

Regeneration and Economic Development Department

APPLICATION NO: 22/00125/FUL

APPLICANT: Mr Paul Fennichie

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: EXTERNAL ALTERATIONS TO PROVIDE A ROLLER SHUTTER OPENING

LOCATION OF SITE: Glen Dimplex Site , Stoney Lane, Rainhill, Prescot, L35 2XW, ,

KNOWSLEY LOCAL PLAN ALLOCATION –

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

Primary Industrial Area - Primarily Industrial Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS7 - Transport Networks

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

ENV2 - Noise and Vibration

EC3 - Primarily Industrial Areas

National Planning Policy Framework

TECHNICAL CONSULTATIONS:

Whiston Town Council - No Comments Received

Environmental Health - No objections

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 45 neighbours.

There have been 2 letters of objection (1 was subsequently withdrawn) 0 letters of support and 0 letters of comment,. The representations are summarised as follows:-

- Cant see how big the opening would be
- What will the door be used for ?
- Will it be used regularly
- Will it be used late at night or early in the morning?
- The road (Stoney Lane) should be taken into consideration as the road is very busy plus it is close to a bend in the road.

These queries have been answered in an E mail to the objector. He has responded by saying what if the working patterns change. From the planning history it would appear that there are no fixed hours for this business to operate and therefore in theory the working hours could change at any time.

ARTICLE 35

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

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presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

PROPOSAL

This application relates to an existing commercial premises Glenn Dimplex (Formerly Stoves) on Stoney Lane, Whiston. It is proposed to insert a roller shutter door in one of buildings towards the rear of the site.

The roller shutter opening would measure 3.6m (H) by 6.4m (W) .

The building would be used for the storage of parts for fridges and would be in operation between 7am -3pm Monday- Thursday and 7am -11am on Friday.

The only vehicle accessing the building would be a fork lift truck.

The roller shutter door would have a galvanised finished.

POLICY CONSIDERATIONS

The proposal would be acceptable in principle in in primarily industrial area and would be in compliance with the Local Plan policies listed above.

DESIGN & APPEARANCE

The door would be sited towards the rear of the site and would not be directly visible from any nearby residential dwellings. In this instance given that it would be largely hidden from public view a galvanised finish would be acceptable.

NOISE ISSUES

As the shutter is only proposed to be used during working hours 7am – 3pm Environmental Health officers have raised no objections with regards to noise and disturbance.

TRAFFIC ISSUES

The proposal would not result in any increase in the number of vehicles to/from the site and therefore presents no highway safety issues.

CONCLUSION AND REASON FOR DECISION

The proposal would be acceptable in terms of design and appearance and such a door is commonly found in commercial premises. There are no issues relating to noise or highway safety.

The proposal would be in compliance with the Local Plan policies listed above.

RECOMMENDATION:

That planning permission be granted subject to the following conditions.

- 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).

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- 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
10/03/2022	1	-	LOCATION PLAN
24/02/2022	2	-	EXISTING AND PROPOSED SITE PLANS
24/02/2022	3	-	EXISTING AND PROPOSED FLOOR PLANS
24/02/2022	4	-	EXISTING AND PROPOSED ELEVATIONS

Informatives

None required

Mark Quinn
26 April 2022

Alan Kilroe
28 April 2022

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