has no objection; However, points out that historic maps do indicate potential contaminant sources and conditions are recommended for site investigation and remediation should the permission be granted.

SITE/LOCATION:

The site is located on the corner of the junction of Castle Road and Main Street, in Halton Village Conservation Area, approximately 200m south-east of Halton Castle. The site is elevated above the surrounding streets, and currently accommodates the Panorama Hotel, an altered and extended Victorian building. Within the curtilage of the building to the north is an existing carpark, to the west is a garden area. The site is bounded by terraced residential properties to the southwest, and close to a number of residential properties along Castle Road.

RELEVANT HISTORY:

The original building is approximately 150 years old, and has undergone significant alterations and extensions, (permission 2/9145/FUL, 2/5364/FUL, 2/18738/FB). In

recent years it has been used as a hotel and nightclub (permission 2/26153/FUL 1990).

In 2007 a previous scheme for the demolition of the existing building, and the construction of 16 apartments was submitted, applications 07/00175/FUL and 07/00176/CAC where later withdrawn.

An application for Conservation Area Consent has also been submitted and is being processed under the Council's scheme of delegation. The Conservation Area consent is specifically for the demolition of the building and does not relate to the proposed construction of the new building.

DEVELOPMENT PLAN DESIGNATION, KEY POLICIES AND SUSTAINABILITY OBJECTIVES:

The Council's New Residential Supplementary Planning Guidance is relevant to this application, as are the following key policies within the adopted Unitary Development Plan. Policies BE1 General Requirements for Development, BE2 Quality of Design, BE5 Other Sites of Archaeological Importance, BE6 Archaeological Evaluations, BE10 Listed Buildings, BE12 Conservation Areas, GE27 Protection of Trees, PR14 Contaminated Land, TP12 Car Parking, TP14 Transport Assessments, H4 Design and Density of New Residential Development are considered to be of particular relevance.

Other relevant documents include Planning Policy Guidance Note 15 Historic Environment.

OBSERVATIONS AND ISSUES:

Full planning permission is sought for the demolition of the existing Panorama Hotel and construction of a three-storey building consisting of 15 self-contained flats, associated parking, and access improvements. The application is accompanied with full details of site layout, existing and proposed layout, geo-technical survey, tree survey, traffic assessment, a desktop archaeological report and a design and access statement.

The main issues and material planning considerations arising as a result of the proposal are: - Compliance with the Halton Unitary Development Plan in the context of Heritage, archaeology, design quality, residential amenity, trees, and highways. The issues and those raised by local residents have been considered below.

Scale of development

The proposal is for 15 new apartments in a three-storey building, this includes 13 two-bed and 2 one-bed apartments. The new building would be constructed on the footprint of the existing building and would be three stories high, the highest part of the building being lower than that of the existing ridge height of the Panorama Hotel. The most northern part of the building would be constructed with a lower parapet roof design with sandstone coping. This provides for a good characteristic design feature, as well as reducing the mass of the building. The scale of the development is considered to be acceptable.

Heritage and Archaeology

A number of representations have been received stating that the proposal to demolish the existing Panorama Hotel would be a loss of heritage to the Conservation Area and that the new building would adversely affect the Conservation Area.

The existing Panorama Hotel is a Victorian building approximately 150 years old, the building is not listed, and its architectural merit is subjective, if not questionable. The building has been unsympathetically altered and extended over the years and its presence does not necessarily make a positive contribution to the character and appearance of the Conservation Area. However, it could be considered that it does not necessarily have a negative impact, and given its scale and dominating presence its loss would leave a void within the Conservation Area. In line with UDP Policies BE12 and BE13, it is recommended that the demolition of the building should be avoided until a suitable detailed replacement scheme has been granted planning permission by the Council.

The principle of its demolition is also subject to application for Conservation Area consent (08/00272/CAC) which is being dealt with separately under the Council's scheme of delegation. Taking into account the above, the Conservation Area Consent would not be granted until a suitable detailed replacement scheme has been granted planning permission by the Council.

The site is located approximately 200m southeast of Halton Castle, which is a Scheduled Monument. The application has been supported with an archaeological report including the findings of trial pit investigations, subsequent conclusion and recommendations.

This report establishes that the proposal site is located within the historic boundary of the lower bailey of the Castle. As such levels have been set in the car park to prevent any disturbance to potential archaeology. The Council Archaeological advisor has been consulted and is satisfied with the report. Given the sensitivity of the site a condition for a watching brief is recommended.

The report makes a number of other recommendations, in terms of recording the existing building, basement and Victorian cistern, however it is accepted that these can be conditioned. It is recommended that the boundary stonewall be included in the recording.

Design Quality

The site is a prominent site within the Halton Village Conservation Area, with a number of listed buildings in close proximity. The site is therefore quite sensitive and any proposal for the replacement of the Panorama Hotel needs to be a significant improvement on the existing building.

A number of representations have been received concerning with the design of the new building, materials and that the new building would adversely affect the Conservation Area.

The design of the proposal has taken reference from a number of the existing buildings within the area, including characteristic bays and projecting gables, mullioned windows, cornerstone features. The main elevations would use contrasting sandstone facing materials. The roof would be finished in traditional slate roof tiles. The finishing materials are an important part of the proposal, a condition is recommended to ensure a high quality finish.

The proposed new building has been designed to a high quality, which would contribute to the enhancement of the character and appearance of the area. Subject to a condition for the approval of materials the design and appearance of the building is considered to comply with Policies BE2 and BE12 of the Halton Unitary Development Plan.

Traffic & Highways

A number of representations have raised concerns with the increase in traffic, parking provision and pedestrian safety. The applicant has carried out a Traffic Assessment prior to the submission of the application and has had pre-application discussions with the Councils Highways Department. The number of car parking spaces, are considered to be acceptable, and comply with UDP standards. The proposal shows the relevant visibility splays on the vehicular access of Castle Road, as recommended by the highways authority. This work requires the realigning of the sandstone wall, relevant conditions are recommended. Subject to this the Highways Authority are satisfied with the proposal.

Construction vehicles and delivery vehicles would access the site off Castle Road. To avoid disruption to the highways during demolition and construction the Highways Authority has recommended that a condition be attached for details of a working programme for the demolition and construction phase.

Standard conditions are recommended for the surfacing of the car park area prior to occupation of the building, and the visibility splay.

Residential Amenity and Landscaping

The design of the building respects the amenity of existing residential properties, and would not cause overlooking, loss of privacy, loss of light or over shadowing. The proposal complies with the relevant interface standards.

One neighbour has commented on the location of the bin store and has asked that the area be sympathetically screened, the applicant has submitted some detail, but given the location of the bin store a condition is recommended to ensure that the materials used are sensitive whilst providing adequate screening of the bin store.

There are a number of trees within the site, some benefit from Tree Preservation Orders, whilst all are in the Conservation Area. The applicant has carried out a tree survey, and mapped the locations of the trees to be removed and replaced. The trees along Main Street that are protected would be retained. The Council Tree Officer has been consulted and is satisfied with the proposal subject to conditions for tree protection measures and a landscaping scheme.

The scheme provides satisfactory on-site private garden space for residents of the building. A condition is also recommended for a contribution in lieu of on-site recreational open space provision.

Conclusion

The design and appearance of the 3-storey building for 15 new apartments is considered to be of a high quality and one that will contribute to the enhancement of the character and appearance of the Conservation Area and is sympathetic to the surrounding listed buildings. The proposed development provides sufficient car

parking and the proposed alterations to the site access would improve highway visibility. The proposal would not adversely affect amenity of local residents, and loss of trees can satisfactory be compensated for in the landscaping scheme.

In conclusion the submitted proposals are considered to offer a high quality of development suited to the character of the Conservation Area, and Complies with Unitary Development Plan Policies, BE1, BE2, BE5, BE6, BE10, BE12, GE27, PR14, TP12, TP14 and H4 and is therefore recommend for approval.

RECOMMENDATION:

Approve subject to the following conditions:

1. Standard condition relating to timescale and duration of the permission.
2. Entering into a suitable legal agreement relating to a developer contribution in lieu of on site recreation open space provision (S25 & BE1).
3. Submission of sample materials (BE2)
4. Conditions for access (including visibility splay) and parking/layout, cycle parking provision (BE1, TP12)
5. Site investigations and remediation required (PR14)
6. Details of drainage (BE1)
7. Condition for landscaping scheme to be approved in writing (BE1)
8. Condition for details of boundary treatment and retention of stone boundary wall (BE12)
9. Condition specifying construction hours (BE1)
10. Wheel wash facilities (BE1)
11. Details of site levels (BE1, BE2)
12. Provision of recycling separation inside each apartment (BE1)
13. Full details of bin external bin store and provision of receptacles prior to occupation (BE1, BE2)
14. Conditions for tree protection measures (GE27)
15. Condition for the details of any retaining walls to be agreed in writing (BE1, BE2)
16. Condition for the recording of the existing building and boundary walls prior to demolition (BE12)
17. Condition for method statement for the demolition and construction including highway management (BE1)
18. Condition for Archeological watching brief (BE6)
19. Submission and agreement of site and finished floor levels (BE1)

PLAN NUMBER: 08/00296/FUL

APPLICANT: English Partnerships, Arpley House, 110
Birchwood Boulevard, Warrington, WA3
7QH

PROPOSAL: Proposed comprehensive earthworks,
drainage works and ground level changes to
land at Sandymoor South and the creation

of a newt reserve area at the southern end of

ADDRESS OF SITE: Land To the East of Bridgewater Canal, Sandymoor South, Sandymoor, Runcorn

WARD: Daresbury

SUMMARY RECOMMENDATION:

Approve

CONSULTATION AND REPRESENTATION:

The application was advertised in the local press and by a site notice displayed near to the site. The nearest affected occupiers of the adjacent and nearby properties were notified by letter. The Environment Agency, United Utilities, Sabc, Peel Holdings, Sandymoor Parish Council, the Woodland Trust, Natural England, the Council's Highway Engineers, Landscape Officers and Environmental Health Officers have all been consulted.

United Utilities have raised no objection in principle to the scheme but have cited the presence of several public sewers, which will require an access strip of 6m for maintenance or replacement. English Partnerships have been made aware of these comments.

The Manchester Ship Canal Company have raised an objection in relation to the impact of the proposals on land in their ownership. Members will be updated in relation to this matter orally.

Natural England have raised an objection in relation to the potential presence of roosting bats in existing trees and have requested the necessary bat survey to be submitted alongside the amphibian and water vole surveys already submitted. Members will be updated in relation to this matter orally.

Any further comments received will be reported orally.

SITE/LOCATION:

The site is part of the wider Sandymoor housing land allocation and is currently undeveloped land. It lies at the southern end of Walsingham Drive, lying between the Bridgewater Canal and the Manchester-Chester railway line.

RELEVANT HISTORY:

The site is part of the overall housing land allocation within the current and the emerging Draft Supplementary Planning Document for the Sandymoor Masterplan. The site benefits from a "Section 7(1)" planning approval under

the New Towns Act for residential development and areas of greenspace and more recently, through planning procedures under the Town & Country Planning Act.

Outline planning permission has been granted for up to 320 dwellings on this land reference 07/00111/OUT in 2007.

DEVELOPMENT PLAN DESIGNATION, KEY POLICIES AND SUSTAINABILITY OBJECTIVES:

The Council's New Residential Supplementary Planning Guidance is relevant to this application, as are the following key policies within the adopted Unitary Development Plan; S2 The Built Environment; S13 Transport; BE1 General Requirements for Development; BE2 Quality of Design; GE21 Species Protection; GE24 Protection of Important Landscape Features; GE 25 Protection of Ponds; GE27 Protection of Trees and Woodland; PR6 Land Quality; TP7 Pedestrian Provision as part of New Development; TP9 The Greenway Network; TP14 Transport Assessments; and the emerging draft Sandymoor Masterplan Supplementary Planning Document.

The proposal meets the sustainability objectives of the Council.

OBSERVATIONS AND ISSUES:

Full planning permission is sought for comprehensive earthworks, drainage works and ground level changes to land at Sandymoor South and the creation of a newt reserve area at the southern end of the area know as Sandymoor South.

The main issues and material planning considerations arising as a result of the proposal are: -

- Highway safety;
- Impact of construction traffic on nearby residential occupiers;
- Impact on existing wildlife and habitat; and
- Impact on existing trees.

Highway Safety

There are no objections in principle on the basis of highway safety, but several conditions are recommended to ensure the safe maintenance of the surrounding highway network. Conditions relate to; - the provision of a wheelwash on site; the provision of details in relation to a car parking facility for construction and site staff; no loaded vehicles over 7 tonnes shall be used to access the site; all site traffic to access the development site via the access road off Windmill Hill Avenue and at no time via Walsingham Drive.

Impact of Construction Traffic On Existing Residential Properties

The nearest residential properties directly affected by the proposal are those properties which back onto the proposed construction traffic access road from Windmill Hill Avenue East on Culford Close, Farnley Close, Harvard Close, Adlington Road. In addition the works will be viewed from occupiers on Walsingham Drive.

The road to be used as a main access into the site working area is the blocked off and unused highway leading from Windmill Hill Avenue to the railway viaduct accessing the balancing lake at Wharford Farm. The majority of the existing properties are currently approximately 22m or more away from the existing unused roadway, with No.33 Adlington Road approximately 15m from the existing road. It is considered that due to the distance from the roadway to the houses, the existing landscaping lying between the roadway and the housing and the gradient of the land, that the use of this road to enable the development will not result in significant harm to residential amenity.

The distance of the area of proposed works in the area between the Bridgwater Canal and the railway line, will be at least 45m from the nearest existing residential properties to the west of the Canal and although the working area will be easily observed, it is considered that the resulting development will result in no significant impact on the affected residential occupiers.

Impact On Existing Wildlife And Habitat

The Environment Agency have raised no objection to the development on the basis that conditions are attached and adhered to with regard to; - newt protection measures as specified in the Amphibian Mitigation Strategy; surveys to be undertaken to assess presence of great crested newts and water voles; provision of protective fencing along the top of Sandymoor Main Ditch, details to be approved; details of planting adjacent to Sandymoor Main Ditch and newt reserve are submitted and approved.

The Ecological Assessment mentions the potential for bat habitat in trees on the site. A bat survey, identifying habitat and any necessary appropriate mitigation, is required and needs to be produced prior to a decision on the planning application being made. The applicant is in the process of producing this report and members will be updated orally on this matter.

Impact On Existing Trees

There are no objections in principle to the proposed works and their impact on existing trees, however conditions are to be recommended in relation to the protection of existing trees to be retained on the site.

Conclusion

The proposal is part of the wider and further development of the southern part of Sandymoor for residential purposes. This is in accordance with the draft

Sandymoor Masterplan Supplementary Planning Document and the policies of the Unitary Development Plan. The proposal will enable the completion of preparatory works leading to the future development of the Sandymoor area and is recommended for approval subject to the following conditions.

RECOMMENDATION:

Approve Subject to the following conditions: -

1. Standard 3 year condition (BE1)
2. Prior to commencement submission of details of temporary construction and site staff car parking area (BE1 and BE2)
3. Prior to commencement submission of details of wheelwash facilities, including method statement and location plan (BE1)
4. Prior to commencement newt protection measures as specified in the Amphibian Mitigation Strategy shall be implemented in full (GE21)
5. Prior to the commencement of development repeat surveys shall be undertaken to assess presence of great crested newts and water voles along the areas affected by the development. Measures of mitigation, where necessary and as approved shall be implemented in full prior to commencement (GE21)
6. Prior to the commencement of development provision of details of the temporary protective fencing to be installed during the course of construction along the top of Sandymoor Main Ditch shall be submitted to and approved in writing by the Local Planning Authority. Such details to as approved shall be implemented in full prior to commencement (GE10 and BE22)
7. Prior to the commencement of development provision of details of newt exclusion fencing to be installed in accordance with the Amphibian Mitigation Strategy May 2008 (Drawing D.KGCOOAT103.005) shall be submitted to and approved in writing by the Local Planning Authority. Such details to as approved shall be implemented in full prior to commencement (GE21 and BE22)
8. Prior to commencement details of planting to be provided adjacent to Sandymoor Main Ditch and great crested newt reserve shall be submitted to and approved in writing by the Local Planning Authority. Such details as approved shall be carried out in accordance with a programme for planting and maintenance related to stages of completion of the development. The scheme must incorporate native species. (BE1)
9. The amphibian mitigation shall take place in accordance with the submitted and approved Amphibian Mitigation Strategy 2008 (Report Ref: KGIPAT331.001) May 2008, in particular from paragraph 3.0 to 4.1 and to the satisfaction of the Local Planning Authority. (BE1 and GE21)
10. The water vole mitigation shall take place in accordance with the submitted and approved Water Vole Mitigation Method Statement 2008 (Report Ref: KGIPAT331.004) May 2008, in particular from paragraph 2.0 and 3.0 and to the satisfaction of the Local Planning Authority. (BE1 and GE21)

11. Prior to any commencement of works, a detailed survey is recommended to check for ground nesting birds. Where nests are found in any land to be developed, a 4m exclusion zone is left around the nest until breeding is complete (BE1 and GE21)
12. Prior to the commencement of development details to be submitted for fencing to protect existing trees on the site throughout the course of development (BE1)
13. At no time shall any loaded vehicles access the site from Windmill Hill Avenue which are over 7 tonnes (BE1)
14. All site traffic to access the development site via the access road off Windmill Hill Avenue and at no time via Walsingham Drive (BE1)
15. Construction Hours limitation (BE1)

PLAN NUMBER: 08/00344/FUL

APPLICANT: PDM Widnes

PROPOSAL: Proposed installation of single stream fluidized bed combustor to produce renewable energy, raising height of existing building from 8.8m to 20m with new steel portal frame to accommodate fluidized bed combustor and waste heat recovery boiler, external equipment including dedicated 30m chimney, air cooled condenser, brick building accommodating steam turbine, air pollution abatement equipment, ash loading facilities and ancillary development at

ADDRESS OF SITE: Granox (PDM) Ltd, Desoto Road, Widnes

WARD: Riverside

SUMMARY RECOMMENDATION:

Approve with Conditions

CONSULTATION AND REPRESENTATION:

Surrounding properties within 0.75Km of the site have been consulted and the application advertised by means of press and site notices. Ward Councillors for Riverside have also been consulted, as have those for adjoining wards. Resident Groups in Halebank and Halebank Parish Council have similarly been consulted. The Council's Environmental Health, Highways, Major Projects, Landscape and Nature Conservation Officers have been consulted as has the Environment Agency, Natural England, North West Development Agency, Halton PCT and Merseyside Environmental Advisory Service.

