

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00477/FUL

APPLICANT: The Gate

WARD AFFECTED: Page Moss

DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE EXTENSION TO COMMUNITY BUILDING

LOCATION OF SITE: The Gate (Community Centre), 600 Princess Drive, Huyton, L14 9NQ

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

CS9 - Principal Regeneration Area – North Huyton and Stockbridge Village

CS19 - Design Quality and Accessibility in New Development

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

H5 - Development within Primarily Residential 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, Including the erection of a single storey resource centre, (01/00183/FUL approved 29/05/2021).

TECHNICAL CONSULTATIONS:

Environmental Health – No objection subject to conditions in relation to, gas protection measures, contamination, a construction management plan, construction hours and fixed plant noise levels and an informative in relation to doors and windows.

Merseyside Fire and Rescue – No objection subject to informatives.

NEIGHBOUR NOTIFICATION:

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PS/DC/OP04/05	003	23/9/02

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This application has been publicised by letters sent to 33 neighbours. Two representations have been received consisting of the following main points:

- I'd be grateful if further information could be provided. Would the extension change the function of the community centre e.g. function room, open later hours for parties, etc?
- I would like more information as to the reason for the extension as I have had noise problems from the gate, we're by I have complained to a lady I think was called Karen.
- They have a football match which is good for the children but not when the balls call over into my garden several times the music is so far too loud that you can't sit in your garden.
- Due to the time scale for me can you tell me if this extension will put the noise level up as this is the issue I am complaining about.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of single storey side extension to community building.

POLICY CONSIDERATIONS

The application site is situated within a Primarily Residential Area. The proposed development is for an extension to an existing use and therefore would be acceptable in principle.

The application complies with policies CS2, CS9 and CS19 of the Knowsley Core strategy and policy H5 of the Unitary Development Plan.

DESIGN, ACCESS AND CRIME PREVENTION

The extension would be located within a residential area. However, there is an established single storey community building at the site. The design of the extension would match that of the main building in relation to height, design and materials. Therefore, there would be no harm to the street scene from the proposal. The application raises no crime or anti-social behaviour issues.

AMENITY

The development is relatively small scale compared to the existing facility and would involve the extension of the building in a straight line towards the northeast. There would not be an adverse impact on the amenity of 598 (in relation to light, outlook or privacy) from the development as it would be single storey and set back from the boundary.

The existing opening hours for the building are 9am to 9pm Monday to Saturday. However, the applicant is also proposing the same hours on a Sunday. It is considered that these opening hours will not adversely affect amenity, this is supported by the views of Environmental Health who have no objection to the proposed opening hours. The opening hours can be secured via a condition.

Overall, it is considered that there would be no harm to amenity subject to conditions. This is supported by the views of the council's Environmental Health team who have no objection to the development subject to conditions. However, it is considered that a condition in relation to a construction management plan would be neither reasonable or proportionate due to the small scale of the extension, the existing use of the site for a community building and the extensive car parking areas within the site, which could be utilised by contractors.

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There may be the potential for noise to escape from the building during activities, however this can be managed and an informative is proposed which recommends doors and windows are closed whilst any music is played. However, should this be insufficient there are Environmental Health power to declare a nuisance and to take appropriate action.

HIGHWAY SAFETY

In relation to highway safety, the access for the site would remain unchanged. There would still be a large number of parking space which are sufficient to serve the site. Overall, the application complies with Core Strategy Policy CS7.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring premises or 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) Gas Protection Measures – Verification Report

Gas protection measures should be installed in the extension to the same specification as those installed in the building built under 09/00293/FUL. A verification report of these works (including specification details, design plans, installation, inspection, and validation details etc...) should be submitted in writing to the Council for approval prior to any works commencing on site.

Reason: In order to protect occupiers from exposure to harmful gas.

- 4) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

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Reason: In order to protect residents from harmful contamination.

5) Importation of Soil/Material

No soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: In order to protect residents from harmful contamination.

6) Materials Management Plan

Prior to the reuse of site won materials ('waste' and non-waste) a Materials Management Plan, signed off by a Qualified Person, shall be submitted to and agreed in writing with the local planning authority. The MMP shall demonstrate that any reuse of contaminated materials do not result in increased risk to the environment or human health.

Reason: In order to protect residents from harmful contamination.

7) Construction Hours

No construction work, including demolition and deliveries to and from the site shall take place on the site except between the hours:

08.00 - 18.00 Monday to Friday;
08:00 - 13:00 hours Saturday.

No work shall take place on Sundays or on Public Holidays.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policies S2 and H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

8) Opening Hours

The single storey extension hereby approved shall not be used outside the hours of 09:00 – 21:00.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policies S2 and H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

Informative

1) Merseyside Fire and Rescue – Cover Letter

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2) Doors and Windows

Noise associated with activities in the extension could cause potential noise nuisance to nearby residential properties. It is recommended that doors and windows are to remain closed apart from when being used for egress and access, whilst music / microphone is being played from the proposed extension.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
30/09/2021			Opening Hours Info
31/08/2021	-	-	Planning Statement
21/07/2021	2A	-	Proposed Plans and Elevations
04/06/2021	1	-	Existing Plans and Elevations
04/06/2021	-	-	Location Plan

Andrew Hunt

11 October 2021

Alan Kilroe

12 October 2021

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