



Planning and Development Control
Knowsley Council
Nutgrove Building - Second Floor
Westmorland Road
Huyton, Knowsley
L36 9FB

5TH July 2023

Dear Sirs

RE: PLANNING PERMISSION – REPLACEMENT OFFICE AND STORE FOR MIXED COMMERCIAL AND AGRICULTURAL USE
AT LAND AT NETHERLEY ROAD, TARBOCK GREEN, KNOWSLEY , L35 1QE

The subject application seeks full planning permission for the demolition of existing structures and replacement of dilapidated former office and storage facilities with the proposed purpose-built office, workshop and store at Netherley Road for continuation of use by the mixed operation (commercial recycling (brownfield site) and agricultural land. Prepared by OS Planning LTD [the Agent] on behalf of our client, Prescott Farms LTD [The Applicant].

The application is submitted to Knowsley Metropolitan Borough Council and is to be assessed in line with Section 38(6) of the Planning and Compulsory Purchase Act 2004 whereby it provides that where regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The application site extends to 2.078 hectares and comprises a large area of hardstanding enclosed by natural established boundaries and a bunded screened area, this being the commercial operations, with 1.065 hectares being allocated as agricultural land. Permission was granted under application 22/00760/FUL for widening and access improvement to the entrance of the site (dated 6th March 2023).

Both uses utilise the extant access located off Netherley Road, in between the settlements of Tarbock and Tarbock Green as shown below:

The subject site and existing structures are as shown below:



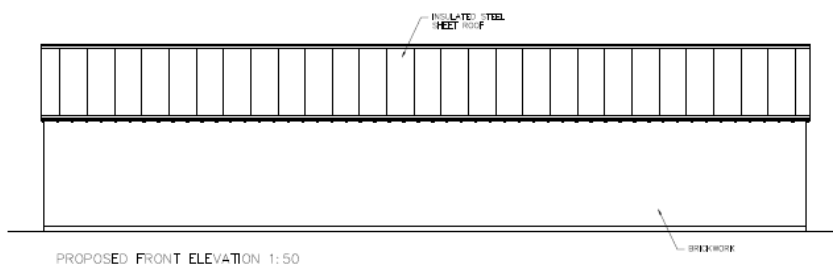
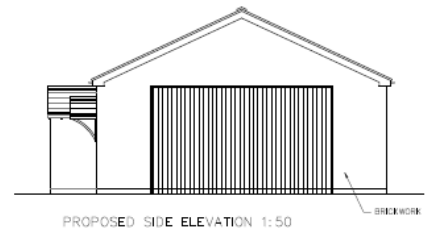
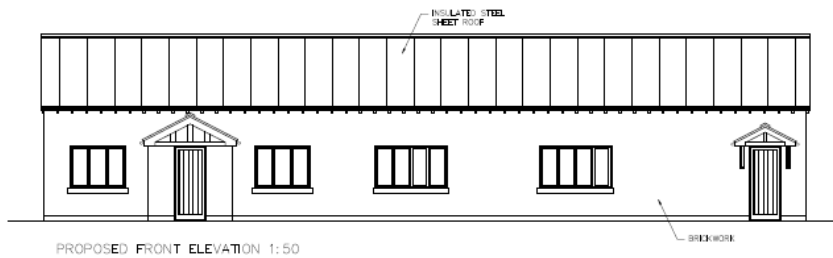
07815 105595 olivia@osplanning.co.uk

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APPEARANCE

The proposed building is as shown below:



USE

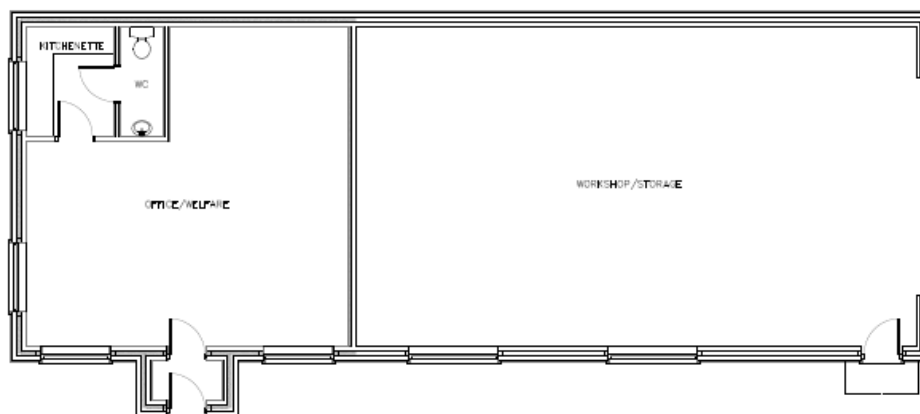
The subject application has been prepared to address the needs of the business and provide necessary on-site office and administration space together with staff welfare and secure storage facilities.



