

<u>APPLICATION NO:</u>	20/00494/NMA1	<u>CASE OFFICER:</u>	Kevin Foster
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	Former Site Of Cronton Colliery, Cronton Road, Halsnead Garden Village		
<u>PROPOSAL:</u>	NON MATERIAL AMENDMENT TO CONDITION 39 OF PLANNING PERMISSION 20/00494/HYB TO ALLOW UP TO 25,548 SQ.M OF FLOOR SPACE TO BE USED BEFORE THE JUNCTION IMPROVEMENT WORKS TO TARBOCK ISLAND ARE COMMENCED		

Proposal

The application is for a non-material amendment to previously approved application 20/00494/HYB. An amendment is sought to condition 39 of this permission that currently states;

No more than 17,000 square metres of floorspace subsequently approved as part of any reserved matters application shall be first brought into use until upcoming junction improvements to Tarbock Island have been commenced to the written satisfaction of the Local Planning Authority. The remaining floorspace approved as part of any reserved matters application shall be first brought into use until upcoming junction improvements to Tarbock Island have been implemented to the written satisfaction of the Local Planning Authority.

Reason: To ensure the development has no detrimental impact on the operation of the local highway network.

This application seeks to increase the amount of floorspace that can be brought into use once the Tarbock Island junction improvement works have commenced, from 17,000sq.m to 25,548sq.m, resulting in an increase of 8,548sq m.

It is proposed that the condition will now read as follows;

"No more than 25,548sqm square metres of floorspace subsequently approved as part of any reserved matters application shall be first brought into use until upcoming junction improvements to Tarbock Island have been commenced to the written satisfaction of the Local Planning Authority. The remaining floorspace approved as part of any reserved matters application shall not be first brought into use until upcoming junction improvements to Tarbock Island have been implemented to the written satisfaction of the Local Planning Authority."

Relevant Policy

The application would be in compliance with the relevant Local Plan Core Strategy policies and the saved policies in the Replacement Unitary Development Plan.

Assessment

HIGHWAYS

A Technical Note has been submitted by the applicant to assess the implications of the further proposed uplift in floorspace on vehicle trip generation. The Note still concludes that the proposed amendment to condition 39 would result in very low levels of additional traffic at the Tarbock Island junction in the weekday peak hours compared to the 17,000sq.m floorspace trip envelope, and that the changes in traffic movements would have an imperceptible effect upon the operation of the Tarbock Island junction. Importantly, the additional trip generation compared to that for the 25,548 sq.m floorspace level is less than 5 two-way vehicle movements in each peak period.

National Highways have been consulted and have no objections to the relaxation of this restriction on occupation. The condition was originally requested by Highways England when the original application was being considered. The proposals will have no material impact on the local highway network.

RESIDENTIAL AMENITY

The amendment would not have adverse impact on the amenity of existing or future residents.

DESIGN, LAYOUT and LANDSCAPING

The proposed changes do not materially change the appearance of the approved buildings, nor are any layout or landscaping changes proposed.

OTHER ISSUES

Representations have been received from Cronton Parish Council and Whiston Town Council.

Whiston Town Council object on the grounds that the highway infrastructure is insufficient this will cause significant delays and congestion at the location the visual impact will also impact on local residents of the area.

Cronton Parish Council Objects to the planning application for the usage before the junction improvements and that this will not encroach further onto the country park boundary any further due to the 25% increase of the building.

The above points of objection were considered as part of the original application. The proposals do not propose any encroachment onto land within the proposals for a country park on adjacent land.

Conclusion

The proposal would be acceptable in terms of design, highway safety and residential amenity issues. The amendments are considered to be non material.

Recommendation

The non-material amendment be granted and condition 39 is amended to read:

- 39) No more than 25,548sqm square metres of floorspace subsequently approved as part of any reserved matters application shall be first brought into use until upcoming junction improvements to Tarbock Island have been commenced to the written satisfaction of the Local Planning Authority. The remaining floorspace approved as part of any reserved matters application shall not be first brought into use until upcoming junction improvements to Tarbock Island have been implemented to the written satisfaction of the Local Planning Authority.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
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Signed Case Officer: K Foster

Signed Authorising Officer: Alan Kilroe

Date: 26/1/23