

ENCLOSURES FOR A21

DECISION DATE 29 December 2006	APPLICATION NO. 06/01196/REM A19	PLANNING COMMITTEE: 18 December 2006
DEVELOPMENT PROPOSED		SITE ADDRESS
RESERVED MATTERS FOR THE ERECTION OF AN APARTMENT BLOCK COMPRISING OF 31 TWO AND 2 ONE BEDROOM UNITS (33 TOTAL) WITH ASSOCIATED PARKING AND SERVICING.		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

N/A

PARISH NOTIFICATION

Copy of observations attached. These relate to initial plans - comment on amended plans will be reported. Council's sentiments regarding the applicants actions will no doubt remain unaltered.

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 objections in principle subject to provision of cycle parking but query level of car parking - 150% usually required.

United Utilities - Raise objections re capacity of sewerage treatment plant - subject of further discussions - see main report.

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

Archaeological Unit - Archaeological investigation required.

OTHER OBSERVATIONS RECEIVED

Conservation Officer - Has been involved in discussions re detailed design - considers amended plans satisfactory subject to conditions.

See previous report application no. 06/01197 similar objections and concerns are raised in respect of this proposal.

REPORT

Background

As with the previous application (06/01197/REM) this is a reserved matters submission for the final part of the development site approved under the original outline submission for the western end of the Halton Mills site. The background detailed under the previous report is equally applicable to this development proposal and Members are therefore requested to bear this in mind in considering this proposal also.

Development Proposal

This proposed development scheme is also for an apartment block, comprising 33 units in total, mainly 2 bedroom. The site is located at the western end of the development closer to the core of the village and partially within the village Conservation Area. The development comprises a mix of 2.5 and 2 storey development. As originally submitted it was entirely unacceptable but following negotiations it has been completely redesigned and follows a similar approach to that considered on the previous application. As amended it comprises traditional stone and slate external materials with familiar Lancaster District characteristics but with a modern approach to windows, doors and entrances to give it a contemporary feel. As a building block the design is now considered to be acceptable.

However, the developers have failed to deal with concerns regarding the overall layout and provision of satisfactory car parking facilities. Initially these were all located in a linear fashion around the perimeter of the building facing onto the access road. This was considered to be unacceptable in visual terms. The alternative to locate a large open car park on the riverside elevation was both visually unacceptable and prejudiced the route of the proposed riverside walk. Following further discussions it is clear the applicants do not consider these concerns to be justified, arguing that the car park will have little visual impact. The application must therefore be considered as submitted. On this basis, it has been concluded that the development is over intensive for the site as it fails to make satisfactory provision for off street car parking and the arrangements as proposed are visually unsatisfactory and detrimental to the visual amenity of this attractive riverside site.

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 REFUSED** for the following reasons:-

1. The development is over intensive, failing to make satisfactory provision for off street car parking and the arrangements as shown are detrimental to the visual amenity of this attractive riverside site.
2. Development in the manner proposed would prejudice the satisfactory provision of a riverside walk as required under the terms of the original outline permission.

HALTON WITH AUGHTON PARISH COUNCIL



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Palatine Hall
Dalton Square
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LA1 1PW

1 March 2007

Dear David

RE: PLANNING APPLICATIONS 07/00202/REM and 07/00037/REM

The Parish Council feel that having tried over the last few months to achieve some sort of compromise with the architects modern designs, height and density of the buildings and the token gesture of the developer to reduce the height to 2.5 stories we have now reached a total impasse.

We feel that the architect's modern interpretation of vernacular is not in keeping with the design standards called for within the Halton with Aughton Parish Plan and most importantly the Parish's aspirations for the village.

Parking arrangements on application 07/00202/REM do not appear to conform to standard.

Glazing on the Mill Lane side on both applications is totally unacceptable and will create light pollution in this environmentally sensitive area.

Despite many promises, to date we have seen no offer of any business led opportunities on this site and therefore it is with regret that we must object most strongly to this application.

This is not what the people of Halton wish to see in their Parish as is demonstrated by the recent formation of the Halton Group for Responsible Development.

We feel that until some significant changes to the detail design which more accurately reflect the adjacent conservation area and local building style, together with reduced density and plans to bring the development in line with the District Local Plan – especially the need to be "employment led" the Parish Council will continue to object to any further development.

Yours sincerely

CAROL SLINGER
Clerk to Halton with Aughton Parish Council

HALTON WITH AUGHTON PARISH COUNCIL



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13th December 2006

Dear David

RE: PLANNING APPLICATIONS 06/01196/REM & 06/01197/REM

Please refer to our earlier letter dated 7th November 2006, in which many of our observations still apply, and in addition: -

Block 5

There appears to be little material difference between the current drawings and those received earlier and many of our former comments still apply. Detail differences such as external drainpipes, a slight reduction in glazing adjacent to stairwells, and the feature windows on the end walls have improved the appearance, but we still remain opposed to the full elevation glazing on the four stairwell buttresses on the Mill Lane side. Time & Tide are still pursuing a modernist approach in this rural village location, which is contrary to the aspirations of our Parish Plan.

There appear to be only 36 car parking spaces adjacent to the property, which we believe is inadequate. A much better solution would be to include some garaging on the Mill Lane side internal to the building. The advantages would be a reduced number of dwellings and hidden parking with a possible further bay in front of the garage door.

Block 4

The architect has taken a clone of Block 5 and adjusted dimensions to fit the site. Unfortunately he has not considered that two-thirds of the plot lies within the conservation area. We welcome the inclusion of a 2-storey building, but believe that scale is appropriate across the entire plot. No cognisance has been given to the build standard within the conservation area. The nearest buildings off site are the Greyhound and Town End Farm, but clearly this architect's brief has not considered a sympathetic design.

The PC were surprised to hear last night Time and Tide's claim that this development was briefed with the Planning Department at the outset to be a stand alone project which did not need to reflect any other aspect of Halton village. If this statement is true,

then all aspirations of our Parish Plan have at a stroke been disregarded from the outset. There is clearly a huge gulf between the developer's aspirations, the Planning Departments view of suitable development, and the Parish's view of "acceptable design". Until the air has been cleared about the concept of how this site will develop in the future this Parish Council does not support any further approvals and opposes the detailed designs proposed in these applications.

In our view it is now time for a fundamental review of the EC7 Policy area as defined in the Lancaster District Plan. Halton-with-Aughton Parish Council request an urgent meeting with representatives of the Planning Committee and Senior Planning Officers to discuss the implications of the failure to implement the Section 106 agreement attached to the failed improved whole site outline planning application. The reversion to the earlier outline scheme has proved an Achilles heel to our efforts, and the Planning Committee must make a site visit to see the outcome of their approvals to date. We would be surprised if they did not agree with all residents of the village that what is happening is inappropriate in this 'rurally designated' village.

Please rest assured that we wish to remain engaged with all parties in finding solutions to the difficulties now emerging, but are convinced that in the short term it is essential that all parties agree on the fundamentals of how to proceed. That is clearly not the case at this time. Until meetings have been held, and an agreed formula is adopted there should be no further approvals on this development.

Yours sincerely

CAROL SLINGER
Clerk to the Council

Cc Andrew Holden, S. Gardner