One letter of representation has been received from an adjoining business raising no objection providing no additional odour is created, as a result of the operation.

The North West Development Agency has confirmed that they have no specific observations to make on the application.

Any representations not addressed through the body of this report will be reported orally to the Committee.

SITE/LOCATION:

Area of land/ buildings, within the existing complex of PDM/Granox. The application site is located on the bank of the River Mersey, to west side of Desoto Road. It lies within the defined boundary of the Potential Extent of the Ditton Strategic Rail Freight Park, known as Mersey Multimodal Gateway, and approximately 750 metres west of the Silver Jubilee Bridge.

RELEVANT HISTORY:

Earlier permissions have been granted for numerous extensions/ alterations. None are directly relevant.

UNITARY DEVELOPMENT PLAN DESIGNATION, KEY POLICIES AND SUSTAINABILITY OBJECTIVES:

The site is designated as within a Primarily Employment Area, Potential Extent of the Ditton Strategic Rail Freight Park and Coastal Zone Developed in the Halton Unitary Development Plan (UDP). Policies E3 Primarily Employment Area, E7 Ditton Strategic Rail Freight Park and GE30 The Mersey Coastal Zone are of particular relevance. Supplementary Planning Document: Design of New Commercial and Industrial Development is also of relevance.

OBSERVATIONS AND ISSUES:

Background to the Scheme

The site currently generates renewable energy from the combustion of meat and bone meal (MBM) and biomass materials in its twin stream (A & B) fluidized bed combustion plant. MBM is the protein fraction resulting from the rendering of animal by-products. This plant has been operated for eight years and the plans seek to expand the site's renewable energy production capability by the installation of a third fluidized bed combustor referred to as C Stream.

C Stream will be capable of combusting up to 150,000 tonnes per year of biomass materials. This includes the meat and bone meal currently generated from the on-site rendering of animal by-products and meat and bone meal delivered from external sources. It will also have capacity to convert waste

food products and residues from a wide variety of outlets into renewable energy. The technology can be described as 'wet burn' as the fuel mix consists of dry products, such as MBM, and wet products such as blood, waste water and liquid production residues. Recently the existing A & B Streams have safely disposed of leachate, generated from the adjacent disused landfill site. The new facility will also have the capacity to deal with this difficult liquid waste stream. One particular feedstock currently under consideration is a refined renewable biomass fuel derived from a nearby municipal solid waste treatment plant in Huyton.

C Stream will have the potential to generate up to 8MW of electricity from the combustion and recovery of biomass products. Based on the expected operating hours of the plant, it will generate an additional 65,000MWhrs of 'green' electricity. Based on average household electricity consumption, the plant would be capable of providing electricity for over 20,000 homes. Some of the electricity will be used to power the plant with the majority being exported to the national grid.

The site currently employs 103 people. The proposed development seeks to safeguard these existing jobs and create a further six positions requiring skilled and semi-skilled employees.

The application is supported by an Environmental Statement in accordance with The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

Air Quality and Odour

An assessment of the air quality effects associated with the proposals was undertaken. The combustion process releases emissions to air and it was necessary to assess the effects of this on the surrounding area. A Health Risk Assessment was also undertaken to demonstrate the impacts of dioxin deposition. An assessment of the likely impacts the proposed development will have on odour emissions was also undertaken as it is proposed that the new plant will be capable of thermally incinerating certain odour streams generated from the rendering plants on site. An assessment is also undertaken to determine what impact the proposed development might have on climate change issues. Atmospheric dispersion modeling was undertaken to assess the impact of the emissions from the proposed new 30m chimney. It was also undertaken for the existing odour scrubbing towers to predict the effect C Stream will have on odour levels off-site.

Direct emissions from the on-site combustion processes for the operational phase of the development, were the significant source considered in the assessment. The modeling used pollutants defined in the Waste Incineration Directive at the maximum limits to provide a worst case assessment of the potential impact of process operations on local air quality. The predicted ground-level concentrations were compared against the standards and objective limits stated in the National Air Quality Strategy and the

environmental assessment levels detailed in the EA's guidance on Environmental Assessment and Appraisal of Best Available Techniques.

Detailed modeling indicated that the predicted ground-level concentrations would comply with the standards and objective limits and there would be no exceedence of environmental assessment levels. A significant reduction in the process contribution to ground level concentrations of NO₂ is predicted as a result of the proposed development and other activities associated with the on-site combustion plant.

The development of "C" Stream will provide greater capacity and availability for the treatment of odours. This will be achieved by the destruction of concentrated odours produced from the rendering plants at high temperature within the fluidized bed reactor. It will also treat a proportion of the air extracted from No.1 rendering plant. Whilst the capital outlay for the destruction of odours using thermal incineration is high, it offers in return a very effective, efficient abatement solution. The new Regal Building will itself be fully airlocked.

The modeling predicts that these proposals are likely to result in a small, but significant reduction in off-site odour concentrations associated with the operation of the Granox site. Despite the implementation of mitigation measures, as a result of the "C" Stream development it was predicted that there would be a minor increase in ground-level concentration of some pollutants associated with emissions from the new Fluidized Bed Combustion plant, particularly those of sulphur dioxide, although this increase is not considered to be significant. This increase is offset by the significant reduction in background NO₂ concentrations that will result from the introduction of the "C" Stream development and the decommissioning of the two tallow-fired boilers (No. 3 and No. 4).

The proposed fuels for the "C" Stream development are all classed as 'biomass' for the purposes of the Renewables Obligation Order. Generating energy from this process is recognised as renewable power generation. The fuels are "eligible biomass" and the power generated from their combustion is recognised as carbon neutral, and eligible for accreditation by OFGEM (the regulator of gas and electricity markets) as a renewable energy generation plant. It will have a significantly less adverse impact on the environment than conventional fossil fuelled power stations.

The proposed "C" Stream development will generate sufficient electricity to power approximately 20,000 homes, therefore offsetting the requirement to generate electricity within non-renewable power stations. It is considered that the only residual impact associated with the proposed development will be the moderate beneficial impact associated with generating electricity from a renewable source, thereby offsetting approximately 22,500 tonnes per annum of CO₂ that would otherwise be released from a conventional fossil fuelled power station. This offsetting will contribute towards the UK achieving domestic and international targets and obligations with regards to reducing greenhouse gas emissions.

The proposals will require an application to the Environment Agency to vary their PPC permit and emissions to air will therefore be controlled through that legislation. The planning and pollution controls are separate but complementary. Pollution control is concerned with preventing pollution through the use of measures to prohibit or limit the release of substances to the environment to the lowest practicable level. The planning system controls the development and use of land in the public interest and focuses on whether development is an acceptable use of the land and the impacts of those uses on the development and use of land. Planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced. As such the Councils Environmental Health Officer has confirmed that they raise no objections.

Traffic Generation and Highways

Initial assessment concluded that only a Transport Statement would be necessary for the ES due to the anticipated limited impact the additional vehicles will have on the highway network. Based on the annual operation of the plant, and the predicted biomass fuel requirements the anticipated volumes of traffic associated with the proposals were determined. This includes deliveries of biomass fuels for combustion, the off-site disposal of ash resulting from the combustion process and the movements of traffic resulting from the additional employees required for the development.

This predicts an additional 80 HGV movements in each direction per week for deliveries of fuels for combustion. Whilst deliveries are taken 24 hours a day it is assumed that 70% of these movements would occur during the normal working day. The typical ash content of meat and bone meal produced as a result of combustion is 25% by weight and it has been assumed that all the ash will be taken off-site on weekday only between the hours 08:00 and 16:00.

Based on the current operational renewable energy plant it is predicted that there will be a maximum of an additional three staff working at any time with a total anticipated 6 additional staff. There is currently no data available on existing employee travel modes although it is thought that the majority of employees arrive to work in a private car. The Transport Statement accompanying this Environmental Statement includes information on public transport and cycle and pedestrian facilities within close proximity to the site. The applicant has agreed to promote the use of alternative transport modes such as walking and cycling and car sharing to reduce the number of private car journeys associated with the development and make all employees aware of the facilities available within the local area. It is considered that a green travel plan for the site could be adequately secured by condition.

It is concluded that “the insignificant vehicle movements which would be associated with the proposed new facility would have an immaterial effect on the highway network” and, as such, the Councils Highways Engineers have confirmed that they raise no objections to the proposals.

Landscape and Visual Impact Assessment

A Landscape and Visual Impact Assessment (LVIA) has been completed to identify the significance of the effect of the proposed facility on the character of the landscape and the views of the landscape that people experience. The existing site and surrounding areas are predominantly characterised by relatively large buildings and sites of an industrial character a number of which are somewhat run-down. The proposals seek to utilise infrastructure and equipment associated with the existing A and B Stream Fluidized Bed Combustors. This includes fuel reception and preparation equipment, electrical export connection, main process control room and staff amenities.

The proposed development relates to an area of the site within the existing boundary and an existing building known as the Regal building. In order to accommodate the plant, the height of this building is to be increased from 8.8 metres to eaves to 20 metres to eaves. The main components of C Stream Renewable Energy Plant include

- Fluidized Bed Combustor;
- Waste Heat Recovery Boiler and Economiser;
- Flue Gas Treatment Plant and Equipment;
- Process Controls;
- MBM and Bioliquid Storage;
- Ash Handling and Loading Systems;
- 10 MW Steam Turbine Generator;
- Air Cooled Condensor; and
- Chimney and Ductwork

The Fluidized Bed Combustor and Boilers will be housed within the new Regal building with the remainder of the plant largely outside. The land area required for the development proposals, which includes the Regal building and all the main components above is 3,940m². The new building will be clad in profiled metal cladding to match earlier phases of the Granox improvement program. Exact details of the materials to be used can be secured by condition.

The report also highlights the proximity of the development to the major multi-modal development (3MG), which affects the land directly to the north of the site. Within the adjoining Stobbart development for example, a recent planning permission (07/00815/FULEIA) shows building heights up to 40m. The gantry cranes associated with the O'Connor facility are also in close proximity. This compares to the 20m to eaves and 30m chimney heights on the Regal Building proposal. The 3MG buildings are also of much greater plan area than the site proposed for the development. Whilst these developments are not yet in full progress, it is probable that other major buildings and structures will appear on these sites in the foreseeable future. Photomontage views have been prepared as part of the LVIA. These take account of the permitted, but not yet built, Raw Material Handling Building and the proposed new Meal Store for which planning permission has been approved. The proposals will also be partially screened to the north by an intervening bund, which is to be

landscaped as part of the proposals. Whilst the new building and chimney will be visible across the Mersey and from the banks at Runcorn, it will be partly screened by the intervening existing buildings and plant and viewed as part of the wider industrial complex. As such it is not considered that the proposals raise significant issues with regard to overall character and visual impact, which, would justify refusal. The proposals also include landscape proposals to improve the visual quality on the approach the entrance of the site

Ecology and Nature Conservation

The site is situated next to the Mersey Estuary and as such there is a potential for the proposals to impact on this important designated feature and other ecologically important features in the area. Being within an existing industrial complex the assessment concludes that there will be no significant loss of habitat as a result of the proposals. The effect of nitrogen deposition on the Mersey Estuary is considered to be a minor significant impact and outweighed by the overall reduction in nitrogen releases as a result of the proposals. Existing Poplar trees within the site boundary will need to be removed and, although these are considered of low ecological and visual merit, have been identified by Merseyside Environmental Advisory Service as providing potential habitat for bats, a protected species. Whilst bats are known to be active in the area, the 24-hour nature of the site is seen as a significant deterrent to colonisation by bats. The proposals are also subject to completion of a Habitat Regulations Assessment screening. Formal comments are awaited from the Councils Nature Conservation Officer and Members will be updated accordingly. It is not however considered that the proposals will have significant impact on ecology and any wildlife (bats, wintering birds, reptiles, badgers) and any relatively minor effects can be suitably mitigated as required.

Hydrology, Hydrogeology & FRA and Ground Contamination

The application provides an assessment of likely impacts of the proposed development on surface water, ground water and ground conditions and is supplemented by preliminary Ground Investigation Report. The assessment identifies potential issues associated with:

- Deterioration of construction materials due to contaminated land;
- Potential health risks to construction workers from contamination of excavated materials; and
- Potential for spillage of feedstocks for the proposed development to impact on soils, surface water and groundwater.

It is suggested that the site is not at risk from flooding from the nearby Mersey Estuary and adjoining watercourses and that the proposals will not have any significant effect on the current surface water and drainage arrangements. The proposals do not require submission of a formal Flood Risk Assessment.

The assessment includes proposed measures to mitigate any potential risks and these can be secured by condition. The Councils Environmental Health

Officer has confirmed that they raise no objections to the proposals subject to conditions securing ongoing ground investigation and mitigation. The Environment Agency has also confirmed that they raise no objections subject to conditions relating to drainage.

Noise and Vibration

A noise assessment has been undertaken in line with current standards to predict the likely impact of the development proposals in relation to noise and vibration in relation to the nearest residential properties and suggested mitigation is provided as required.

The significant noise source at the plant will be the condenser and the steam turbine generator. Sound pressure level data from the existing condenser plant working at full duty has been used to estimate the total sound power of the new plant to be installed on site. Existing data from a similar installation at Wykes Engineering has been used to replicate the expected sound power levels from the fluidized bed plant and associated pipework and also the steam turbine generator. The background readings taken are in line with what would be anticipated in the surrounding residential areas and it is suggested that the acoustic evidence shows that there will be no adverse impact from the proposed installation of the new plant. Noise and vibration are included within the definition of pollution and conditions can be included within the Permit issued by the Environment Agency for the control of noise, as appropriate to any specific situation.

The existing plant has no history of noise complaints to Environmental Health and, considering the data supplied with the Environmental Statement, the Councils Environmental health Officer has confirmed that there is no indication that levels of noise as a result of this development will cause nuisance or have a significantly unacceptable effect on the amenity of the area.

Archaeology and Cultural Heritage

The assessment has considered the potential impact on known archaeological and historical features. The desk-based assessment concludes that there are likely to be no effects from the development on local archaeology or cultural heritage sites during the construction of operational phases of the development.

As required the developer will consult a professional archaeological contractor to determine whether there is a need to undertake a watching brief during any deep excavations and submit a scope of work for approval. The comments of the Historic Environment Planning Officer (Archaeology) at Cheshire County Council are awaited and members will be updated accordingly.

Waste

This section provides details on the likely impacts of waste from the proposed development. It considers the potential benefits of the scheme to utilise waste products and recover the energy from them and identifies waste streams generated as a result of the construction and operational phases of the development.

Construction Phase

Where feasible it is expected that demolition wastes will be recovered for either re-use on site or removed as either scrap metal or hardcore materials for re-use or recycling. There will also be smaller volumes of general waste, which will require disposal to landfill. These effects, at worst will result in a temporary minor adverse impact. All waste generated from the construction phase will be stored appropriately and disposed of or recycled in accordance with the relevant legislation.

Operational Phase

The incoming materials required for the development proposal, which retain their status as biomass for the purposes of the electricity they generate, can also be classified as waste. As such the development proposals provide key benefits for the reduction of waste sent to landfill by utilising the energy available in them. This service, which is also key to the proposal, provides a secure, auditable and sustainable disposal route for wastes classed as biomass. The ash resulting from the existing twin stream fluidized bed combustor currently has to be disposed of to landfill. The company has conducted studies into the options for the ash produced from the fluidized bed combustion process and is seeking to find alternative uses of this waste stream as a product. It has always been recognised that its controlled physical and chemical properties make it suitable for a range of options. The company will continue to pursue this objective to further minimise the impact of waste from the proposed development. Fulfilment of this objective could result in the diversion from landfill of up to 12,500 tonnes per year of ash. A small amount of general waste will be generated from the operational phases of the development. This will be dealt with in accordance with the existing procedures for waste storage and disposal.

The impacts associated with waste and the constructional phases of the development are predicted to be minor adverse impact, which will be temporary in nature. A key benefit of the facility will be its capability to combust biodegradable waste streams to generate renewable energy, there are additional wastes generated as a result of the process. Scrap metal generated from the existing renewable energy plant is recycled and this practice will extend to the new facility. If the proposed development were operational at the time of application then the ash resulting from the process would have to be disposed of to landfill. It is fully expected that this will not be the only option available when the plant becomes operational. Even assuming the worst case position that all the ash has to go to landfill it still represents a reduction in mass of at least 75%. The overall effect of the proposed development is therefore considered to be a moderate beneficial impact.