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The use is as described and shown on the following extract (Floor plan)



PROPOSED FLOOR PLAN 1:50

AMOUNT

The proposed building will be designed as such, to sit in line with the wider development on the footprint of existing facilities.

The building extends to 30m x 8m (240 sq m(2500 sq ft) with max eaves height of 4m and ridge of 5m. Circa 64 sq m of office space the remainder is store and workshop

LAYOUT

The site is already an established development, and the natural topography is to be retained.

SCALE & MASSING

Full detail can be observed from accompanying drawings however the proposal will secure the future of the business and applicants security. The site has been subject to vandalism and theft already.

MATERIALS

The building will be constructed of brick and block with insulated roof sheet. UPVC windows and door. Roller shutter door.

PARKING

The proposal also provides adequate car and motorcycle parking in line with the Local Authority standards together with covered cycle parking. The parking is as existing. No change



PART SITE PLAN 1:200



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LANDSCAPING

The proposed scheme is based around the current built environment, it will remove existing dilapidated facilities. Hardstanding will remain as existing. Established boundaries will be retained. No alteration to the landscaping and no encroachment on to adjoining land.

DRAINAGE

To be connected to new treatment plant to accommodate kitchen and staff toilet

SERVICES

The unit will connect to existing services, mains water and electricity.

NOISE

The proposed site will not be affected by noise other than from existing sources.

PLANNING POLICY

The relevant development plan for consideration against the proposed development is the NPPF and Knowsley Local Plan Core Strategy (January 2016), with some saved policies from the Knowsley Replacement Unitary Development Plan (June 2006).

The National Planning Policy Framework (NPPF) dated July 2021, contains the Government's most up-to-date planning guidance. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a significant material consideration in the determination of this application. The overall emphasis of the NPPF is to reiterate the Government's key objectives of facilitating economic growth and securing sustainable development.

Furthermore:

On 6th March 2014 the Department for Communities and Local Government launched the online Planning Practice Guidance (PPG) as a web-based resource to further simplify and bring together planning practice guidance for England in an accessible and usable way. The PPG is intended to assist practitioners and provide further guidance on the interpretation of national planning policy within the NPPF. It is therefore a significant material consideration in the determination of the application.

The NPPG emphasises the importance of good design and making effective use of land. It recognises design as an integral part of sustainable development. Good design 'responds in a practical and creative way to the function and identity of a place'. With regards to supportive more effective uses of land, the NPPG provides guidance on what tools and evidence should be used in the determination of applications.

In respect of local planning policy:

The site is located within the Knowsley Green Belt. The NPPF guidance on developments in the green belt state that certain forms of development are not inappropriate provided they preserve the openness of the green belt and do not conflict with the purposes of including the land with the Green Belt. An exception being "the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces".



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The proposal supports the principles set under Policy CS1 – Spatial Strategy for Knowsley: states how and where the spatial development of Knowsley will be achieved by 2028. CS2 – Development Principles: states that development in Knowsley should support the principle of sustainable development including economic, environmental, and social factors. CS4 – Economy and Employment: states that employment development must support sustainable economic growth by providing sufficient land to meet employment demands and enhancing the quality and efficiency of land for employment.

In summary, it is strongly considered that the proposals accord with all relevant local and national planning policies. Furthermore, the proposed design, scale and use will minimise any harm arising as the use and scheme proposed is set to replace the extant facilities.

The proposed development represents a high-quality sustainable form of development. The proposal constitutes sustainable development in accordance with the NPPF and Development Plan when taken as a whole. The proposals would deliver positive economic, social and environmental benefits which should be afforded significant weight in the determination of this planning application.

It is therefore concluded that there is no reasonable grounds reason to withhold planning permission for the scheme and the proposed development therefore we welcome your feedback.

We look forward to hearing from you at your earliest convenience.

Kind regards

Yours sincerely

Mrs Olivia Starkey
OS PLANNING AND DEVELOPMENT



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