

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00188/REM

APPLICANT: Alderley Holdings Ltd

WARD AFFECTED: St Gabriels

DEVELOPMENT: APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION 20/00187/OUT (OUTLINE APPLICATION FOR THE ERECTION OF THREE STOREY RETIREMENT APARTMENT BLOCK, COMPRISING 20 NO. 1 BED AND 20 NO. 2 BED APARTMENTS WITH COMMUNAL AREA TOGETHER WITH VEHICULAR ACCESS, CAR PARKING AND ASSOCIATED WORKS (LANDSCAPING RESERVED FOR FUTURE APPROVAL)) - APPROVAL SOUGHT FOR LANDSCAPING

LOCATION OF SITE: Land Adjacent Greenhill, The Orchard, Huyton, Knowsley, L36 5UZ

KNOWSLEY LOCAL PLAN ALLOCATION –

The Orchard Conservation Area
Primarily Residential Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment
CS21 - Greenspaces and Trees

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas
DQ4 - Trees and Development
DQ5 – Development in Conservation Areas

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

PLANNING HISTORY

An outline application for the same development was previously approved at the site, (20/00187/OUT approved 31/01/2022).

TECHNICAL CONSULTATIONS:

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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Arboricultural Officer – The new landscape plan is acceptable.

Conservation Officer – There should be more substantial screening in line with the outline approval.

Merseyside Environmental Advisory Service – The landscaping provision and nest box details are acceptable. A condition to secure landscaping is required.

Merseyside Fire and Rescue Service – Made comments in relation to Access for fire appliances Water supplies for fire-fighting purposes.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 67 neighbours. The council's Constitution requires that all applications to which 5 or more independent letters that raise material planning objections go to planning committee.

“iii) all applications to which 5 or more individual and independent letters have been received raising ‘material’ planning objections (as defined in Planning legislation)”;

The current application is for a reserved matters application in which the only matter to be considered is landscaping. This means that only representations relating to landscaping matters are material planning objections which can be taken into consideration when deciding this application. Issues such as highways safety or the principle of development have already been addressed at outline application stage and are therefore no longer material planning issues.

9 objections have been received to the application. All except one representation cover matters already dealt with under the previous outline application. These matters are therefore not material to the current application. As only 1 objection has been received raising material planning objections, this is less than the 5 objections required for an application to go to planning committee. Therefore, the application is due to be dealt with under delegated powers.

Landscaping

- The two trees currently behind my property do not appear on the landscape proposal and there seems to be no planting of new trees to give some level of privacy from being overlooked.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is a reserved matters application pursuant to outline permission 20/00187/OUT. The proposal is for a retirement apartment block of 40 units*.

The reserved matters applied for are the following:

- Landscaping

LANDSCAPING

Additional landscaping information was submitted with the application. It is considered that the landscaping scheme proposed is acceptable. This is supported by the views of the council's arboricultural officer and MEAS who has no objection to the development. In relation to tree planting near residents, there are 5 trees proposed to be planted at the southern boundary of the site. It is considered that this will provide adequate screening and privacy for residents.

Overall, it is considered that the development complies with core strategy policy CS21.

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THE ORCHARD CONSERVATION AREA

In relation to the potential road paving this would be dealt with under condition 5 of the outline application which requires details of access to be approved by the local planning authority. Further to the Conservation Officer's Amendments have been made to the tree planting to (back to fastigate species in line with the outline approval) this will ensure a thicker tree, which will have more of a screening effect and screen the building effectively from The Orchard.

OTHER MATTERS

In relation to other matters raised by residents, as the application is a reserved matters application For appearance and landscaping only, other issues previously addressed by the original outline application such as highways, impact on neighbour amenity etc cannot be re considered at this stage.

CONCLUSION

The proposal is acceptable and would not cause harm in relation to appearance or landscaping. The application complies with local planning policies and is recommended for approval.

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):-

- 1) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 2) Landscaping Implementation

All hard and soft landscape works shall be carried out in accordance with the details shown on the approved drawings (for the avoidance of doubt the hardstanding does not include the site access which must be approved under condition 5 of permission 20/00187/OUT). The works shall be carried out following substantial completion of development or prior to first occupation of any part of the development whichever is the sooner and establishment / maintenance works carried out in accordance with the approved details. Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location in the interests of visual amenity and to comply with Policies CS2, CS19 and CS21 of the Knowsley Local Plan Core Strategy adopted January 2016.

Informatives

- 1) Japanese Knotweed

If any Japanese Knotweed is on site they must be appropriately treated and disposed of in accordance with the Wildlife and Countryside act.

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SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
21/09/2022	201	Rev E	Proposed Landscaping Plan
10/08/2022	-	-	Nest box provision Specification
29/03/2022	00	Rev A	Location Plan

Andrew Hunt
22 September 2022

Alan Kilroe
6 October 2022