COMAH (Control of Major Accident Hazards)

The Granox site falls within the Inner Zone of the site formerly operated by Tessengerlo, and within the Middle Zone of the facility formerly operated by BOC Gases Ltd. In theory, any new development that falls within the consultation zone of a COMAH site must take into account the potential risks that the COMAH installation may have on the development and visa versa (i.e. could some incident on the development site trigger a major incident on the COMAH site). All activities have ceased at the Tessengerlo and BOC sites and there is little likelihood of resumption, particularly with regard to the Tessengerlo site which was demolished and is due to be re-developed as part of the 3MG development.

Given the scale of development and additional staff numbers, consultation with the Health and Safety Executive is not required. Given these considerations it is considered that significant issues are not raised with regards to risk and that the principles of UDP Policy can be satisfied in this case.

Night Light

The current plant and proposed scheme will require external illumination being a 24-hour operation. This has the potential to raise issues of light pollution and potentially affect wildlife on the adjoining Mersey Estuary. It is, however, considered that lighting schemes can be adequately controlled by condition to ensure that they are designed, installed and maintained in line with current guidance to avoid such potential conflicts.

Summary and Conclusions

The application proposes the addition of a third stream (C Stream) to its fluidised bed combustion plant for the generation of renewable energy from the combustion of meat and bone meal (MBM) and biomass materials and capable of combusting up to 150,000 tonnes per year. This includes the meat and bone meal currently generated from the on-site rendering of animal by-products and meat and bone meal and other bio-mass products delivered from external sources.

Based on the expected operating hours of the plant, it will generate an additional 65,000MWhrs of 'green' electricity capable of providing electricity for over 20,000 homes. Some of the electricity will be used to power the plant with the majority being exported to the national grid. The capacity of C stream is approximate to the combined capacity of the existing A and B streams. The site currently employs 103 people. The proposed development seeks to safeguard these existing jobs and create a further six positions requiring skilled and semi-skilled employees.

The proposals require substantial alteration to an existing building on the site, including raising its height, external plant and chimney. Whilst visible, the

proposals will be set within the context of the existing substantial industrial complex and as such it is not considered that it will impact unduly with regard to visual impact. As well as increasing green energy production in line with Government policy the proposals must be considered as part of a wider improvement and modernisation program for the existing facility. Emissions from the plant in line with current thresholds must be assumed to be adequately controlled through other legislation and the proposals do not alter the existing rendering side of the business which is widely acknowledged to be responsible for the majority of odour problems at the site over recent years. The Environmental Statement demonstrates how the majority of the development impacts will be satisfactorily addressed and it is considered that all reasonable practical measures have been incorporated within the remit of planning control to minimise the risk of odour. Indeed, the proposed facility is designed to take concentrated odours from within the site for incineration, which, should, in itself, result in a reduction of odour problems associated with the current facility. The Councils Environmental Health Officers and the Environment Agency have confirmed that they raise no objections to the proposals and it is considered the relevant policy criteria can be met within the submission and all outstanding matters resolved through suitable conditions.

RECOMMENDATION:

Approve subject to the following conditions: -

1. Requiring submission and agreement of materials (BE2)
1. Requiring submission and agreement of boundary treatments (BE22)
2. Requiring implementation of detailed landscape works (BE2)
3. Restricting external storage (E5)
4. Control of installation/maintenance of external lighting (PR4)
5. Survey/ protection of nesting birds (GE19)
6. Submission and agreement/ implementation of Environmental/ Construction Management Plan (BE1)
7. Ground Investigation and mitigation (PR14)
8. Submission and agreement of pile design to show no perforation of boulder clay/ aquifer
9. Requiring development to be carried out in strict accordance with all approved documents and associated supporting information submitted in support of the application including implementation of all mitigation measures unless otherwise agreed.
10. Requiring implementation of an archaeological watching brief (unless otherwise agreed) (BE6)
11. Submission and agreement of finished ground/ floor levels (BE1)
12. Laying out of access/parking and servicing (BE1)
13. Drainage (PR5)
14. Conditions relating to storage, handling etc of fuels, chemicals etc (PR5)
15. Provision of cycle parking (TP6)
16. Requiring wheel cleansing facilities throughout construction phase (BE1)
17. Restricting construction and delivery hours (BE1)

18. securing provision of airlocks to external doors. (BE1)

PLAN NUMBER: 08/00357/HBCFUL

APPLICANT: Halton Borough Council

PROPOSAL: Proposed erection of 2m high alley gates at entrances to alleyways adjacent to

ADDRESS OF SITE: No. 2 & 22 Curzon Street and Nos. 3 & 25 Havergal Street, Runcorn Cheshire, WA7 4PG.

WARD: Mersey

SUMMARY RECOMMENDATION:

Approve with conditions.

CONSULTATION AND REPRESENTATION:

All adjoining properties have been consulted and the application advertised by means of site notice. The Council's Highways and the Emergency Services and United Utilities have all been consulted.

United Utilities have confirmed that they raise no objections in principle.

One representation has been received from no. 33 Balfour Street, concerned with the location of the gates in relation to their garage.

Any further representations will be reported orally at Committee.

SITE/LOCATION:

The proposed gates would be located at No. 2 & 22 Curzon Street and Nos. 3 & 25 Havergal Street, Runcorn Cheshire, WA7 4PG.

RELEVANT HISTORY:

The Executive Board gave approval for the implementation of a pilot alleygating scheme on 7th December 2000. Permission was granted in February 2001 (00/00771/HBC) for a small pilot scheme, which has been implemented. A number of further permissions have since been granted across the borough.

UNITARY DEVELOPMENT PLAN DESIGNATION, KEY POLICIES AND SUSTAINABILITY OBJECTIVES:

All entrances/ alleyways to be gated are within a Primarily Residential Area in the Halton Unitary Development Plan. Policies BE1 General Requirements for

Development, and BE22 Boundary Walls and Fences are particularly relevant. The "Design for Community Safety" SPD is also of relevance.

OBSERVATIONS:

Permission is sought for the erection of gates at the entrance of alleyways to the rear of residential properties following successful completion of earlier schemes.

Justification for the Scheme

Gating of alleyways or "alley gating" has proved to be a very successfully crime prevention measure in other areas contributing to reducing burglaries, criminal damage, graffiti and vandalism. The gates can furthermore act as a deterrent to fly tippers, limit dumping and associated litter nuisance.

To be an effective crime prevention measure, gates need to be of sufficient size and structure. Planning permission is required where an enclosure in excess of one metre in height fronts onto a highway. The proposed gates are approximately 2 metres high.

The advantages offered by a Council supported scheme include:

- Preventing crime;
- Reducing litter/fly tipping;
- Improving the local environment; and
- Supporting residents through the Council continuing to maintain responsibility for the highways

The scheme as submitted proposes to gate three access points to an alley No. 2 & 22 Curzon Street and Nos. 3 & 25 Havergal Street, Runcorn, limiting access to residents, who require access to the rear of their properties, these resident would be provided with keys.

Legal Issues

The alleyways under consideration are all presently maintained by the Council. Formerly if the alleyways were formally stopped up or closed the highway rights would be removed. This would mean that liability for the maintenance and upkeep of the alleyways would fall upon the individual adjoining landowner.

To avoid this outcome, it was resolved at Executive Board on 7th December 2000, that where the key criteria for an alley-gating scheme are met, the Council would support the schemes by resolving not to exercise its discretion to institute proceedings in relation to the encroachment constituted by the gates.

Members will be aware that under new legislation (The Clean Neighbourhoods and Environment Act 2005) powers are available to close

alleyways without removing highway rights. This however, requires demonstration of a crime case and the Council have not progressed this to date.

Members also need to be aware that the legal position is complicated by the fact the Council has conflicting duties, on the one hand to do all that it reasonably can to prevent crime and disorder in its area and on the other hand it has a duty to prevent, as far as possible, the stopping up or obstruction of any highway for which it is responsible. Whilst gating without an order is strictly unlawful, there are nevertheless strong policy grounds to justify the Council proceeding with this additional scheme. At the time of writing this report the gating order was being dealt with by the Councils Highways Authority, but had not yet been approved.

With regards to the concerns from no. 33 Balfour Street, the applicant has stated that they will position gates so as not to impede access to their garage.

Conclusions

Building safer communities is a priority objective for the Council. The alley-gating scheme has the potential to reduce crime, improve the environment, strengthen local communities and enhance social well-being. The gates are not felt to be intrusive and it is felt can be justified as a crime prevention measure. The proposal is therefore recommended for approval.

RECOMMENDATION:

Approve subject to the following conditions;

1. Standards time limit for implementation
2. Requiring colour coating Dark Green BE22.

**DEVELOPMENT CONTROL COMMITTEE
AMENDMENTS/REVISION LIST**

18th August 2008

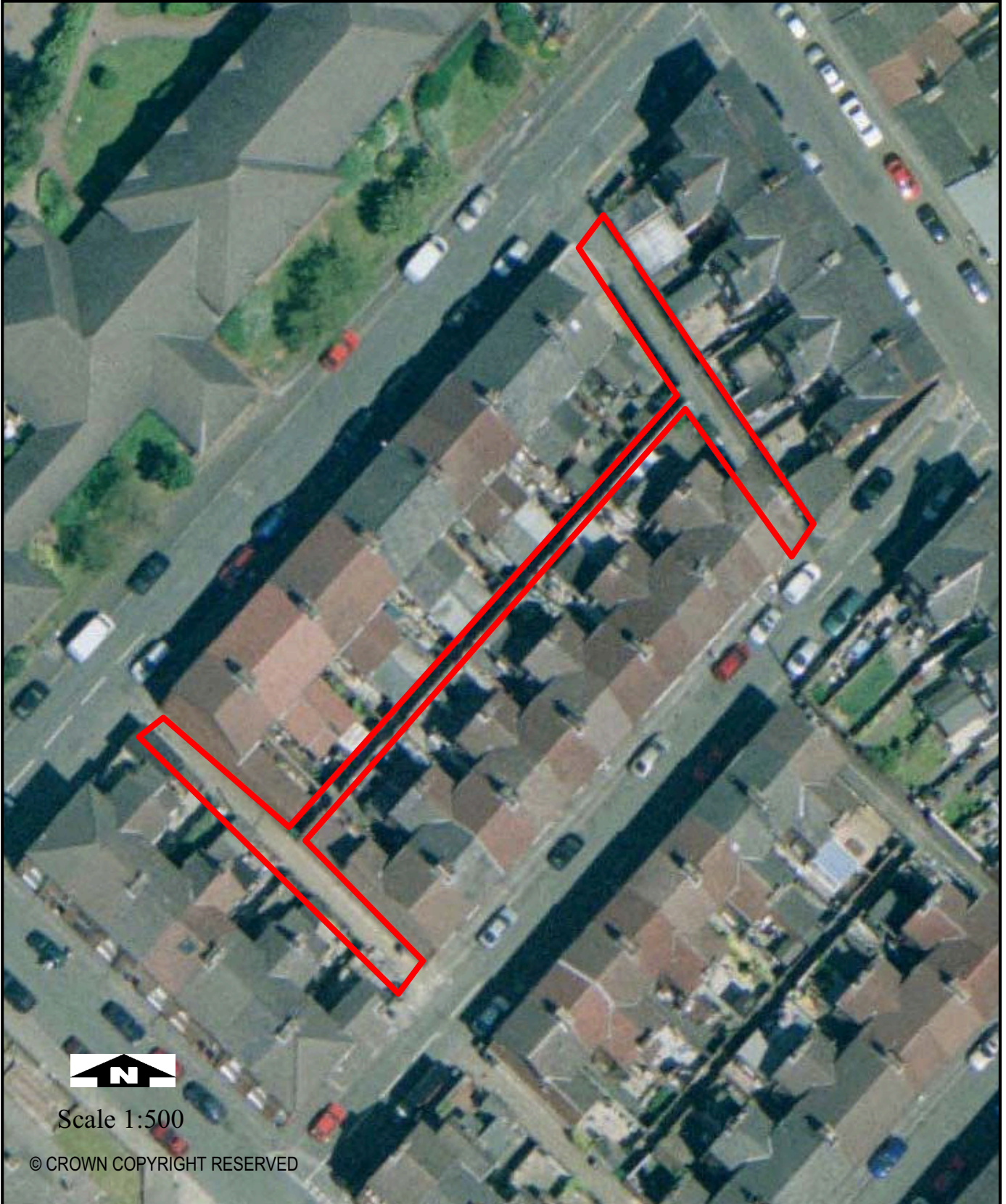
PAGE NO.	LIST A	LIST B	AMENDMENTS
19		08/00003/FUL	
26	08/00273/FUL		
31	08/00296/FUL		
36		08/00344/FUL	
47	08/00357/HBCFUL		One further representation has been received in favour of the application, and highlighting that they have vehicle access through the rear. Property Services is aware of this, residents will receive keys for the gates.



PLAN 5c
PLAN NUMBER 08/00357/HBCFUL

DEVELOPMENT CONTROL COMMITTEE

18 August 2008



Scale 1:500

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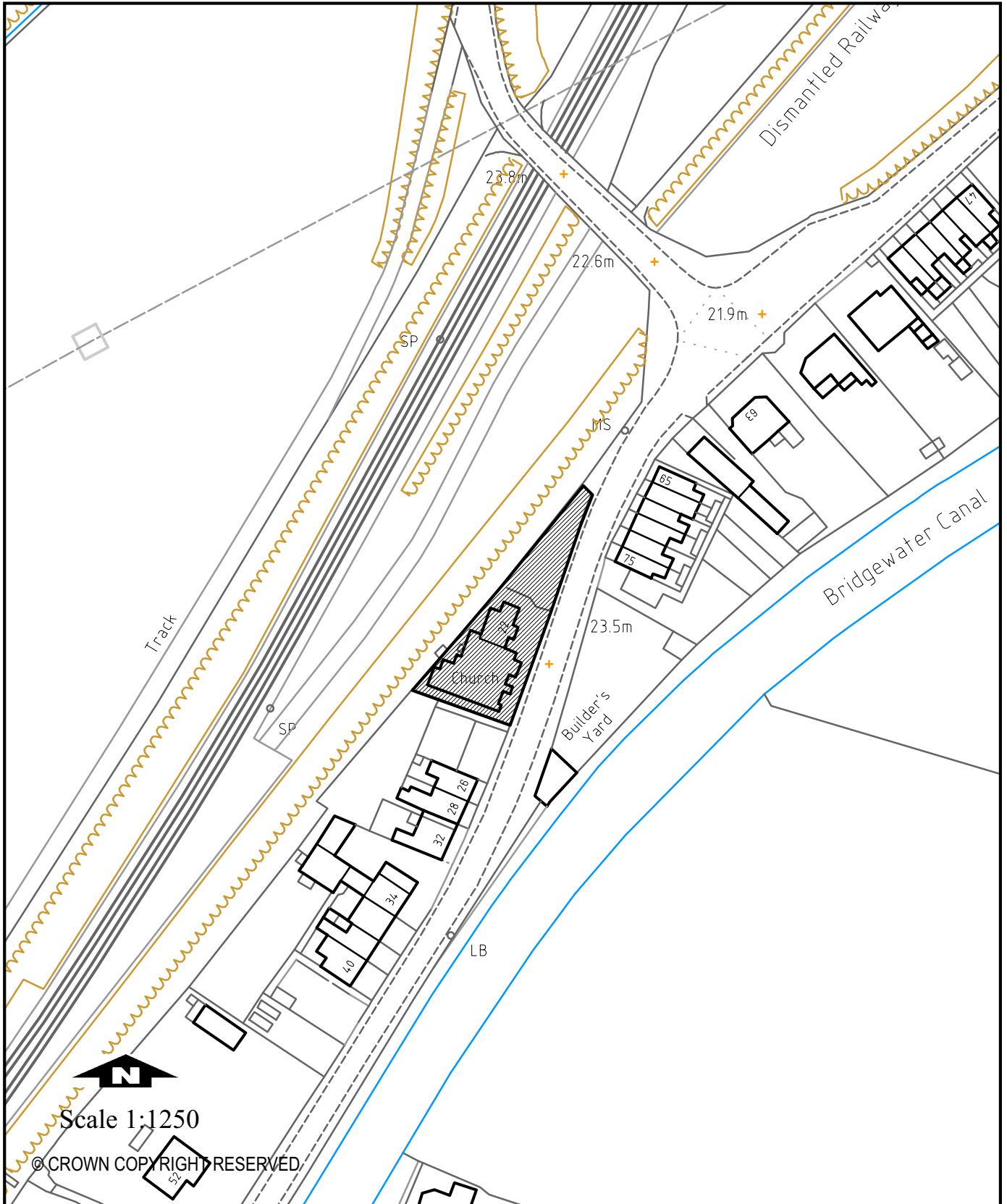


PLAN 1a

PLAN NUMBER 08/00003/FUL

DEVELOPMENT CONTROL COMMITTEE

18 August 2008

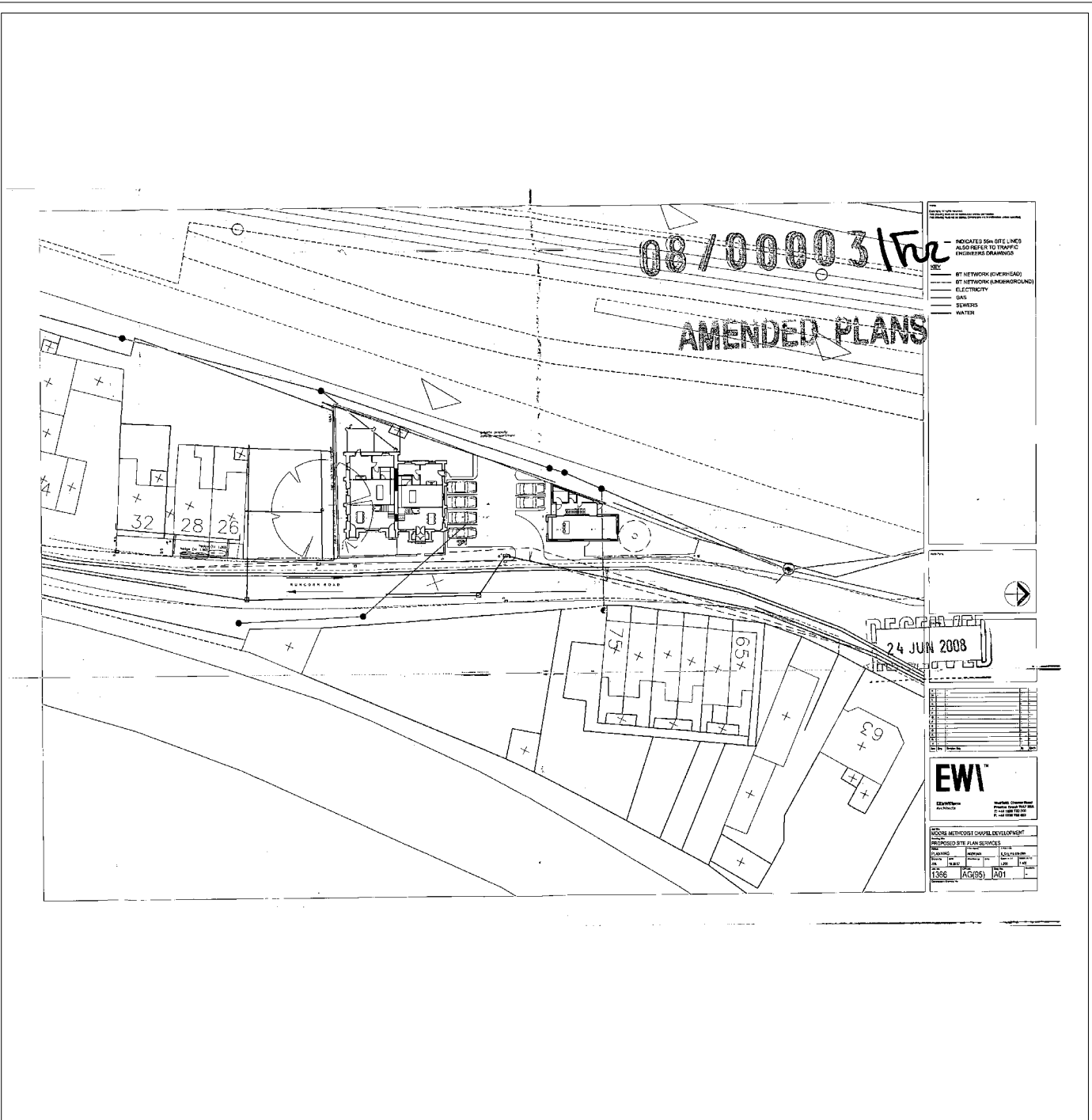




PLAN 1b
PLAN NUMBER 08/00003/FUL
LAYOUT PLAN

**DEVELOPMENT CONTROL
COMMITTEE**

18th August 2008





PLAN 1c
PLAN NUMBER 08/00003/FUL
PROPOSED ELEVATIONS

DEVELOPMENT CONTROL
COMMITTEE

18th August 2008

08/00003/FUL
AMENDED PLANS

North Elevation

South Elevation

29 MAY 2008

ew

1386 AG(1) 200 D	
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PLAN 1d PLAN NUMBER 08/00003/FUL PROPOSED ELEVATIONS

DEVELOPMENT CONTROL
COMMITTEE

18th August 2008

08/00003/FUL

NORTH ELEVATION

- Glazed passive ventilator
- Chestnut cladding
- Double glazed windows
- Reclaimed brickwork
- Double glazed windows
- 2750 FFL
- 2900 FFL

EAST ELEVATION

- Evacuated solar tube panels
- Chestnut cladding
- Double glazed windows
- Reclaimed brickwork
- Double glazed windows
- 2550 FFL
- 2900 FFL

SOUTH ELEVATION

- Evacuated solar tube panels
- Chestnut cladding
- Double glazed windows
- Double glazed curtain walling
- Double glazed windows
- 2750 FFL
- 2900 FFL

WEST ELEVATION

- Glazed passive ventilator
- Chestnut cladding
- Double glazed windows
- Reclaimed brickwork
- Double glazed windows
- Chestnut cladding
- 2550 FFL
- 2900 FFL

24 JUN 2008

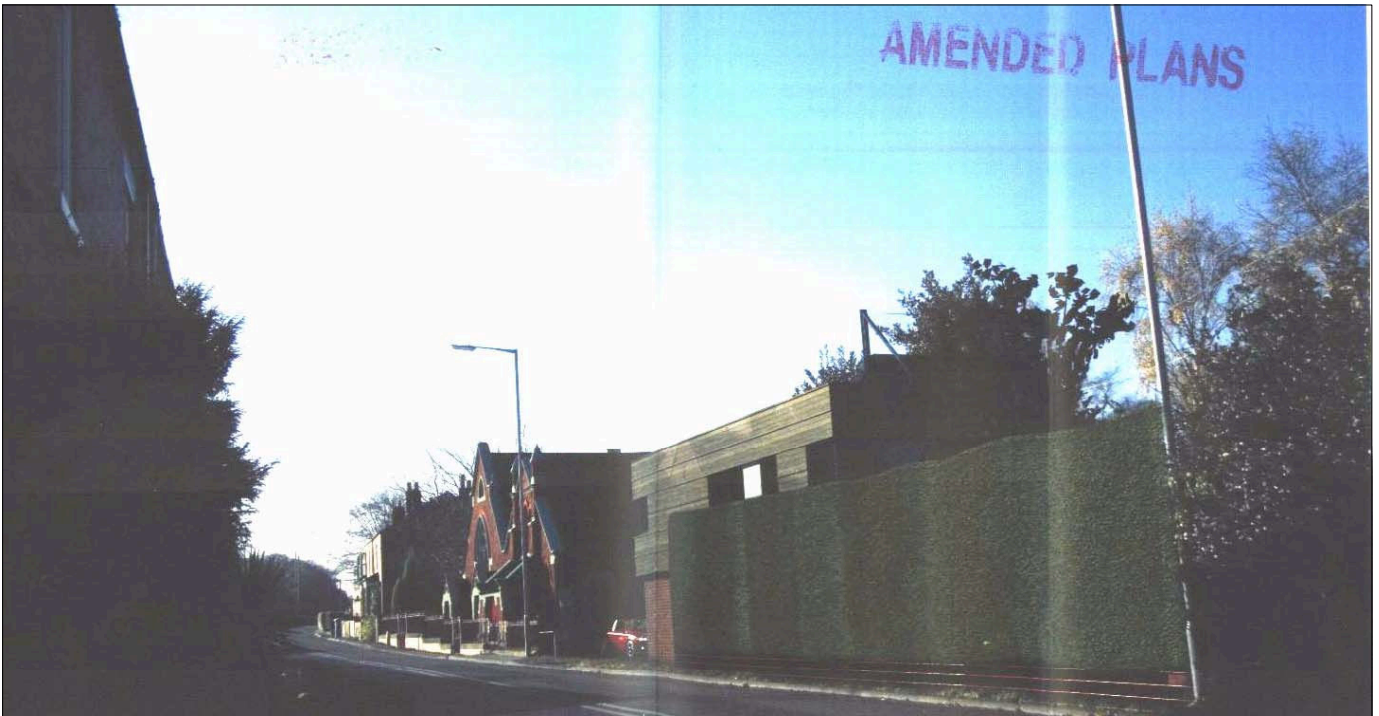
EWI	
1396	AG101 AT2



PLAN 1e
PLAN NUMBER 08/00003/FUL
PROPOSED ELEVATIONS

**DEVELOPMENT CONTROL
COMMITTEE**

18 August 2008

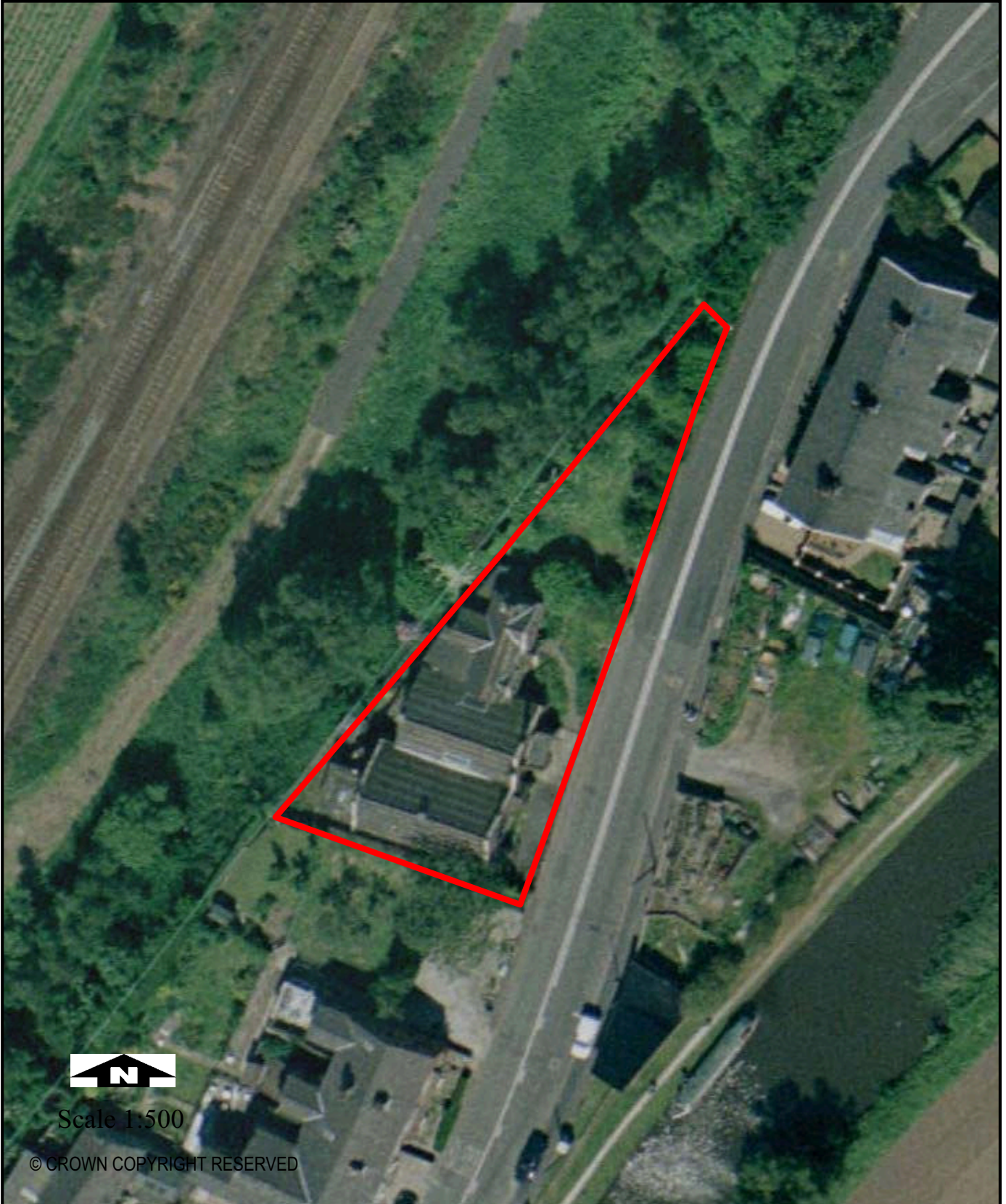




PLAN 1f
PLAN NUMBER 08/00003/FUL

DEVELOPMENT CONTROL COMMITTEE

18 August 2008



Scale 1:500

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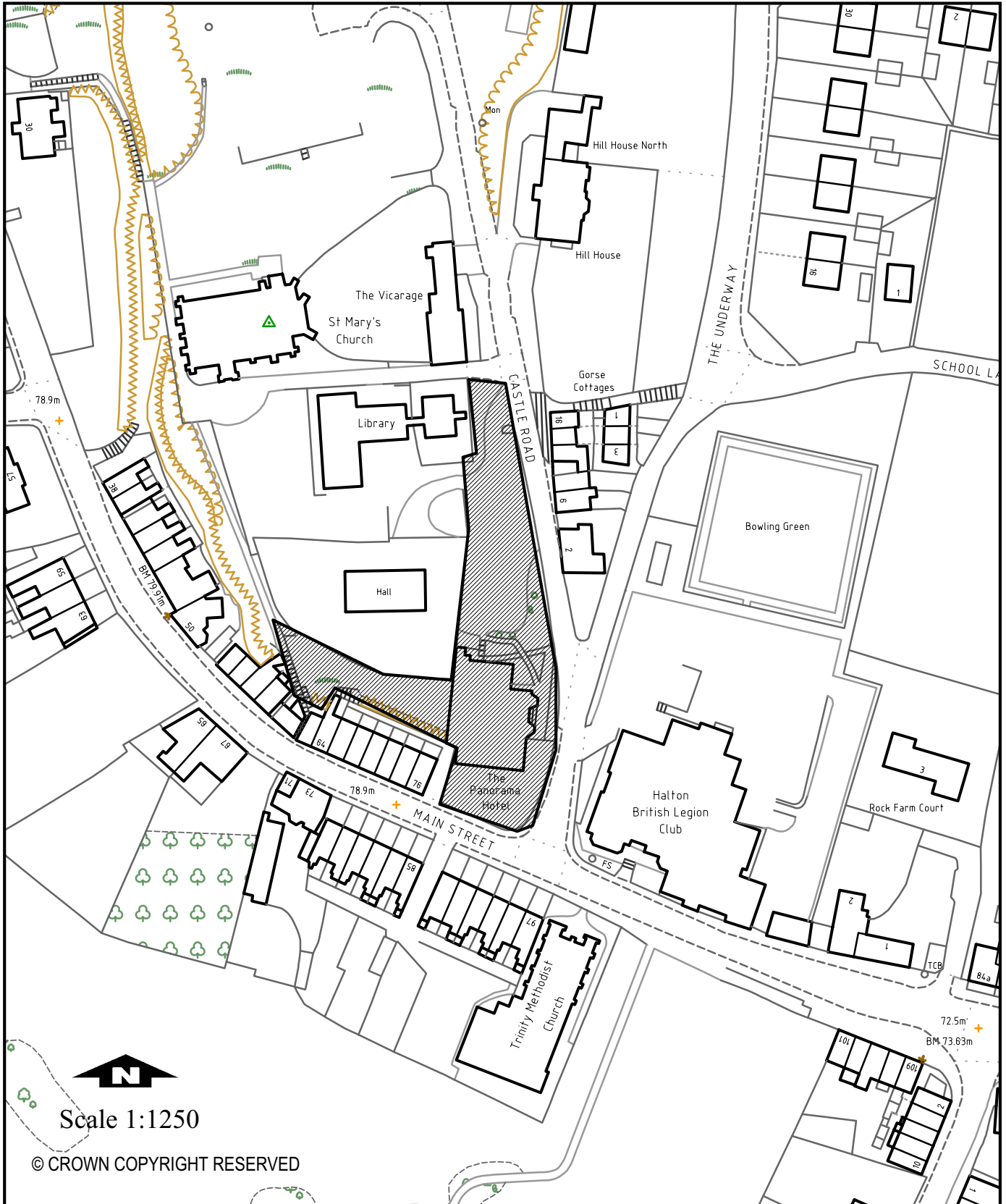


