

DECISION DATE 31 May 2007	APPLICATION NO. 07/00488/FUL A7	PLANNING COMMITTEE: 8 October 2007
DEVELOPMENT PROPOSED CREATION OF A RECREATION AREA AND CAR PARK		SITE ADDRESS HALTON YOUTH & COMMUNITY CENTRE LOW ROAD HALTON LANCASTER LANCASHIRE LA2 6NB
APPLICANT: Halton With Aughton Parish Council C/o 3 Meadowfield Halton Lancaster LA2 6PT		AGENT:

REASON FOR DELAY

Awaiting amended plans in response to concerns about highway issues.

PARISH NOTIFICATION

Halton with Aughton Parish Council are in this case the applicants.

LAND USE ALLOCATION/DEPARTURE

Village within countryside defined in the Lancaster District Local Plan. The site is outside the Halton Conservation Area.

STATUTORY CONSULTATIONS

County Council Highways - the scheme as at first submitted was unsatisfactory, because of the layout of the vehicular access off Low Road. This and other issues have been addressed in the amended plans.

OTHER OBSERVATIONS RECEIVED

None.

REPORT

This application involves enlarging and upgrading the car park serving Halton Youth and Community Centre. The site is on the north side of Low Road. It is linked to the upper part of the village by means of a recently upgraded footpath.

Policy R17 of the Lancaster District Local Plan states that proposals for community buildings in the rural area will be permitted where they are located in or on the edge of identified villages, are of a design appropriate to their surroundings, are capable of use without significant harm to the amenities of residents, and make satisfactory arrangements for access, servicing, cycle and car parking. Policy R21, which requires that new development proposals should make appropriate provision for people with disabilities, is also relevant.

The scheme as submitted did not meet the requirements of the County Council as Highway Authority but it has now been amended to their satisfaction. This has involved modifying the access off Low Road and widening the pathway through the car park so that it is fully accessible to wheelchair users.

One problem that arose with the planning application for the upgrading of the path was that the new street lighting was over intense for a rural location. A condition is recommended to cover this aspect of this development.

HUMAN RIGHTS IMPLICATIONS

This application has to be considered in relation to two sections of the Human Rights Act: Article 8 (privacy/family life), and Article 1 of the First Protocol (protection of property). 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 conditions as follows:

1. Standard three year condition.
2. Amended plans 12 September 2007.
3. Development to be carried out in accordance with the approved plans.
4. Sight lines of 2.4 x 70m to be provided at entrance.
5. Additional tree planting to be provided.
6. Full details of street lighting within the site to be agreed.