

<u>APPLICATION NO:</u>	25/00066/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Shevington	<u>PARISH:</u>	
<u>LOCATION:</u>	Moorfield Centre, Moorfield, Tower Hill		
<u>PROPOSAL:</u>	SITING OF 1NO. STORAGE CONTAINER WITHIN CAR PARKING AREA TO THE REAR OF THE MOORFIELD CENTRE FOR STORAGE USE IN CONNECTION WITH UNIT 4.		

Site Description

The application site is located within the Moorfields Centre, shopping district, Tower Hill and is situated within a Primarily Residential Area in the Development Plan. The shopping district is defined as a local medium centre within the Core Strategy. The building comprises 8 no. retail units within the parade. The centre is accessed off Moorfield, taken from Shevington's Lane.

To the front of the centre (north/north-east) is customer parking and to the rear of the centre (south/south-west) is a service and delivery area as well as staff parking. The proposed area of development is located to the rear of Unit 4 and within an existing area of hardstanding; a turn-head within the rear car park / delivery area.

There is an existing shipping container to the rear yard and is maroon in colour.

To the south of the Centre lies Saints Peter and Paul Catholic Primary School and a green palisade fence and tree line provide boundary treatment. There are no residential properties close to the proposed site of development.

Proposal

The application seeks permission for the siting of 1 no. storage container within the rear delivery and car parking yard to the rear of the Moorfield Centre for storage use in association with Unit 4.

This will be located within an existing turn-head and will measure 6.1m in depth, 2.4m in width and 2.6m in height. The container will be green in colour.

It is stated to be used for storage of stock (soft drinks). The storage container is sought for a period of two years.

Consultations

Highways: No objections.

Representations

This application has been publicised by letters sent to seven neighbours. One letter of objection has been received as a result of publicity given to the application.

The letter of objection is summarised as concerns that the introduction of a storage container would make deliveries from the rear of the shop difficult for vehicles to manoeuvre and could result in health and safety concerns, especially if multiple deliveries arrive simultaneously. There is also a concern with pest control at the Moorfield Centre and concern of what the need for storage would be, as if for food produce it would be a health concern.

Planning History

No relevant planning history.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

The site is identified as a site allocated as a Primarily Residential Development in the adopted Unitary Development Plan. The Core Strategy defines the shopping district as a local medium centre. Therefore, a standalone storage container in association with a retail unit would be acceptable in principle, subject to compliance with local planning policy and guidance.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS12 - Principal Regeneration Area – Tower Hill

CS19 - Design Quality and Accessibility in New Development

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

H5 - Development within Primarily Residential Areas

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

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

Saved Policy H5 in the Replacement Unitary Development Plan states that new development within Primarily Residential Areas (or proposals for the change of use or redevelopment of existing buildings) which is for uses appropriate to a residential area will be permitted provided that the development (either by itself or in conjunction with other developments) would not:

- a) Have an unacceptable impact on the amenity of neighbouring occupiers by reason of noise, disturbance, overlooking, visual intrusion, smells, fumes, on-street parking or other causes; or
- b) Adversely affect the character or street scene of the area

The Householder Development SPD states that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces.

Design

The proposal will be a standalone shipping container to the rear yard of the Moorfield Centre. The proposed development will be single storey and be considered a suitable scale.

The proposed container would be green in colour which would be a suitable choice to integrate and harmonise with the green palisade fencing, trees and grassed sections. The proposal will be sited on existing hardstanding and will not be an incongruous or highly visible structure that would mitigate its visual prominence; moreover, it would be situated within a discrete location as to further minimise its appearance. Overall, it is considered the proposal would have a limited impact on visual amenities.

Although the proposal would appear more industrial in appearance, it would be sited within the service area where Biffa and Euro bins are stored with smaller storage cages and trolleys in association with the retail units of the Centre. It has been agreed that the proposed development would be granted permission on a temporary basis to allow the occupier time to find a permanent solution and therefore it would be acceptable, given where it is sited in a discrete location, to not request that the design be revised to integrate with the shopping district centre (i.e. brick face slip cladding etc) given it will not be a permanent addition to the unit.

The proposed development will be sited within 1m of the boundary fence shared with the Primary School and although this does raise some concerns on crime and security considerations, there is CCTV on the rear of Unit 4 with a view of the storage container which would help deter the threat of crime. The container itself also has security features to prevent it becoming a target for crime.

Regarding the layout and siting of proposal, the Planning Statement outlines that

locating the container closer to the building would potentially conflict with the occupiers of other units and would displace car parking, bin storage and delivery areas for Unit 4 and adjacent occupiers.

The security of the container would be suitable to alleviate any concerns on pest control issues, however, if the issues around this become worse it is a matter that Environmental Health would be able to investigate.

On the planning balance the location of the storage container is considered acceptable. The proposed development would have an acceptable design with a limited visual impact, be sited in an acceptable location, with limited serious security and crime concerns and have been considered through deterrents. Therefore, the proposal will have an acceptable design and raise no crime concerns and accord with Saved Policy H5.

Residential Amenity

The proposed development will be sited to the rear of the Moorfield Centre and next to the school's car park adjacent. The nearest residential dwelling is over 70m+ away (Fairhurst Road). No concerns are raised about amenity issues because of the proposal and the proposal is deemed to comply with Saved Policy H5.

Highways

The container is located within the turn-head within the rear yard and would leave an acceptable (over half the width of the turn-head) amount of space; together with the rest of the service yard to not prohibit refuse, service and delivery vehicles and staff vehicles to manoeuvre and park within the remainder of the rear yard.

The Council's internal Highway Authority have been consulted on the application and have raised no objections. Highways have outlined that where the storage container is proposed is private and no impact on the adopted highway (which commences at the car park exit onto Moorfield) would occur due to the proposal. Moreover, the proposed location within the turning head means that parking provision is not being removed and therefore no concerns are raised that this would lead to overspill into the public carpark or the wider area.

Therefore, the proposed development would have an acceptable impact, not raise any concerns on highway safety and parking and comply with Saved Policy H5.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

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

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) 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.

- 3) This permission is for a limited period only. The storage container hereby permitted and any associated works with the container shall be removed, and the land restored to its former condition no later than two years from the issue date of the Decision Notice.

Reason: To allow a suitable timeframe for the consideration of a more permanent solution.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06/02/2025	U4MC001	-	LOCATION PLAN
06/02/2025	U4MC003	-	PROPOSED SITE PLAN
27/01/2025	U4MC	-	PLANNING STATEMENT

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

02/04/2025

Informatives

Not applicable.

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