PLAN 2a

PLAN NUMBER 08/00273/FUL

DEVELOPMENT CONTROL COMMITTEE

18 August 2008



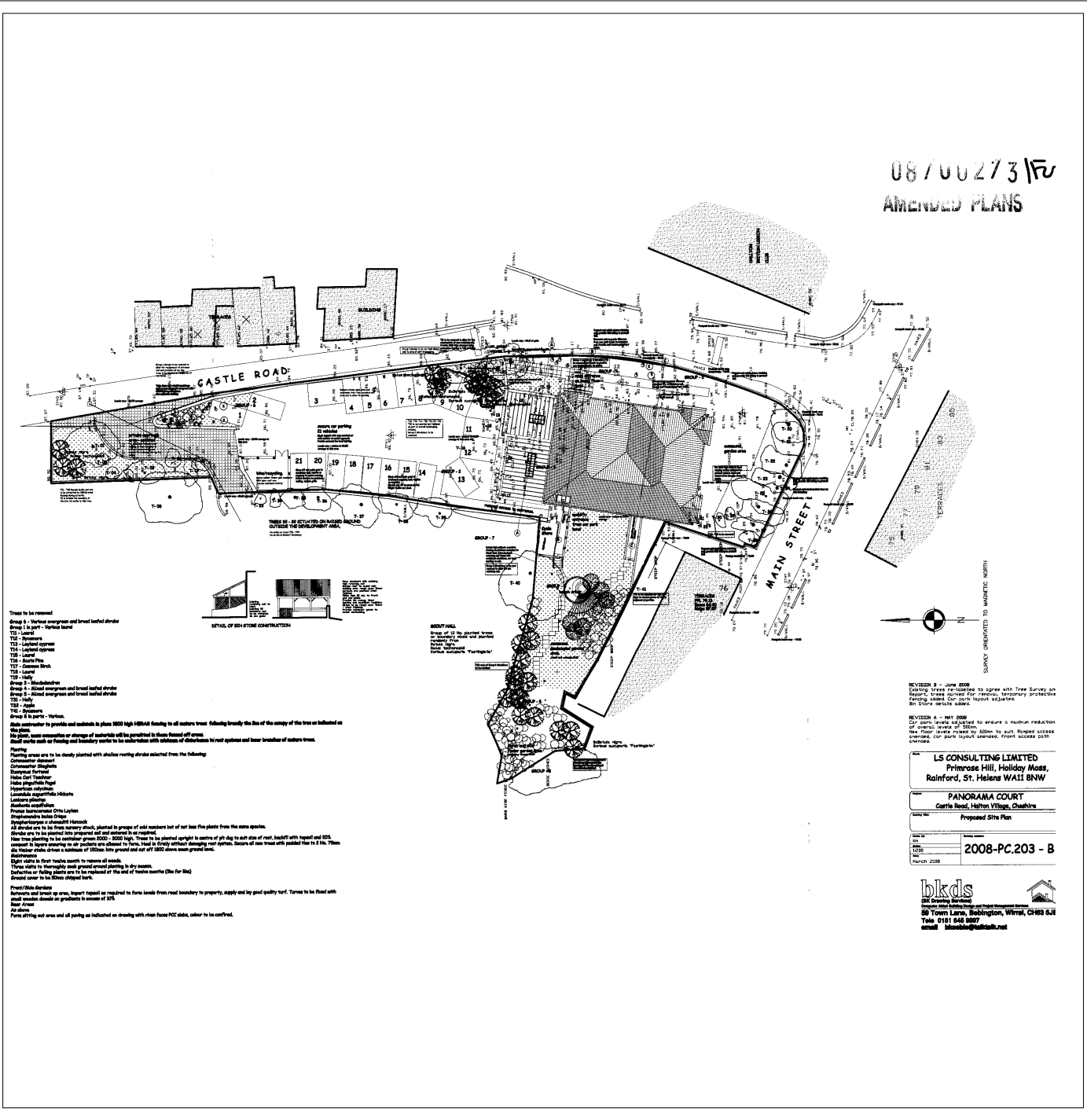


PLAN 2b PLAN NUMBER 08/00273/FUL LAYOUT PLAN

DEVELOPMENT CONTROL COMMITTEE

18th August 2008

08/00273/Fu
AMENDED PLANS



REVISION B - June 2008
Existing trees retained to agree with Tree Survey on 12/09/08. Trees agreed for retention, temporary protection. Existing level of car park layout adjusted. See E10a details sheet.

REVISION A - MAY 2008
Gravel levels adjusted to ensure a minimum reduction of ground levels of 500mm. The floor levels raised by 200mm to suit sloped access driveway, car park layout details. Front access path amended.

LS CONSULTING LIMITED Primrose Hill, Holiday Moss, Rainford, St. Helens WA11 8NW			
PANORAMA COURT Castle Road, Halton Village, Cheshire			
Proposed Site Plan			
Scale:	1:500	Date:	2008-PC.203 - B
Sheet:		Drawn by:	March 2008

bkds
Consulting Services and Project Management
807 Town Lane, Biddlington, Warral, CH49 5JF
T: 0151 646 8807
Email: info@bkds.co.uk

Trees to be removed
Group 1 - Various evergreen and broad leafed shrubs
Group 2 in part - Various shrubs
T11 - Larch
T12 - Spruce
T13 - Dogwood
T14 - Leyland cypress
T15 - Larch
T16 - Holly
T17 - Common Ash
T18 - Larch
T19 - Holly
T20 - Holly
T21 - Holly
T22 - Holly
T23 - Holly
T24 - Holly
T25 - Holly
T26 - Holly
T27 - Holly
T28 - Holly
T29 - Holly
T30 - Holly
T31 - Holly
T32 - Holly
T33 - Holly
T34 - Holly
T35 - Holly
T36 - Holly
T37 - Holly
T38 - Holly
T39 - Holly
T40 - Holly
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T49 - Holly
T50 - Holly

