

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00682/FUL

APPLICANT: Hardwood Sales Ltd

WARD AFFECTED: St Gabriels

DEVELOPMENT: ALTERATIONS TO EXISTING VEHICULAR ACCESS POINTS TO CREATE A SINGLE VEHICULAR ACCESS POINT TO CAR PARK TOGETHER WITH CREATION OF HARD STANDING AREA FOR STORAGE/COMMERCIAL USE RESULTING IN THE LOSS OF 18NO CAR PARK SPACES

LOCATION OF SITE: Hardwood Sales, Ellis Ashton Street, Huyton, L36 6BN

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Industrial Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

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

EC3 - Primarily Industrial 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

Several previous applications have been approved at the site, there is currently a related application at the site for the reopening of a previous access, (21/00489/FUL).

TECHNICAL CONSULTATIONS:

Highways – No objection subject to conditions in relation to, parking, access and levels.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours. No representations have been received on the application.

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\i1ys56ie\21-00682 - hardwood sales ellis ashton street huyton l36 6bn.doc

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the alterations to existing vehicular access points to create a single vehicular access point to car park together with creation of hard standing area for storage/commercial use resulting in the loss of 18no car park spaces.

POLICY CONSIDERATIONS

The application site is situated within a Primarily Industrial Area. The proposed development is for a new access arrangement and would not affect the existing use. It is therefore acceptable in principle.

The application complies with policies CS2, CS7 and CS19 of the Knowsley Core strategy and policy EC3 of the Unitary Development Plan.

HIGHWAY SAFETY

The access for the site would be acceptable in relation to highway safety. This is supported by the views of the council's Highways department who have no objection to the proposal subject to conditions in relation to parking, access and level improvements. There would still be sufficient parking spaces to serve the site. Overall, the application complies with Core Strategy Policy CS7.

CONCLUSION

The proposal is acceptable in relation to highway safety. 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 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) Level Connection Works

No part of the development shall be brought into use until a scheme outlining level correction works for the site access as outlined on Site Plan Drawing A(10)-50 Revision C have been submitted to and agreed in writing by the Council as Local Planning Authority. The scheme shall be implemented as agreed before any part of the development has been brought into use

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\i1ys56ie\21-00682 - hardwood sales ellis ashton street huyton l36 6bn.doc

Reason: In order to ensure level access to the site.

4) Visibility Splay

No part of the development shall be brought into use until visibility splays of 2.4 metres by 43.0m metres, have been provided at both proposed (site access) junctions with Ellis Ashton Street. The splays shall be provided clear of obstructions to visibility above the height of 0.6 metres measured from the footway/verge level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To ensure adequate visibility at the junction or site access is made and maintained, and to comply with Policy CS19 of the Core Strategy, adopted January 2016.

5) Parking and Manoeuvring

The development shall not be brought into use until the areas indicated on Site Plan Drawing A(10)-50 Revision C be set aside for parking, servicing, vehicular manoeuvring (including provision for pedestrians/cyclists) have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown. These areas shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

Informative

1) Highway Works

It is an offence to carry out any works within the public highway without the permission of the Highway Authority. The grant of planning permission does not negate the need for the submission and approval of highway engineering details for inclusion in an agreement under the Highways Act 1980. The applicant is advised to contact the site development team, email: SiteDevelopment@knowsley.gov.uk to discuss the matter further.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/04/2022	21- 1073	C	Proposed Site Plan
22/11/2021	-	-	Design and Access Statement
28/03/2022	-	-	Highways Technical Note
28/03/2022	-	-	Vehicle Tracking 1
28/03/2022	-	-	Vehicle Tracking 2
22/11/2021	-	-	Location Plan

Andrew Hunt

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\i1ys56ie\21-00682 - hardwood sales ellis ashton street huyton l36 6bn.doc

04 May 2022

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\i1ys56ie\21-00682 - hardwood sales ellis
ashton street huyton l36 6bn.doc