

Regeneration and Economic Development Department

APPLICATION NO: 22/00003/KMBC1

APPLICANT: Knowsley Council

WARD AFFECTED: Prescott North

DEVELOPMENT: VARIATION ON CONDITION NUMBER 1 OF PLANNING PERMISSION
20/00614/KMBC1 TO ALLOW ITS USE AS A COMPOUND UNTIL 31.12.2022.

LOCATION OF SITE: West Street Garage and land at Junction of Derby Street and Church Street, West Street,
Prescot, Knowsley, L34 1LQ

KNOWSLEY LOCAL PLAN ALLOCATION:

Conservation Areas - Prescott Conservation Area

Strategic Road Network - Strategic Road Network

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

Knowsley Local Plan: Core Strategy:

CS2: Development Principles

CS7: Transport Networks

CS19: Design Quality and Accessibility in New Development

CS20: Managing the Borough's Historic Environment

Saved Policies – Knowsley Replacement Unitary Development Plan (adopted June 2006):

DQ4: Trees and Development

DQ5: Development in Conservation Areas

TECHNICAL CONSULTATIONS:

Conservation & Design Officer - No comments received.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours. It has also been advertised by two site notices and a notice in the local press. No representations have been received as a result of the publicity given to the application.

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

PLANNING HISTORY:

APP. NO: 20/00614/KMBC1
PROPOSAL: CHANGE OF USE OF LAND TO FORM CONTRACTOR WELFARE FACILITIES (USE CLASS E) AND CHANGE OF USE OF GARAGES FOR STORAGE (USE CLASS B8) FOR A TEMPORARY PERIOD UNTIL 31/03/2022.
DECISION: Granted with conditions
DECISION DATE: 22 March 2021

APP. NO: 12/00602/FUL
PROPOSAL: ERECTION OF A THREE STOREY APARTMENT BLOCK COMPRISING OF 3NO. TWO BEDROOM APARTMENTS TOGETHER WITH CONSTRUCTION OF A NEW VEHICULAR ACCESS AND ASSOCIATED WORKS (GARAGE BUILDING TO BE DEMOLISHED)
DECISION: REF
DECISION DATE: 19 December 2012

APP. NO: 12/00603/CON
PROPOSAL: CONSERVATION AREA CONSENT SOUGHT FOR THE DEMOLITION OF GARAGE BUILDING.
DECISION: REF
DECISION DATE: 19 December 2012

APP. NO: 10/00295/FUL
PROPOSAL: ERECTION OF A THREE STOREY HIGH TERRACED BLOCK COMPRISING OF 2NO. TWO BED & 2NO. THREE BED DWELLINGS WITH INTEGRAL GARAGES, CONSTRUCTION OF A NEW VEHICULAR ACCESS, CAR PARKING, NEW BOUNDARY TREATMENTS TOGETHER WITH ASSOCIATED LANDSCAPING.
DECISION: REF
DECISION DATE: 28 October 2010

APP. NO: 10/00432/CON
PROPOSAL: DEMOLITION OF GARAGE BUILDING
DECISION: REF
DECISION DATE: 13 October 2010

Land at Derby Street/Church Street

K/6907 – 4/48 sheet advert hoardings – Granted September 1982.

PROPOSAL:

The application relates to an existing vacant garage building on West Street close to the junction with Church Street and also to an area of vacant land at the junction of Church Street and Derby Street.

Planning permission was granted in March 2021 to change of use of land to form contractor welfare facilities (Use Class E) and change of use of garages for storage (Use Class B8) for a temporary period until 31/03/2022. Both compounds have proved hugely beneficial to the main and sub-contractors who are working on the construction of Shakespeare North Playhouse located to the east.

The open space has been used for additional welfare facilities (required to facilitate social distancing during the Covid pandemic). The garage building has been used for storage of some materials and equipment prior to use on site.

Main construction was due to end by 31 March 2022 but the programme has been extended to May 2022. There will then be a period of internal fitout. Public realm works to the bus station at the front of the Shakespeare North will also extend beyond March 2022, which means that the requirement for additional welfare facilities and the storage of some materials, furniture or equipment will be required beyond 31 March 2022 and until 31 December 2022.

POLICY CONSIDERATIONS:

Both sites are allocated as primarily residential areas within the Prescot Town Centre conservation area.

ASSESSMENT:

Design, heritage, amenity, highways issues and trees were considered under the previous application and these are summarised below:

Design and heritage:

Under planning application 20/00614/KMBC1, it was stated that the use of the corner site as a compound would have a harmful effect (minor harm) on the experience of the settings of the Listed Buildings particularly 34 Church Street, 2 Derby Street and 3 High Street (Masonic Hall), and also affect the character and appearance of the conservation area.

It was concluded that given that this development is required in connection with the development of Shakespeare North the development gives rise to public benefits (associated with the regeneration of Prescot) which can be weighed against the temporary harm to the settings of the listed buildings.

The previous report went on to state that the proposed uses are acceptable as any impacts on heritage will be temporary and the applicant has confirmed that on cessation of the use the vacant land would be restored to its previous condition.

There have been no material planning policy changes since the determination of the previous planning application and therefore, the conclusions remain the same.

The restoration of the land to its previous condition can be secured by planning condition.

Highways:

The sites are accessed off West Street and Church Street. There is little vehicular traffic associated with the current use.

Trees:

A group of trees is sited to the rear of the Church Street/Derby Street site. The tree reports submitted demonstrate that the trees can be adequately protected subject to the method statement for the removal of the hard standing.

The proposal would therefore be in compliance with saved UDP policy DQ4.

Amenity:

A concern often associated with such welfare facilities is with generators serving the units running overnight. However, the site is operational already without harm.

There are some residential dwellings close by but not immediately adjacent to the application sites.

The sites are immediately adjacent to the town centre so a certain level of noise and disturbance would be expected in such a location. The compound and garage would be used between the hours of 08:00 and 17:00.

In conclusion the proposals for a temporary period would not have any adverse impacts on residential amenity and would be in compliance with Local Plan policy CS19.

Conclusion and reason for decision:

This proposal is for a temporary period to provide additional storage and welfare facilities required for the Shakespeare North development due to Covid 19 restrictions. The site will also now be used in association with the improvements to the Bus Station where welfare facilities will be required up until December 2022. The proposal is acceptable in terms of amenity, highway safety, trees and heritage impacts subject to conditions relating to the temporary use and the reinstatement of the land.

The proposal would be in compliance with the relevant local plan policies listed above.

RECOMMENDATION:

Grant planning permission subject to the following conditions:-

- 1) This permission is for a limited period only. The contractor cabins, hoardings and storage hereby permitted and any buildings, structures, hardstandings, enclosures, ancillary works or other groundworks associated with the proposed use shall be removed and the land restored on or before 31st December 2022. The land shall be restored in accordance with a scheme which has been previously submitted to and approved in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to re-assess the proposal on the expiry of the permission having regard to saved UDP policy DQ5 and Local Plan policies CS19 and CS20.

- 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
14/10/2020	AS/237/2020	-	LOCATION PLAN
23/11/2020	GF DR A 0015	P2	SITE LAYOUT
23/11/2020	DR 0005	C01	2.4M HOARDINGS
10/02/2021	APPENDIX 1		PLAYHOUSE TIMELINE ARTWORK
16/12/2020	-	-	CABIN SPECIFICATION AND PHOTO
23/11/2020	20/00068	-	ARBORICULTURAL METHOD STATEMENT

Informatives

None.

Jo Sheridan

17 February 2022

Alan Kilroe

17 February 2022