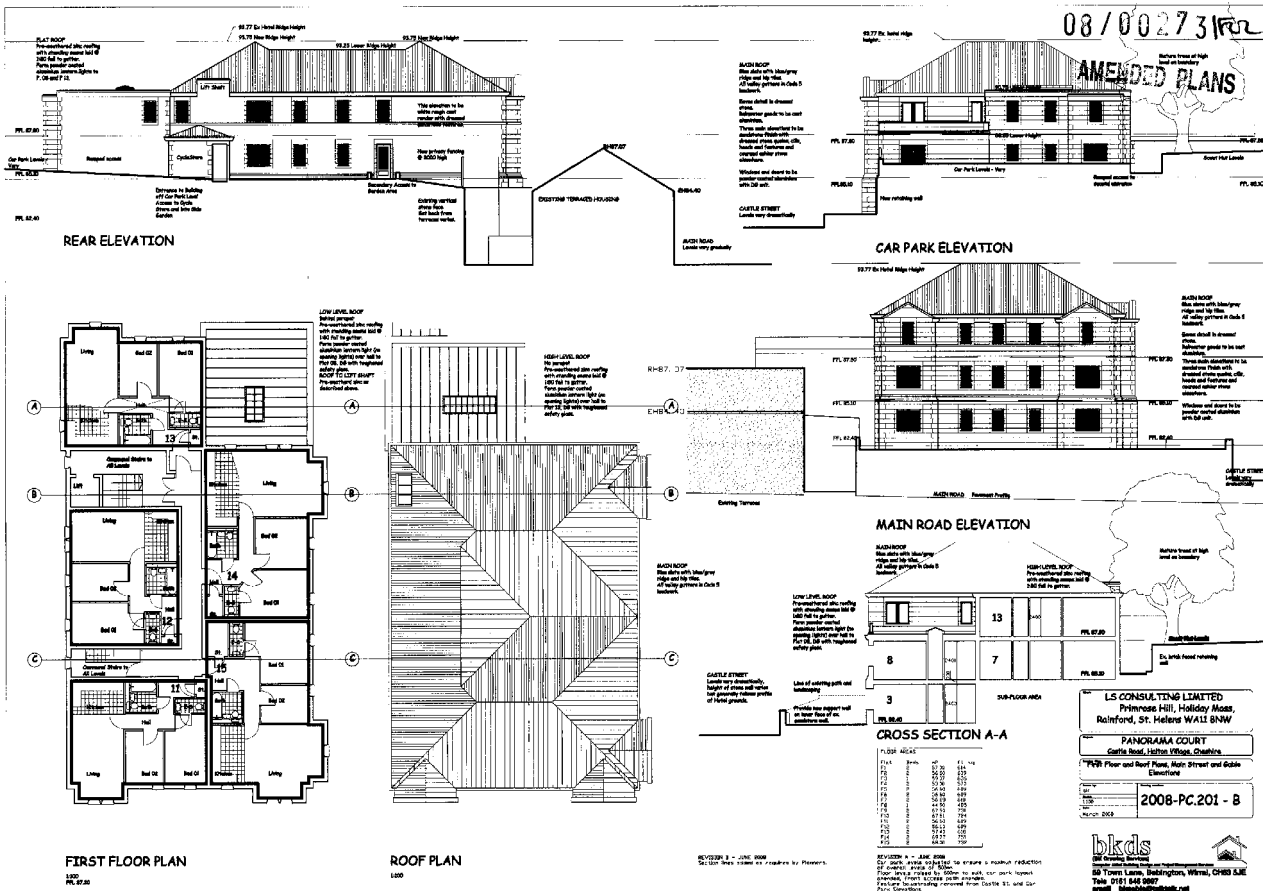




PLAN 2c PLAN NUMBER 08/00273/FUL PROPOSED ELEVATIONS

DEVELOPMENT CONTROL
COMMITTEE

18th August 2008

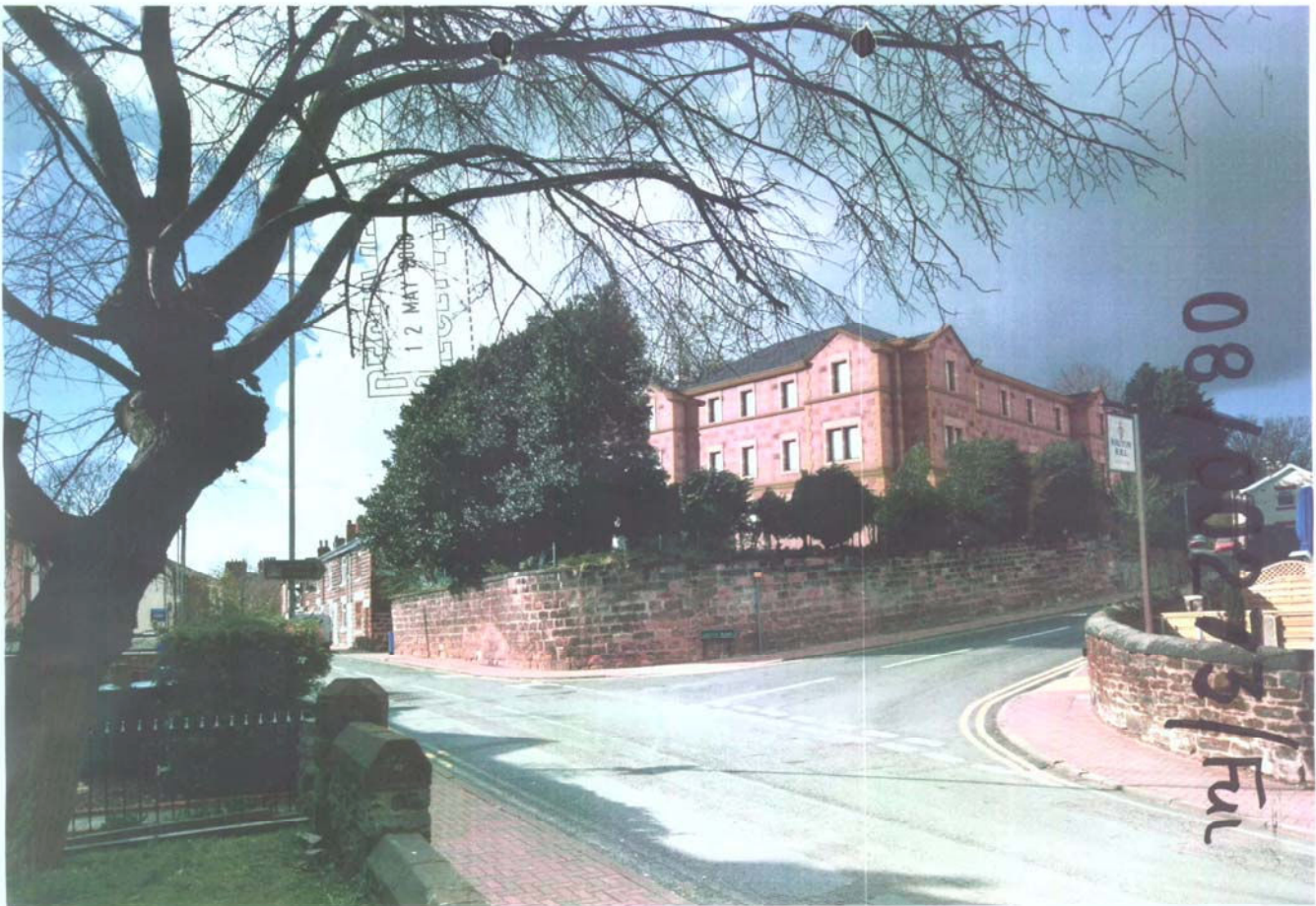




PLAN 2d
PLAN NUMBER 08/00273/FUL
PROPOSED ELEVATIONS

**DEVELOPMENT CONTROL
COMMITTEE**

18th August 2008

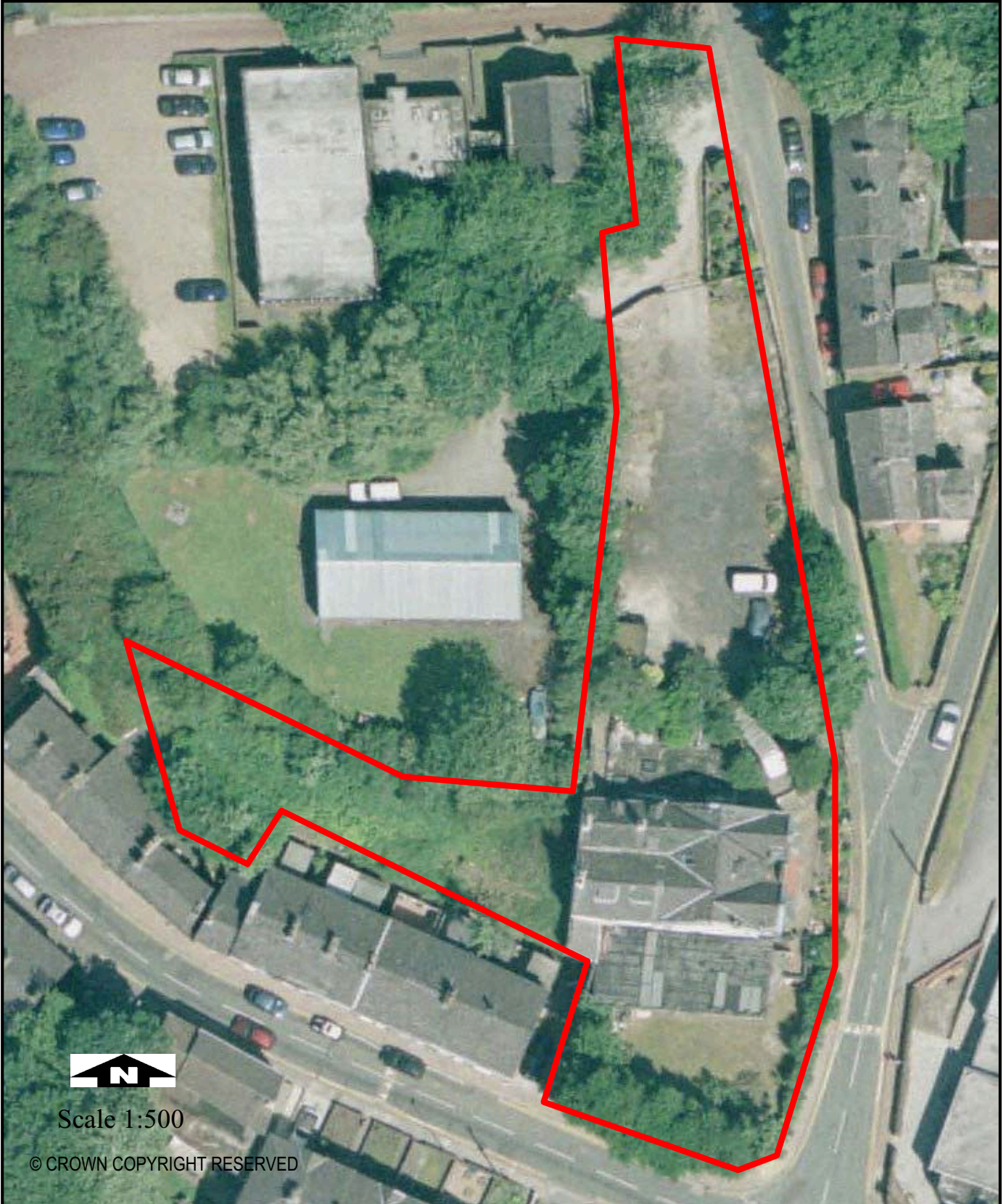




PLAN 2e
PLAN NUMBER 08/00273/FUL

DEVELOPMENT CONTROL COMMITTEE

18 August 2008



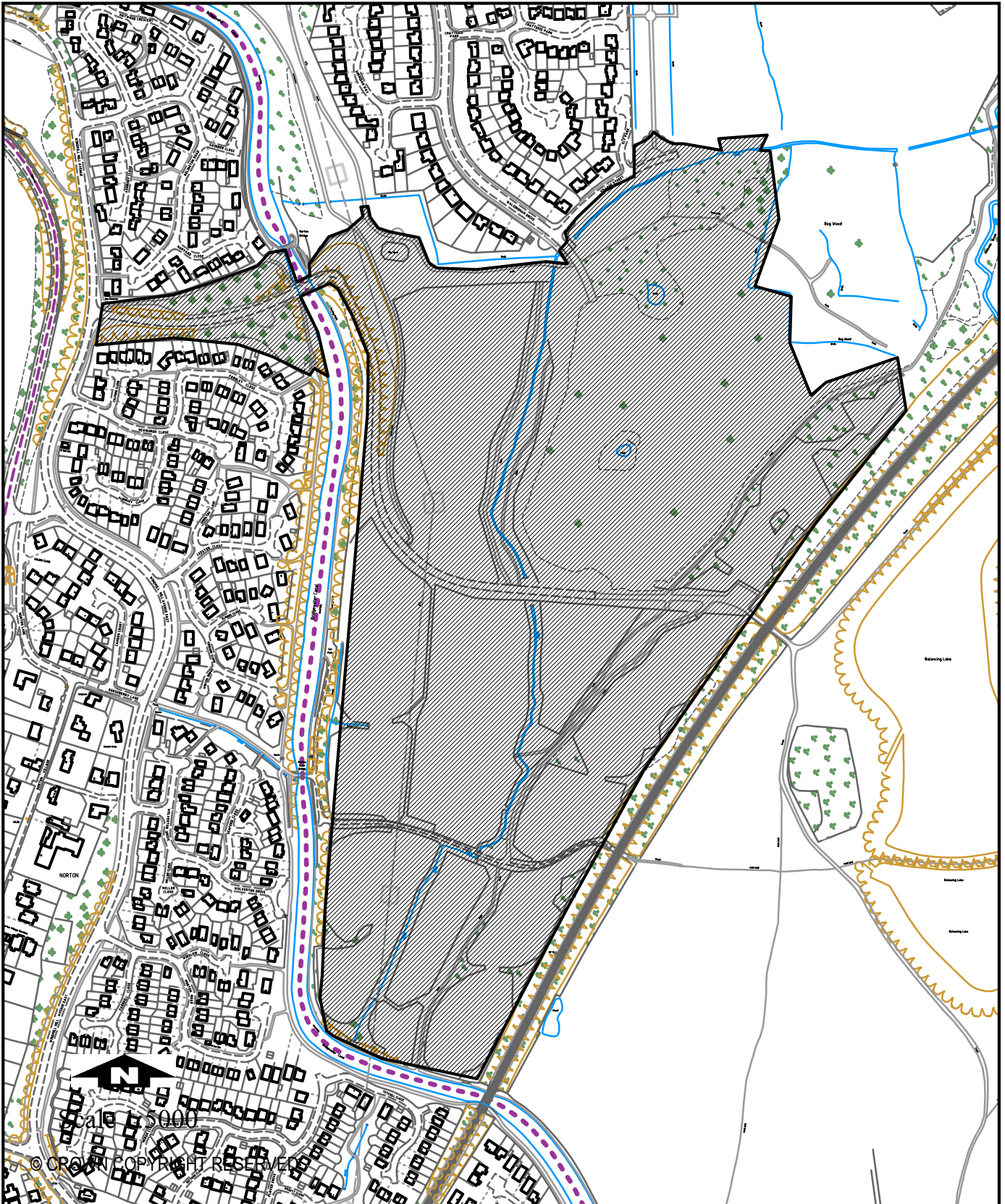


PLAN 3a

PLAN NUMBER 08/00296/FUL

DEVELOPMENT CONTROL COMMITTEE

18 August 2008





PLAN 3b PLAN NUMBER 08/00296/FUL LAYOUT PLAN

DEVELOPMENT CONTROL
COMMITTEE

18th August 2008





PLAN 3c
PLAN NUMBER 08/00296/FUL

DEVELOPMENT CONTROL COMMITTEE

18 August 2008



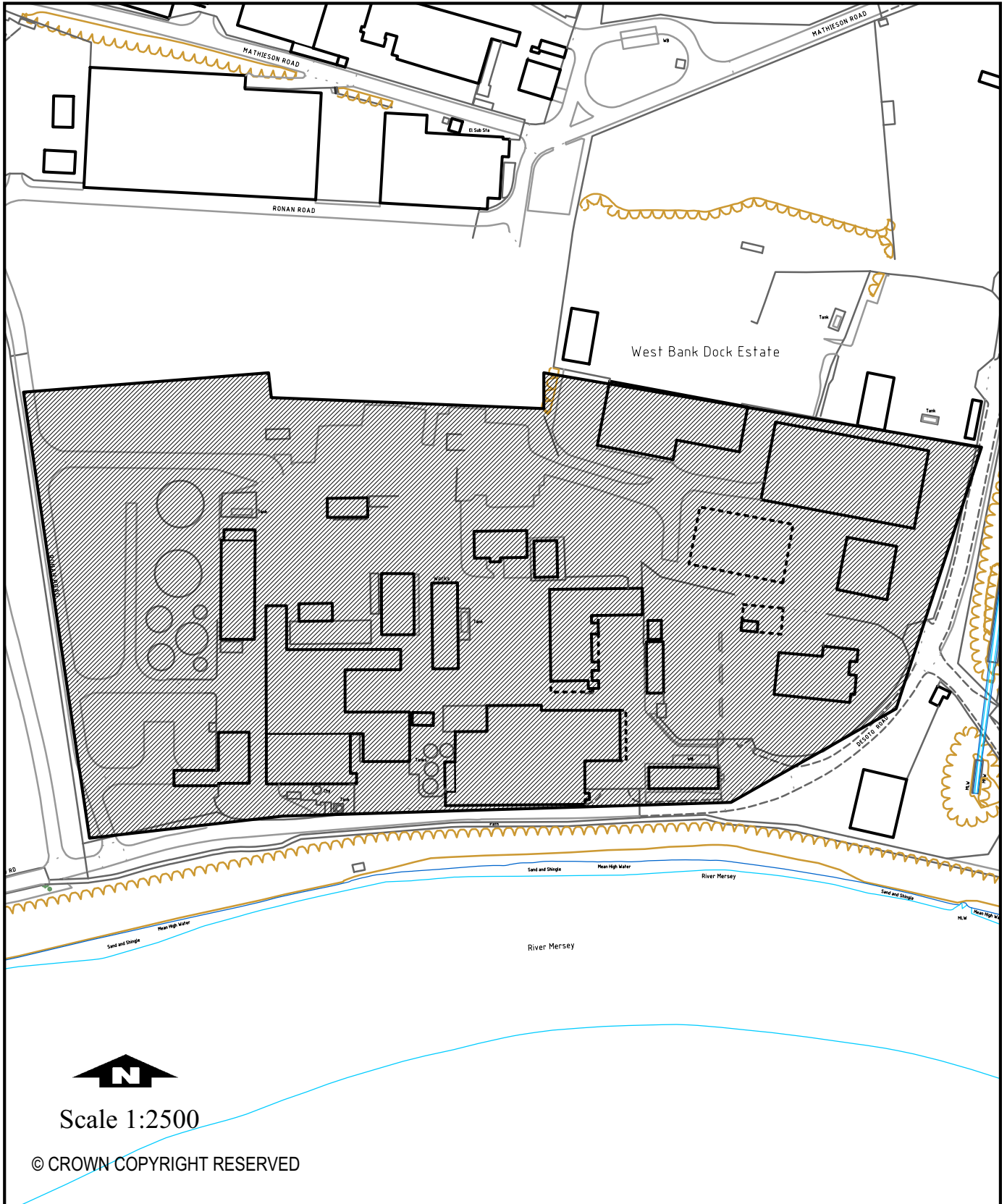


PLAN 4a

PLAN NUMBER 08/00344/FUL

DEVELOPMENT CONTROL COMMITTEE

18 August 2008



Scale 1:2500

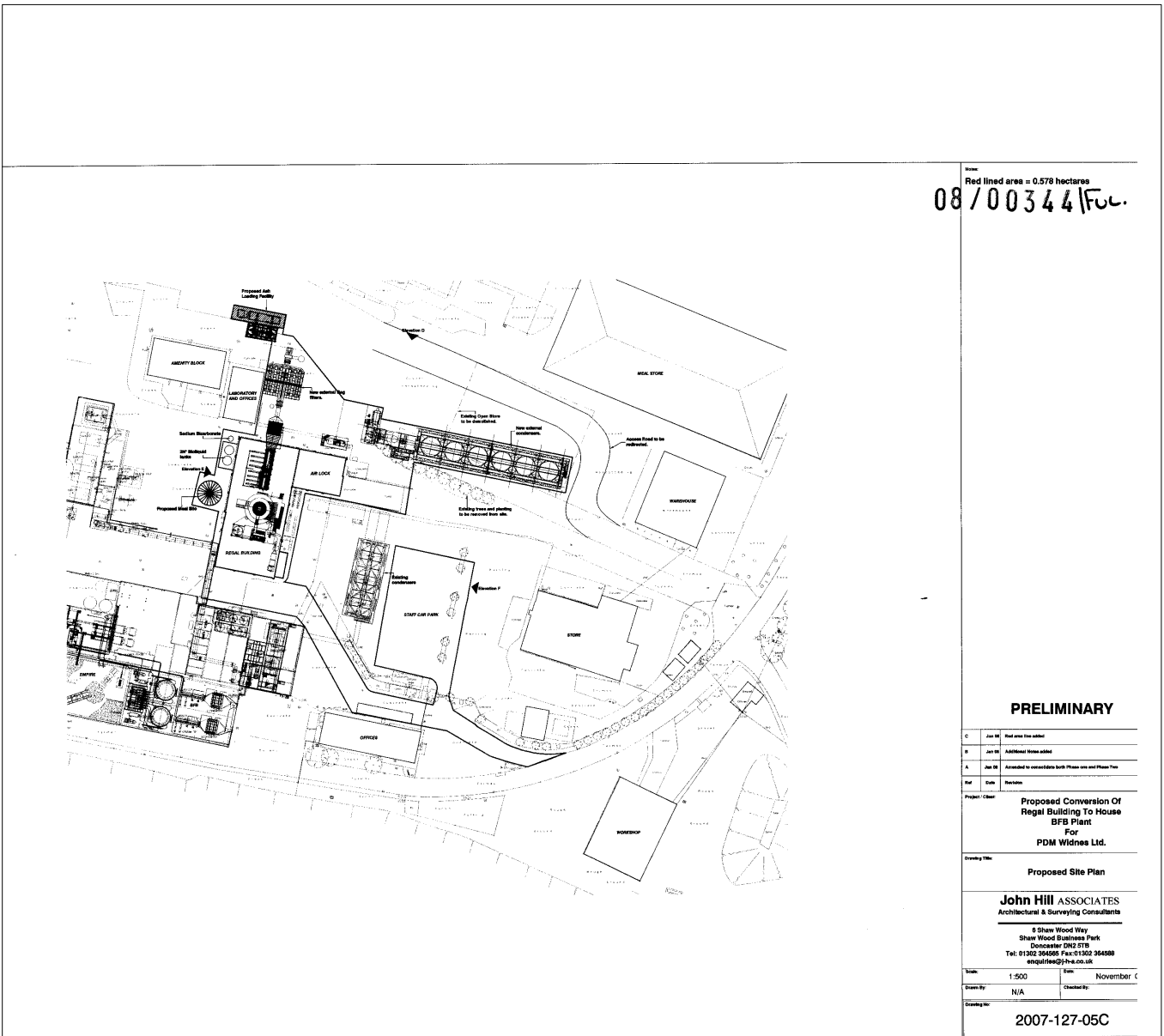
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PLAN 4b
PLAN NUMBER 08/00344/FUL
LAYOUT PLAN

**DEVELOPMENT CONTROL
 COMMITTEE**

18th August 2008



Note:
 Red lined area = 0.578 hectares
 08/00344/FUL

PRELIMINARY

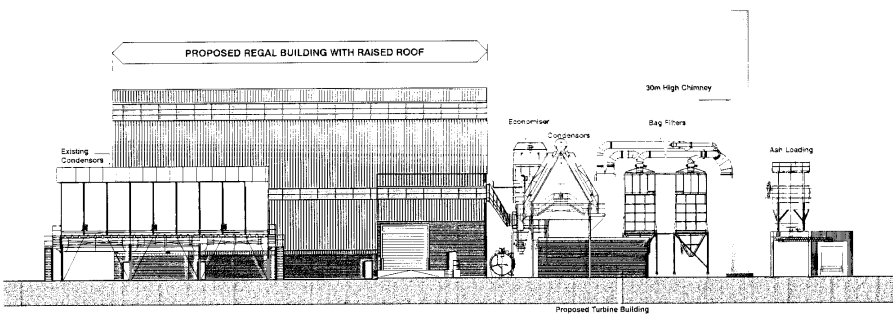
C	Jan 08	Red line for advice
B	Jan 08	Additional lines added
A	Jan 08	Amended to accommodate both Phase one and Phase Two
Ref	Date	Revisions
Project / Client: Proposed Conversion Of Retail Building To House BFB Plant For PDM Widnes Ltd.		
Drawing Title: Proposed Site Plan		
John Hill ASSOCIATES Architectural & Surveying Consultants 5 Shaw Wood Way Shaw Wood Business Park Doncaster DN2 2TB Tel: 01302 364585 Fax: 01302 364588 johnd@jhill.co.uk		
Scale:	1:500	Date: November 08
Drawn By:	N/A	Checked By:
Drawing No: 2007-127-05C		



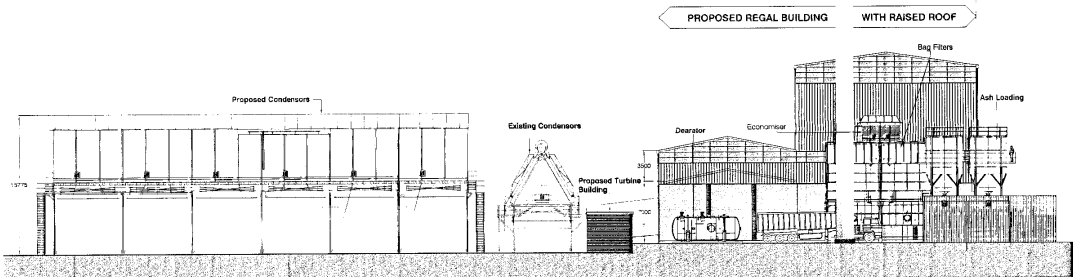
PLAN 4c
PLAN NUMBER 08/00344/FUL
PROPOSED ELEVATIONS

**DEVELOPMENT CONTROL
 COMMITTEE**

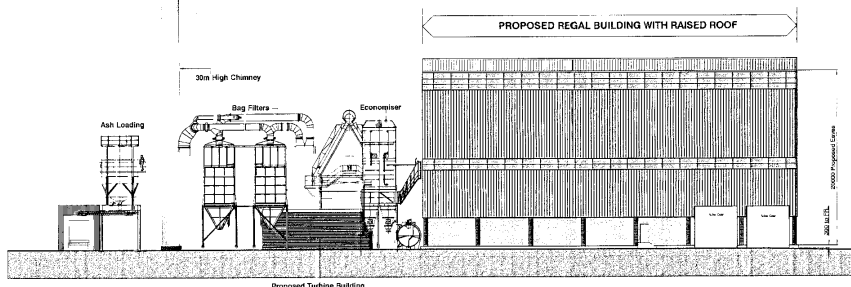
18th August 2008



Elevation A



Elevation B



Elevation C

08/00344/FUL

PRELIMINARY

D	Rev 01	Corrected to 20m and horizontal shading added.
C	Rev 01	Corrected to 20m
B	Rev 01	Corrected to 20m
A	Rev 01	Additional items added
Rev	Date	Remarks

Project Client: **Proposed Conversion Of Regal Building To House BFB Plant For PDM Widnes Ltd.**

Drawing Title: **Proposed Elevations Showing new Plan and Equipment 20m Option**

John Hill ASSOCIATES
 Architectural & Surveying Consultants
 8 Shire Wood Way
 Shire Wood Business Park
 Doncaster DN2 5TB
 Tel: 01702 364565 Fax: 01702 364588
 johnhill@j-hill.co.uk

Scale: 1:200
 Date: November 2007
 Drawn by: N/A
 Checked by:

