

DECISION DATE 29 December 2006	APPLICATION NO. 06/01197/REM A13	PLANNING COMMITTEE: 22 January 2007
DEVELOPMENT PROPOSED RESERVED MATTERS APPLICATION FOR THE ERECTION OF AN APARTMENT BLOCK COMPRISING OF 36 TWO BEDROOM UNITS WITH ASSOCIATED CAR PARKING AND SERVICING.		SITE ADDRESS HALTON MILL MILL LANE HALTON LANCASTER LANCASHIRE LA5 8EU
APPLICANT: Time And Tide Properties Ltd C/o Agent		AGENT: Phillips Planning Services Ltd

REASON FOR DELAY

Deferred for a Committee site visit.

PARISH NOTIFICATION

Object to the development - a copy of comments attached.

LAND USE ALLOCATION/DEPARTURE

The site forms part of an area identified as Halton Mills, in Policy EC7 of the Local Plan. This policy identifies the whole site as a rural employment opportunity site and indicates that proposals for a comprehensive, employment-led, mixed-use development including housing and informal recreation will be permitted. This is subject to various criteria including the removal of all dereliction and contamination from the site and ensuring that employment remains the dominant use of any mixed development.

STATUTORY CONSULTATIONS

County Highways - No objection in principle but query level of car parking at only 100% - see report below.

United Utilities - Have withdrawn objections to the scheme - are in discussion with applicants to resolve drainage problems - copy attached.

Environment Agency – No objections provided provisions of flood risk study are implemented.

Archeaological Unit – Survey required.

OTHER OBSERVATIONS RECEIVED

11 letters of objections have been received - for details see copy of last report attached.

REPORT

Committee deferred consideration of this application and 06/01196 for developments at Halton Mills for a site visit. Members should note that application no. 06/01196, which was previously recommended for refusal has now been withdrawn. A revised amended scheme is to be submitted to try and overcome the objections and this is likely to come before Committee in February.

A copy of the previous report which fully explains the background to this proposal and the development of the wider site is attached for Members information. A full explanation of the overall site development and current position will be given at the site visit.

With regard to updates since the last report, no further plans have been received to overcome the shortage of car parking provision. However for the previous scheme the applicants agreed a condition that overflow visitor parking be provided on the nearby car park serving the engineering works which is also in their ownership. Unless alternative arrangements are agreed before the Committee meeting a similar condition is recommended for this scheme.

In all other respects the scheme is as considered at the last meeting and a conditional permission is recommended as before.

RECOMMENDATIONS

That **PERMISSION BE GRANTED** subject to the following conditions:-

1. Amended plans.
2. Landscaping details including the provision of public open space and the route of the riverside walk.
3. Measures for the protection of T.P.O'd trees to be agreed and implemented.
4. Samples of external materials to be submitted.
5. Details of rainwater goods, windows and doors to be agreed.
6. Archaeological survey to be carried out.
7. Car parking and cycle parking to be agreed and provided before any of the units are occupied.
8. Floor and surrounding site levels to be agreed.
9. Details of refuse storage areas to be agreed and provided before any units occupied.
10. No dwellings to be occupied until new industrial access road completed and Mill Lane upgraded to adequate level.
11. Overflow visitor car parking area to be provided on adjacent industrial land and to be subject to management agreement