

DECISION DATE 4 July 2005	APPLICATION NO. 05/00376/CU A25	PLANNING COMMITTEE: 27 June 2005
DEVELOPMENT PROPOSED CHANGE OF USE OF LAND TO CAR PARKING AND CONVERSION OF DISUSED WORKSHOP INTO OFFICES AT FREESTANDING STONE BUILDING (FORMER WORKSHOP)		SITE ADDRESS HALTON MILL, MILL LANE, HALTON-WITH-AUGHTON.
APPLICANT: Time and Tides Homes Ltd., The Barracks, White Cross, South Road, Lancaster.		AGENT: Derek Hicks & Thew (Kendal) Ltd.

REASON FOR DELAY

N/A.

PARISH NOTIFICATION

Any comments will be reported to Committee.

LAND USE ALLOCATION/DEPARTURE

N/A.

STATUTORY CONSULTATIONS

Chief Engineer - no objections - outside urban core.

County Surveyor - response awaited.

Environment Agency - reply awaited.

OTHER OBSERVATIONS RECEIVED

None to date.

REPORT

This proposal is related to the overall development of the Halton Mills site. It is intended to use a small former barn building, adjacent to the access track which serves the eastern end of the site, as a project office in connection with the development of the main site. The use itself does not require permission as it has a long established use for industrial purposes in connection with the engineering factory. Consent is required, however, for the physical changes required to the building to facilitate the use. These

include the provision of an access ramp and new window and door openings. In addition, it is proposed to utilise a small level area nearby which was formally occupied by another building now demolished, as a staff car park. This car park area would be suitable for six vehicles and modest improvements to the track to improve access and the creation of an informal turning area are also proposed. Existing staff, five in total, would be transferred from the existing offices at White Cross for the duration of the contract anticipated to be several years.

The alterations to the existing workshop are of a good standard and will improve the appearance of the building which has been neglected in the past and is falling into disrepair. These improvements are therefore welcome. The car park and access road improvements do not meet current standards but it must be remembered that the use could commence without these works taking place so these are an improvement on the existing situation. Overall the development is to be welcomed taking advantage of an existing building to provide a facility which the developers will need to successfully manage the development of the site. As the access and parking are limited, it is recommended that a condition is imposed to prevent the building being used for sales purposes.

HUMAN RIGHTS IMPLICATIONS

This application has to be considered in relation to the provisions of the Human Rights Act, in particular Article 8 (privacy/family life) and Article 1 of the First Protocol (protection of property). Having regard to the principles of proportionality, it has been concluded that there are no issues arising from the proposal which appear to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

RECOMMENDATIONS

THAT PERMISSION BE GRANTED subject to the following conditions:-

1. Standard five year consent.
2. Use of the site to be limited B1 use only and in particular not for sale purposes.
3. Car park and access improvements to be carried out and available before use commences.
4. As required by consultees (if any).