

Regeneration and Economic Development Department

APPLICATION NO: 21/00398/NMA1

APPLICANT: Witherslack Group

WARD AFFECTED: Roby

DEVELOPMENT: NON MATERIAL AMENDMENT TO PLANNING PERMISSION 21/00398/FUL
TO ALLOW THE INSTALLATION OF WATER TANKS

LOCATION OF SITE: Wheathill Riding Centre, Naylors Road, Roby, Knowsley, L27 2YA,

KNOWSLEY LOCAL PLAN ALLOCATION –

Green Belt - Multiple

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS5 - Green Belt

CS19 - Design Quality and Accessibility in New Development

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

NA

ARTICLE 35

NA

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for a non-material amendment following the grant of planning permission 19/00398/FUL allowing the demolition of existing buildings and the erection of a new secondary school building, multi-use games area and associated car parking and landscaping at the former Wheathill Riding School on Naylor's Road. The site neighbours Lakeside Special Needs Primary School and will allow students of that school to continue their education in an environment and area familiar to them. Approval is now sought to include two water tanks with screening to be located in the north east corner of the site adjacent the approved internal roundabout. The water tanks are required for fire fighting purposes. The tanks would be circular, and each would have a diameter of 3.45m with a distance of 0.23m between the tanks. Each tank would be 3.2m tall and would be partly shielded by hit and miss timber fencing 2.7m in height.

POLICY CONSIDERATIONS

The Local Planning Authority must have regards to whether the proposal would present a material change from the previously approved permission and what material effects it would have. The principal consideration for this application relates to the effect of the development on the visual amenity of the area and the openness of the Green Belt. The application complies with the above noted planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

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

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naylors road dlp.rtf

The design of the tanks is similar to that of agricultural silos and therefore acceptable in the context of the location of the site. The fencing around would be similar to that to be used elsewhere within the site. Due to the type, scale and location of the tanks and fencing the proposal would have little impact on visual amenity of the area and would have no more impact on the openness of the Green Belt than the approved scheme. No crime or anti-social behaviour issues are raised by the proposal. The application therefore complies with Policies CS2, CS5 and CS19 of the Local Plan.

HIGHWAYS

The proposal would involve the loss of three parking spaces which is considered acceptable with the number of spaces being provided. No other highways issues are raised.

RESIDENTIAL AMENITY

The application is for two relatively low level water tanks and there are no residential properties adjoining or in close proximity to the site, with the nearest residential property being in excess of 100m from the site entrance and on the opposite side of Naylor's Road. As such there are no residential amenity concerns. The application complies therefore with Policies CS2 and CS19 of the Local Plan.

CONCLUSION

As result of the proposal the overall appearance of the site would not be significantly different to that which was previously approved and the impact on the openness of the Green Belt and the visual amenity of the area would be negligible, whilst there would be no impact on the residential amenity of the nearest dwelling over 100m away. The application therefore constitutes a non-material amendment and would comply with relevant planning policies; it is consequently 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/01/2022	20034-C4P-AV-00-DR-A-0510	P19	Site Plan as Proposed
26/01/2022	20034-C4P-AV-ZZ-DR-A-6202	P2	Tank Elevations

Lee Osborne

4 February 2022

Alan Kilroe

4 February 2022

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

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