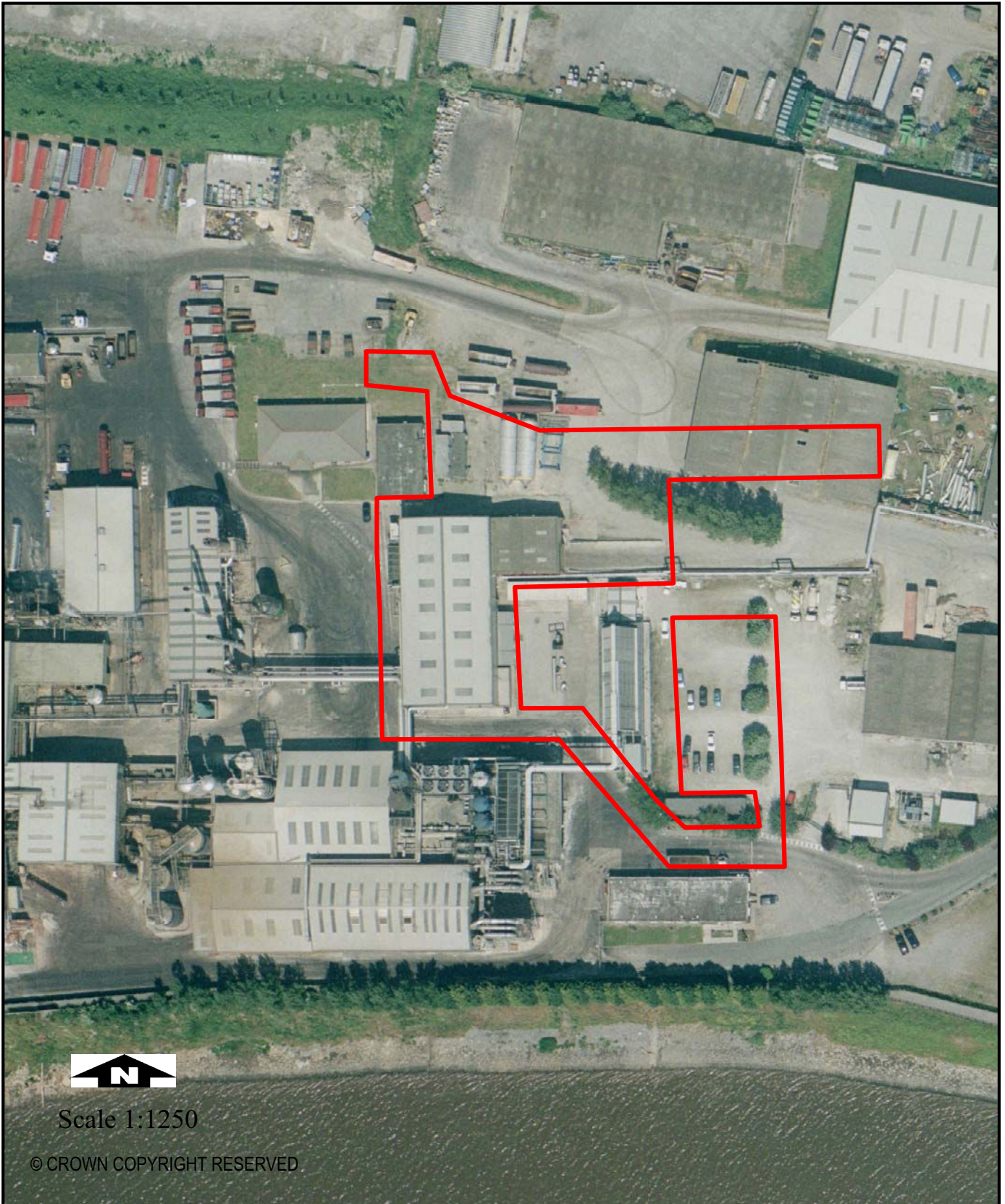
2007-127-11D



PLAN 4d
PLAN NUMBER 08/00344/FUL

DEVELOPMENT CONTROL COMMITTEE

18 August 2008



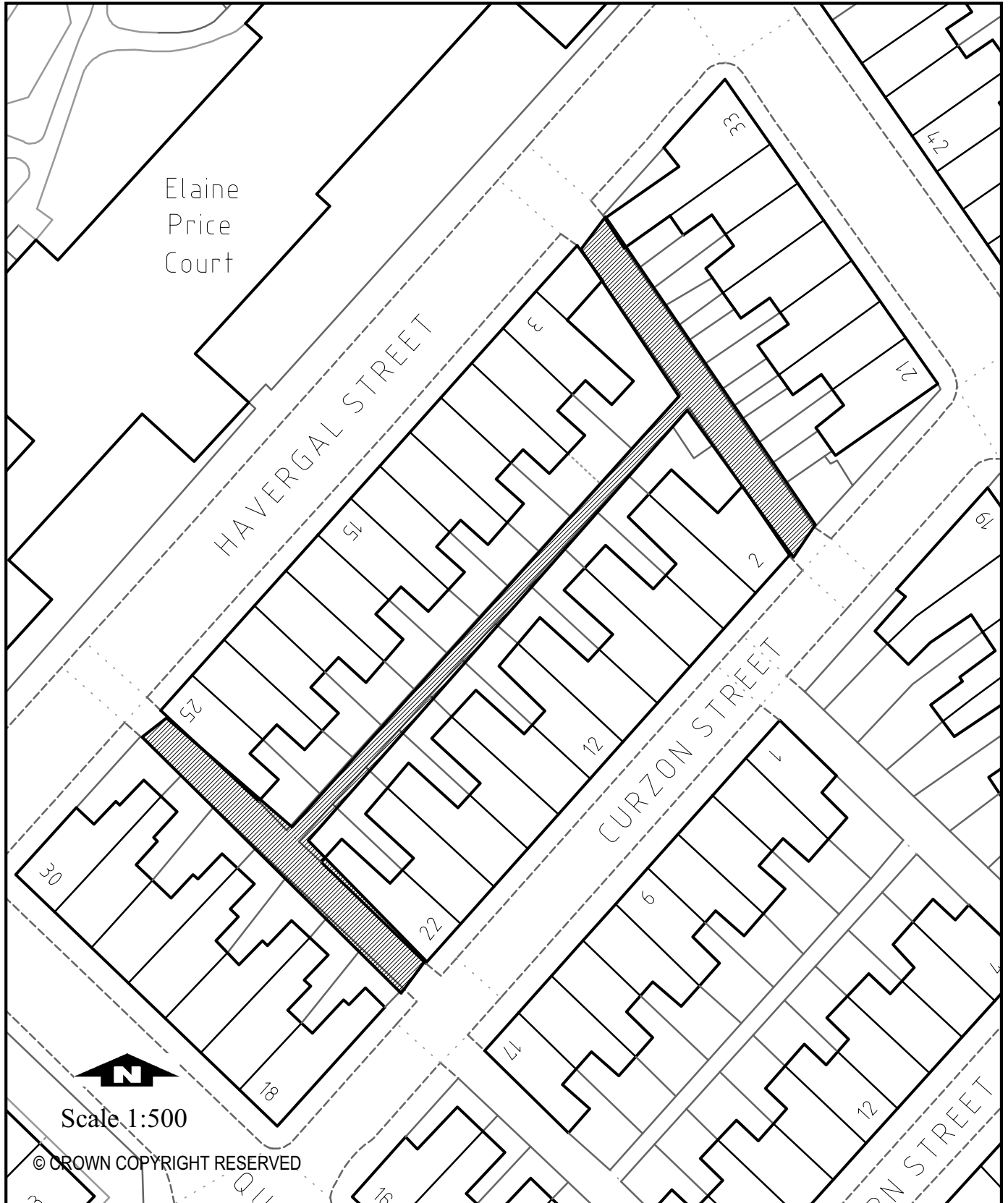


PLAN 5a

PLAN NUMBER 08/00357/HBCFUL

DEVELOPMENT CONTROL COMMITTEE

18 August 2008

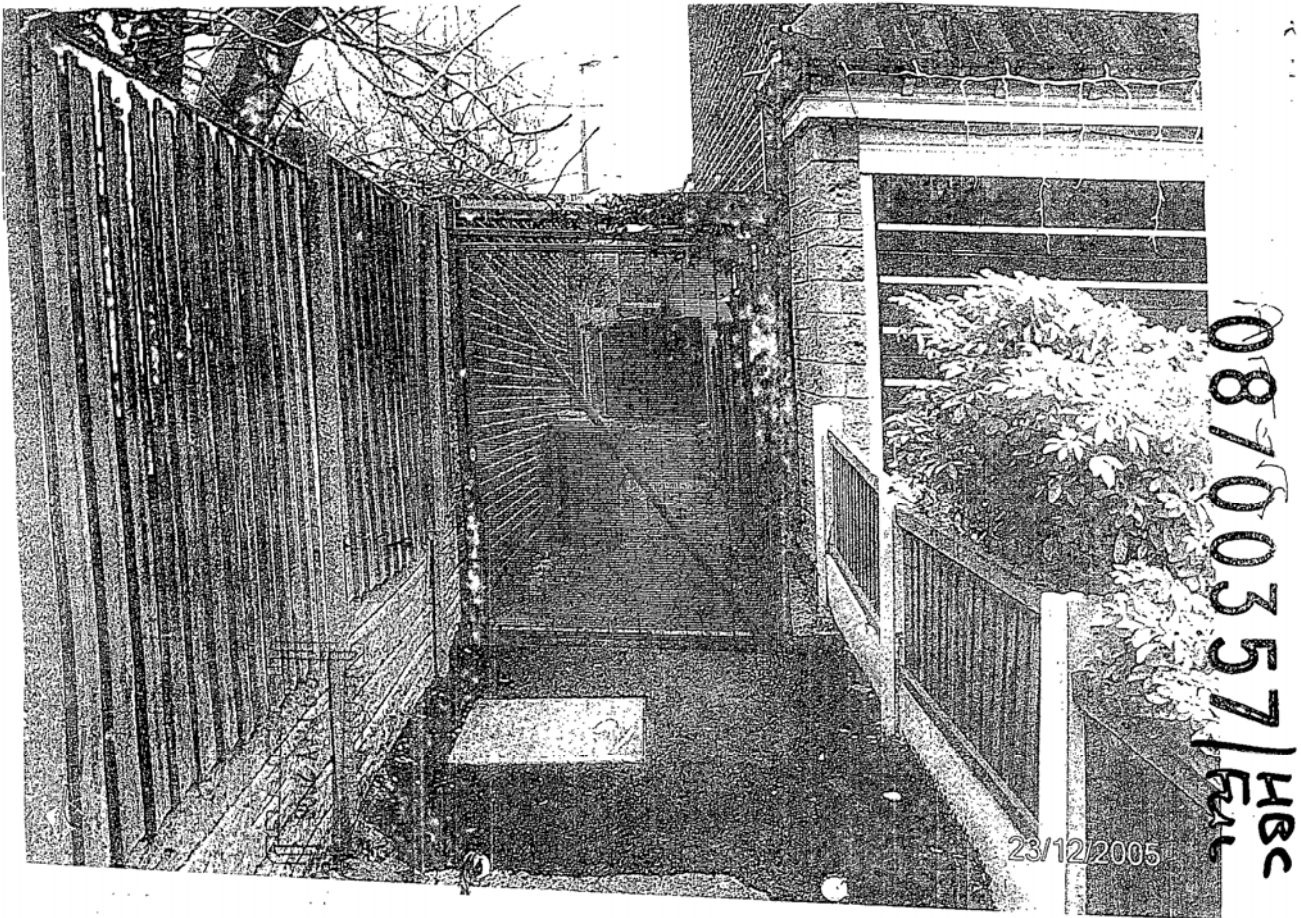




PLAN 5b
PLAN NUMBER 08/00357/HBCFUL
LAYOUT PLAN

**DEVELOPMENT CONTROL
COMMITTEE**

18th August 2008



REPORT TO: Development Control Committee
DATE: 18th August 2008
REPORTING OFFICER: Strategic Director - Environment
SUBJECT: Miscellaneous Items

1) Appeals were lodged following the Council's refusal of the following applications:-

07/00767/FUL Proposed erection of 10 No. nursery units for B1 and B8 uses at Catalyst Trade Park, Waterloo Road, Widnes

08/00203/FUL Proposed single storey side extension at 85 Moughland Lane, Runcorn, Cheshire

2) The following applications have been withdrawn: -

08/00226/FUL Proposed single storey/two storey rear extension at 248 Moorfield Road, Widnes, Cheshire

08/00234/FUL Proposed remodelling to shop frontages inclusive of entrances to flat Nos 110, 112, 118 and 120, new canopy and ramp (for DDA 2004 compliance) at 110/112 and 118/120 Bancroft Road, Widnes, Cheshire

08/00246/FUL Proposed detached garage at 199 Barrows Green Lane, Widnes, Cheshire

08/00263/FUL Proposed two storey side/single storey rear extensions and front porch at 15 Beaconsfield Grove, Widnes, Cheshire

08/00311/FUL Proposed single storey rear extension at 25 Cherry Tree Avenue, Runcorn, Cheshire

MISCELLANEOUS REPORT

LOCAL VALIDATION CHECK LIST

PURPOSE

To advise Members of and to seek agreement to the Councils Local Validation Checklist requirements and advice notes.

INTRODUCTION AND BACKGROUND

Members will recall that at a recent training session you were introduced to the changes in the application and validation procedures. The changes to the process

have been introduced by the Government to engender a quicker, more predictable and efficient Planning Service. The changes came into effect on 6th April 2008 through the Town & Country Planning (General Development Procedure) Order 1995, as amended and included the electronic and standardised application form and national validation standards. In addition the legislation encourages local planning authorities to adopt their own local validation checklists.

It was recommended in the "The Validation of Planning Applications' Guidance for Local Planning Authorities December 2007", that Authorities adopt local lists that are tailored to the types of application covered by the standard application form and be based on the local context.

CONSULTATION PROCESS

A consultation process has been undertaken including statutory and non-statutory consultees, Parish Councils and agents. Details of the proposed validation checklists were sent to all and a period of 6 weeks was allowed to make responses. At the end of this period a total of 15 responses had been received.

Whilst some alterations were suggested, it has not yet been established whether these should be incorporated into the local list. It is considered that the Validation Checklist, as it currently stands is appropriate and that if changes are found to be appropriate then these, can added later. Local Planning Authorities are encouraged to review their adopted local checklists every three years and can undertake a re-consultation process for anything other than minor amendments.

CONCLUSION

There is no reason to prevent immediate use of the checklists and advice note to reinforce the already robust practices in validation and registration of applications. All relevant documents are now fully available on the Council's website, as are links to more obscure documentation and lesser-used papers. The checklists will be reviewed and updated periodically. Subject to any comments made by Members the appended document will be put into immediate use.



Halton Borough Council
**Validation Checklists
Requirements**

Advice for Officers and applicants



HALTON BOROUGH COUNCIL VALIDATION CHECKLISTS REQUIREMENTS

Advice for officers and applicants



Operational Director
Environmental and Regulatory Services
Environment Directorate
Halton Borough Council
Rutland House
Halton Lea
Runcom
WA7 2GW

1.0 INTRODUCTION

The Government is introducing a mandatory application form on 6 April 2008. Alongside this they are introducing changes to the validation process.

In response to the above Halton Borough Council have prepared the following checklists:

- z Advertisement consent
- z Approval of reserved matters
- z Applications for Prior Notification under the General Permitted Development Order 1995
- z Full planning permission
- z Householder planning applications
- z Lawful Development Certificates
- z Listed Building consent
- z Outline planning permission
- z Removal or variation of conditions
- z Tree Preservation Orders

1.1 National Requirements

Within each of the above checklist there are specified 'National Requirements' which are obligatory. If any of these are not included then an application cannot be validated. These are set out in this guidance note.

1.2 Local Requirements

The Government has also specified that each Local Authority can provide a list of 'Local Requirements', which are additional requirements that may be required for that specific development. This will be determined by the nature of the proposed development and its location.

Where any information is required by the list of

'Local Requirements' it will carry the same weight as the national requirements. This means that if an application is submitted without the required information then the Council are entitled to declare it invalid. Therefore, it is essential that the required checklists, and this note, are read in conjunction with each application.

1.3 Pre-application discussions

Pre-application discussions are encouraged with regards to 'major' and complex applications to assist in the validation process.

2.0 NATIONAL REQUIREMENTS

The following information is required to validate all applications. It should be noted that if any of these requirements are not included then the application is invalid.

2.1 Application Form

There will be a new application form from 6 April 2008, which is known as IAPP. This will mean one application form will be made available electronically, which will be used for all applications.

The application form has to be completed in its entirety.

2.2 Location Plan

All applications must include copies of a location plan based on an up to date map, on a scale of 1:1250 or 1:2500. The General Permitted Development Order 1995 requires three copies plus the original to be submitted. One copy is required if submitted electronically.

Plans at other scales may be accepted, in exceptional circumstances i.e. if the site covers a wider area. The exact location of the application site should be clear, with names of roads/properties where applicable.

The application site should be clearly marked with a red line around the site. Only red edged plans will be accepted, and no other colour. The red edge should include the whole site to carry out the proposed development e.g. land required for access from a public highway, car parking, open areas around buildings and visibility splays.

A blue line should be drawn around any other land owned by the applicant, which adjoins the application site or is close to the application site.

Location plans are available via the Planning Portal.

2.3 Application Fee

The fee for an application submitted to any local planning authority depends on the type of application submitted. Please check the details on the Halton Council website prior to submission.

There is a fee calculator available through the Planning Portal website, which will also help calculate the fee prior to submitting any application.

2.4 Plans and Drawings

2.4.1 Site Plan

Three copies, plus the original, of the site plan are required, unless submitted electronically. The site plan should be accurate and provided at 1:500 or 1:200 scale and should show the following:

The direction North;

the proposed development in relation to the site boundaries and other existing buildings on the site, with written dimensions including those to the boundaries;

all the buildings, roads and footpaths on land adjoining the site including access arrangements;

all public rights of way (footpath, bridleway, restricted byway or byway open to all traffic);

the position of all trees on the site on the site, and those adjacent land and could influence or to be affected by the development;

the extent and type of any hard surfacing; and

boundary treatment including walls or fencing where this is proposed.

2.4.2 Block Plan

Copies of block plans should show site boundaries, the type and height of boundary treatment (walls, fences etc); the position of any building or structure on the other side of such boundaries.

It may be possible to provide all the information on either a site plan or block plan. This can be shown at 1:200 scale and should state that the information is for both requirements.

2.4.3 Existing and Proposed Elevations

These should be shown at a scale of 1:50 or 1:100 and show clearly the proposed works in relation to what is already there. All sides of the proposal must be shown and these should indicate, where possible, the proposed building materials and the style and finish of windows and doors. Blank elevations must also be included; if only to show that this is in fact the case.

Where a proposed elevation adjoins another building or is in close proximity, the drawings should clearly show the relationship between the buildings, and detail the positions of the openings on each property.

