

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 23/02682/NMA

CASE OFFICER: Andrew Hunt

WARD: Roby

PARISH: N/A

LOCATION: Wheathill Riding Centre, Naylor's Road, Roby, Knowsley, L27 2YA

PROPOSAL: NON MATERIAL AMENDMENT TO APPLICATION 23/02682/FUL (DEMOLITION OF EQUESTRIAN BUILDINGS AND ERECTION OF 4NO. DWELLING HOUSES TOGETHER WITH ASSOCIATED INFRASTRUCTURE) TO ALLOW FOR CHANGES TO INTERNAL HIGHWAY LAYOUT

Site Description

The application site is a former equestrian centre located at the rear of Lakeside School to the south. To the north, east and west is agricultural land. A Public Right of Way is located to the North of the application site. The application site is located within the Green Belt as identified in the adopted Development Plan. It includes 1no. equestrian building, hardstanding associated with a previous planning consent for a further equestrian building and horse walker. The site is accessed off Naylor's Road under a shared access arrangement with Lakeside School. The access track is comprised of hardstanding and is 132m in length. Mature hedgerow is found along the access track together with vegetation towards the northern site boundary.

Proposal

The proposal is for a non - material amendment to the approved planning permission to change the approved plans. The changes include changes to internal highways layout.

Consultations

N/A

Representations

N/A

Planning History

The related main application for demolition of equestrian buildings and erection of 4 dwellings was approved (23/02682/FUL – approved 14/05/2024).

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Changes

The following are the main changes from the original approved plans:

- Alterations to Internal Highway Layout (the main change is a larger rumble strip area.)

The alterations to the internal layout are very minor in nature and do not affect the turning of vehicles or materially affect the layout of the site. As a result, the changes are not material.

Conclusion

The proposal would be acceptable in relation to appearance and highways would be a non-material change. The application complies with local planning policies and is recommended for approval.

<u>Signed Case Officer¹:</u>	<u>Andrew Hunt</u>
<u>Signed Authorising Officer²:</u>	<u>K Foster</u>
<u>Date:</u>	<u>7 June 2024</u>

Informatives

- 1) The following plans are approved;
 - a. Proposed Site Plan - 1944 PL 011- Rev H (received 16/05/2024)
 - b. Proposed Block Plan - 1944 PL 010 - Rev H (received 16/05/2024)

1 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

2 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed