

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 25/00390/REM

CASE OFFICER: Andrew Hunt

WARD: St Gabriels

PARISH: Tarbock
Parish Council

LOCATION: Land Adjacent To 2 Sandy Meadows, Wheathill Road, Huyton,
Knowsley, L36 5UT

PROPOSAL: RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE
PERMISSION 22/00092/OUT - APPROVAL SOUGHT FOR
LANDSCAPING

Site Description

The application site is an irregularly shaped piece of land to the east of 3 dwellings at Sandy Meadows. It is accessed from Wheathill Road to the west. There are other residential dwellings to the north, west and east with a wooded motorway embankment to the south.

Proposal

The proposal is a reserved matters application for the erection of 1 dwelling. All matters other than landscaping have already been approved at outline application stage.

Consultations

Landscaping – No objection.

Merseyside Environmental Advisory Service – No Objection.

Representations

This application has been publicised by letters sent to 11 neighbours and by a site notice. No representations have been received.

Planning History

22/00092/OUT - OUTLINE APPLICATION FOR THE ERECTION OF ONE
DWELLING (LANDSCAPING RESERVED) - approved - 20.07.2022.

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

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

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS8 - Green Infrastructure
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees

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

DQ4 - Trees and Development

Article 35 Statement

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.

ISSUES AND ASSESSMENT:

LANDSCAPING

Part 10 of policy CS21 states that the Council will encourage proposals for new development to incorporate:

a) Retention of existing trees, woodland, vegetation and other habitat features which offer a positive contribution to the local environment in terms of visual amenity, recreation value or biodiversity/wildlife interest;

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

- b) Appropriate planting of trees, other soft landscaping and installation of habitat features for the benefit of biodiversity; and
- c) Adequate replacement provision where tree loss is unavoidable, comprising two additional trees for every tree lost and taking account of species and size.

Additional landscaping information was submitted with the application. It is considered that the landscaping scheme proposed is acceptable and would provide appropriate landscaping. This is supported by the views of the council's landscape officer and has no objection to the development. Overall, it is considered that the development complies with core strategy policy CS21

ECOLOGY

Part 2 d of Core Strategy Policy CS8 states that planning will be used to d) Protect, enhance and/or introduce biodiversity into existing areas of Green Infrastructure, through integration into the design of new development and public realm projects.

Whilst biodiversity net gain is not required for the application, the applicant has included measures which support biodiversity improvements. The proposal would provide appropriate biodiversity habitats through the provision of suitable landscaping areas. This view is supported by the council's ecological advisers who have no objection to the proposal. Overall, it is considered that the development complies with core strategy policy CS8.

CONCLUSION

The development is acceptable in relation to landscaping and ecology. The proposed development complies with policies included within the Core Strategy (2016), Knowsley Replacement Unitary Development Plan (saved policies 2009) and National Planning Policy Framework (2019).

RECOMMENDATION:

That planning permission be granted subject to the following condition(s):-

1) Plans

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:-

- a. Proposed Landscaping scheme – Revised - (Received 06/08/2028)
- b. Proposed Site Plan – (Received 23/06/2025)
- c. Location Plan – (Received 23/06/2025)

Reason: For the avoidance of doubt.

Pre Commencement

2) Landscaping Implementation

All hard and soft landscape works shall be carried out in accordance with the details shown on the approved drawings. The works shall be carried out in the first available

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

planting season and establishment / maintenance works carried out in accordance with the approved details. Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location in the interests of visual amenity and to comply with Policies CS2, CS19 and CS21 of the Knowsley Local Plan Core Strategy adopted January 2016.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

Alan Kilroe

Date:

12 August 2025

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

INFORMATIVES

1) N/A

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\4817c3at\25-00390 - ful 2 sandy meadows wheathill road huyton.docx