2.4.4 Existing and Proposed Floor Plans

These should also be drawn to a scale of 1:50 or 1:100 and should explain the proposal in detail. Where existing buildings or walls are to be demolished these should be clearly shown. The drawings submitted should show details of the existing building(s) as well as those for the proposed development. New buildings should be shown in context with adjacent buildings (including property numbers where applicable).

2.4.5 Existing and Proposed Site Sections and Finished Floor and Site

The plans should be drawn at a scale of 1:50 or

1:100 and should show a cross section (s) through the proposed building(s). In all cases where a proposal involves a change in ground levels, illustrative drawings should be submitted to show both existing and finished floor levels to include details of foundations and eaves and how encroachment onto adjoining land is to be avoided.

Full information should also be submitted to demonstrate how proposed buildings relate to existing site levels and neighbouring development. Such plans should show existing site levels and finished floor levels (with levels related to a fixed datum point off site) and also show the proposals in relation to adjoining buildings. This will be required for all applications involving new buildings.

In the case of householder development, the levels may be evident from floor plans and elevations, but particularly in the case of sloping sites it will be necessary to show how proposals relate to existing ground levels or where ground levels outside the extension would be modified. Levels should also be taken into account in the formulation of design and access statements (see also section 2.6 on Design and Access Statements).

2.4.6 Roof plans

A roof plan is used to show the shape of the roof and should be drawn at a scale smaller than the scale used for the floor plans (e.g. 1:50 or 1:100). Details such as the roofing material and their location are typically specified on the roof plan.

2.5 Ownership Certificates

Under Section 65(5) of the Town and Country Planning Act 1990, read in conjunction with Article 7 of the General Permitted Development Order, the local planning authority must not entertain an application for planning permission unless the relevant certificates concerning the

ownership of the application site have been completed. All applications must include the appropriate certificate of ownership. An ownership certificate A, B, C or D must be completed stating the ownership of the property.

For this purpose an 'owner' is anyone with a freehold interest, or leasehold interest the unexpired term of which is not less than 7 years.

2.5.1 Notice(s)

A notice to owners of the application site must be completed and served in accordance with Article 6 of the General Permitted Development Order.

2.5.2 Agricultural Holdings Certificate

This certificate is required whether or not the site includes an agricultural holding. All agricultural tenants must be notified prior to the submission of the application. This certificate is not required if the applicant is making an application for reserved matters, renewal of temporary planning permission, discharge or variation of condition, tree preservation orders, or express consent to display an advertisement.

2.6 Design and Access Statements

A Design and Access Statement must accompany applications for both outline and full planning permission unless they relate to one of the following:

A material change of use of land and buildings, (unless it also involves operational development);
Engineering or mining operations;
Householder developments.

However, statements are required for householder applications where any part of a dwelling house or its curtilage falls within one of the following designated areas:

- z National Park
- z Site of special scientific interest
- z Conservation area
- z Area of outstanding natural beauty
- z World Heritage Site
- z The Broads

A Design and Access Statement is a short report accompanying and supporting a planning application that should seek to explain and justify the proposal in a structured way. The level of detail required in a Design and Access Statement should cover both the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with. What is required in a Design and Access Statement is set out in Article 4C of the General Development Permitted Order and Department of Communities and Local Government Circular 01/06-Guidance on Changes to the Development Control System. Halton also has a guidance note available on the website.

Applications for listed building consent will also be required to be accompanied by a Design and Access Statement. In particular, such a statement should address:

The special architectural or historic interest of the building;
the particular physical features of the building that justify its designation as a listed building; and
the building's setting.

The legislative requirements are set out in regulation 3A of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

2.7 Information requirements for applications for outline planning permission

Applications for outline planning permission generally need not give details of any proposed reserved matters (Article 4E(3) of the General

Permitted Development Order) unless the matters include layout, scale or access. However if a local planning authority receives an application for outline planning permission, but decides that the application ought not to be considered separately from all or any of the reserved matters, it must notify the applicant within one month from the receipt of the application that further details must be submitted. The local planning authority should also specify what further details are needed (see Article 3(2) of the General Development Permitted Order). Although the GDPO allows the local planning authority one month in which to notify the applicant that further details are required, as a matter of best practice local planning authorities should aim to notify applicants within 5 working days. The situation should not be confused with applications where inadequate information is submitted.

Department of Communities and Local Government Circular 01/2006 sets out the scope of information to be submitted with an outline application. Even if layout, scale and access are reserved an application will still require a basic level of information. As a minimum, applications should always include information on:

Use- the use or uses proposed for the development and any distinct development zones within the site identified.

Amount of development- the amount of development proposed for each use.

Indicative layout- an indicative layout with separate development zones proposed within the site boundary where appropriate.

Scale parameters- an indication of the upper and lower limits for height, width and length of each building within the site boundary.

Indicative access points- an area or areas in which the access point or points to the site will be situated.

In addition to the information above, applications for outline planning permission should also include a Design and Access Statement. The requirements relating to Design and Access can also be found as a separate note on the Halton Borough Council website.

3.0 LOCAL REQUIREMENTS

In addition to the information above the following list of requirements Halton Borough Council will require the following information to accompany certain applications:

3.1 Air Quality Assessment

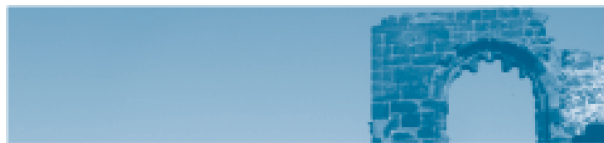


Where the development is proposed inside, or adjacent to an air quality management area (AQMA) or where the development could in itself result in the designation of an AQMA or where the grant of planning permission would conflict with, or render unworkable, elements of a local authority's air quality action plan, applications should be supported by such information as is necessary to allow full consideration of the impact of the proposal.

Where Air Quality Management Areas cover regeneration areas developers should provide an air quality assessment as part of their planning application. Further advice is available in Planning Policy Statement 23: Planning and Pollution Control. The Council's Environmental Health Officer will also be able to assist in these issues.

Halton Unitary Development Plan Policy PR1 Air Quality is also of relevance.

3.2 Archaeological Assessment



An archaeological assessment will be required where the site is of archaeological interest or adjoins a site of archaeological interest. Please contact us and the Cheshire Archaeologist prior to submission.

There is also additional information available on the English Heritage website. Halton Unitary Development Plan Policy BE6 Archaeological Evaluations is also of relevance.

3.3 Biodiversity Survey and Report



Where a proposed development may have possible impacts on wildlife and biodiversity, information should be provided on existing biodiversity interests and possible impacts on them to allow full consideration of those impacts.

Where proposals are being made for mitigation and/or compensation measures information to support these proposals will be needed. Where appropriate, accompanying plans should indicate any significant wildlife habitats or features and the location of habitats of any species protected under the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats etc) Regulations 1994 or the Protection of Badgers Act 1992.

Applications for development in the countryside that will affect areas designated for their biodiversity interests are likely to include assessments of impacts and proposals for long-term maintenance and management. This information might form part of an Environmental Statement, where one is necessary.

Certain proposals which might include work such as the demolition of older buildings or roof spaces, removal of trees, scrub, hedgerows or alterations to water courses may affect protected species and will need to provide information on them. Information on potential impacts and any mitigation on such impacts also need to be provided. Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9) and accompanied Government Circular Biodiversity and Geological Conservation-Statutory obligation and their impact within the planning system (ODPM Circular 06/2005 and Defra Circular 01/2005 and Planning for Biodiversity and Geological Conservation: A Guide to Good Practice is of relevance).

The Council's Nature Conservation Officer will be able to provide advice on these issues. There are a number of Unitary Development Plan policies of relevance in Chapter 3 The Green Environment.

3.4 Daylight/Sunlight Assessment



In circumstances where there is a potential adverse impact upon the current levels of daylight/sunlight enjoyed by adjoining properties or building(s), including associated gardens or amenity space then applications may also need to be accompanied by a daylight/sunlight assessment. Further guidance is provided in BRE guidelines on daylight assessments.

3.5 Environmental Impact Assessment (EIA)



The Town and Country Planning (Environmental

Impact Assessment) Regulations 1999 set out the circumstances in which an Environmental Impact Assessment is required. Where an EIA is required, Schedule 4 to the regulations sets out the information that should be included in the Environmental Statement.

The local planning authority has to take into consideration the information within the Environmental Statement when processing the application.

If an Environmental Impact Assessment is not required, we may still require environmental information to be provided.

It may be helpful for a developer to request a 'screening opinion' to determine whether an EIA is required, under the Regulations prior to submitting an application. The DETR Circular 02/99 provides details on this.

3.6 Flood Risk Assessment



A Flood Risk Assessment (FRA) will be required for development proposals of 1 hectare or more in Flood Zone 1 and for all proposals for new development located in Flood Zones 2 and 3 as designated by the Environment Agency. A FRA will also be required, in some instances for minor development, if it is in a designated critical drainage area. The Environment Agency website provides information on whether the site is in a flood risk area. Also, Halton's Strategic Flood Risk Assessment also highlights the areas of greater risk. Halton Unitary Development Plan Policy PR16 Development and Flood Risk should also be referred to prior to submitting an application.

A FRA should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be

managed, taking climate change into account. The FRA should identify opportunities to reduce the probability and consequences of flooding, and include the design of Sustainable Drainage Systems (SUDS) and address the requirement for safe access to and from development in areas at risk of flooding.

The FRA should form part of an Environmental Statement when one is required by the Town and Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

Planning Policy Statement 25: Development and Flood Risk, and the practice guidance, provide comprehensive guidance in relation to FRA's. Halton Unitary Development Plan Policy PR16 Development and Flood Risk are also of relevance.

3.7 Flue & Ventilation Extraction Details



Details of the position and design ventilation and extraction equipment, including odour abatement techniques and acoustic noise characteristics, will be required to accompany all applications for the use of premises for purposes with Use Class A3 (i.e. restaurants and cafes-use of the sale of food and drink for consumption on the premises), A4 (i.e. drinking establishments-use as a public house, wine-bar or other drinking establishment), A5 (i.e. Hot food takeaways-use for the sale of hot food for consumption off the premises), B1 (general business) and B2 (general industrial).

The above information, excluding the odour abatement techniques, unless specifically required, will also be required for significant retail, business, industrial or leisure or other similar developments where substantial ventilation or extraction equipment is proposed to be installed.

3.8 Foul Sewage Details



All new buildings need separate connections to foul and storm water sewers. If an application proposes to connect a development to the existing drainage system then details of the existing system should be shown on the application drawing(s).

It should be noted that in most circumstances surface water is not permitted to be connected to the public foul sewers.

Where the development involves changes/replacement to the existing system or the creation of a new system, scale plans of the new foul drainage arrangements will also need to be provided. This will include a location plan, cross sections/elevations and specification. Drainage details that will achieve Building Regulations Approval will be required.

If connection to any of the above requires crossing land that is not in the applicant's ownership, other than on a public highway, then notice may need to be served on the owners of that land (see section 2.5.1 on Notice(s)).

3.9 Heritage Statement



The scope and degree of detail necessary in a Heritage Statement will vary according to the particular circumstances of each application. Applicants are advised to discuss their proposal prior to submitting an application.

For applications for listed building consent a written statement, that includes a schedule of

works to the listed building(s), an analysis of the significance of archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of the listed building or structure, its setting and the setting of adjacent listed buildings may be required. A structural survey may be required in support of an application for listed building consent.

For applications for conservation area consent a written statement that includes a structural survey, an analysis of the character and appearance of the building/structure, the principles of and justification for the proposed demolition and its impact on the special character of the area may be required.

For applications within or adjacent to a conservation area, an assessment of the impact of the development on the character and appearance of the area may be required. Photographs are a useful way to show this detail.

Planning Policy Guidance Note 15 Planning and the Historic Environment provides advice on heritage assets.

3.10 Landscaping Details/Plans



Applications may be accompanied by landscaping details and include proposals for long-term maintenance and landscape maintenance.

Existing trees and other vegetation should where practicable be retained in new developments and protected during the construction of the development. The details within any tree survey should also be incorporated/cross referenced (see Section 3.27 Tree Survey).

There should be reference to landscaping and the

detailed landscape proposals for the development, which follow from the design concept in the Design and Access Statement (see Section 2.6 Design & Access Statement).

3.11 Lighting Assessment



Proposals involving the provision of publicly accessible developments, in the vicinity of residential property, a listed building or conservation area, or open countryside, where external lighting would be provided or made necessary by the development, should be required to be accompanied by details of external lighting and the proposed hours when the lighting would be switched on. These details shall include a layout plan with beam orientation and a schedule of the equipment in the design.

Lighting in the countryside: Towards good practice (1997) is a valuable guide for local planning authorities, planners, highways engineers, and members of the public. It demonstrates what can be done to lessen the effects of external lighting, including street lighting and security lighting. The advice is applicable in towns/urban areas as well as the countryside.

3.12 Noise Assessment



Applications for developments that raise issues of disturbance by noise to the occupants of nearby existing buildings, and for developments that are considered to be noise sensitive and which are close to existing sources of noise should be supported by a noise assessment prepared by a suitably qualified acoustician. Further advice is provided in Planning Policy Guidance 24: Planning and Noise (September 1994).

3.13 Parking Provision/Details



Applications will be required to show details of existing and proposed parking provision. These details should be shown on a site layout plan.

The plans need to include building(s) in relation to access/egress as well as turning areas. Provision for parking details for cyclists/motorcycles, disabled users and pedestrian should also be shown.

3.14 Photographs and Photomontages

The use of these can help show how large developments can be satisfactorily integrated into the street scene and surrounding environment.

3.15 Planning Statement

A planning statement identifies the context and need for a proposed development and includes an assessment of how the proposed development accords with relevant national, regional and local planning policies. It may also include details of consultations with the local planning authority, the community, statutory consultees that were undertaken prior to submitting an application.

3.16 Retail Impact Assessment

Planning Policy Statement 6: Planning for Town Centres sets out the key considerations for which applicants should present evidence. This should be proportionate to the scale and nature of the proposal.

3.18 Site Waste Management Plan

Proposed new developments should be supported by site waste management plans (regulations are expected to come into force in

April 2008). These do not require formal approval by planning authorities but are intended to encourage the identification of the volume and type of material to be demolished and/or excavated, opportunities for the reuse and recovery of materials and to demonstrate how off-site disposal of waste will be minimised and managed.

3.19 Site Investigations (Contaminated Land Report)

Applications may be required to be accompanied by a report that has assessed the contamination on the site. This is in line with Planning Policy Statement 23: Planning and Pollution Control and Halton Unitary Development Plan Policy PR 14 Contaminated Land.

Due to the significant amount of contaminated land in the Borough it is important that the possible remediation measures are also considered at an early stage. Where contamination is known or suspected then the information should be provided with the application to determine whether the application can proceed. The Council's Environmental Health Contaminated Land Officer will be able to advise accordingly.

3.20 Section 106 (Planning Obligations)

Planning Obligations known as Section 106 Agreements are agreements negotiated between the local planning authorities and people with an interest in a piece of land or the provision of off site contributions to open space, provision of trees etc. which would make the development acceptable.

This should be looked at through pre-application discussions, as early discussion will determine whether a Section 106 needs to be entered into. Where possible a draft obligation should be submitted alongside an application along with details of the applicant's solicitor who will progress the agreement.

3.21 Statement of Community Involvement

A separate statement on pre-application consultations may be required. Please refer to Halton's Statement of Community Involvement to find out the appropriate information that should accompany the application. This is available on Council's website.

3.22 Street Scene Elevation

These should be provided to accompany the planning application where proposals are to be integrated into the existing street scene.

3.23 Structural Survey

A structural survey may be required in support of an application if the proposal involves substantial demolition, e.g. barn conversions.

3.24 Transport Assessment



Planning Policy Guidance 13 Transport advises that a Transport Assessment (TA) should be submitted as part of any planning application where the proposed development has significant transport implications. The coverage and detail of the TA should reflect the scale of the development and the extent of the transport implications of the proposal. For smaller schemes the TA should simply outline the transport aspects of the application, while for major proposals, the TA should illustrate accessibility to the site by all modes of transport, and the likely modal split of journeys to and from the site.

The TA should also give details of proposed measures to improve access by public transport, walking and cycling, to reduce the need for parking associated with the proposal, and to

mitigate transport impacts. Further guidance is available in Guidance on Transport Assessment published by the Department of Transport.

3.25 Travel Plan



A travel plan should be submitted alongside planning applications which are likely to have significant transport implications, as advised by Planning Policy Guidance Note 13: Transport (DETR 2001) paragraph 87-91.

Further advice is available in 'Using the planning process to secure travel plans: Best practice guide' ODPM and Dft 2002. Also, 'Making residential travel plans work: Good practice guidelines for new development: Dft and A guide to development related travel plan (Addison & Associates).

Advice can also be obtained from the Council's Transportation Policy Section. Policy TP16 Green Travel Plans in the Halton Unitary Development Plan is of relevance.

3.26 Tree Survey



Where there are trees within the application site, or on land adjacent to it that could influence or be affected by development (including street trees), information will be required detailing which trees are to be retained and on the means of protecting these trees during construction works. This information should be prepared by a qualified arboriculturist and accompany any planning application.

Full guidance on the survey information,

protection plan and method statement that should be provided with an application is set out in the current BS5837 'Trees in relation to construction-Recommendations'. Using the methodology set out in the British Standard should help to ensure that development is suitably integrated with trees and that potential conflicts are avoided.

The Council's Trees and Woodland Officer can be contacted prior to any application being submitted to provide any advice.