

<u>APPLICATION NO:</u>	20/00063/NMA2	<u>CASE OFFICER:</u>	Jo Sheridan
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	Plot 2 - Land To North Of Railway Line Bounded By Lower Road Greensbridge Lane And Ditton Brook Watercourse, Halewood; And Plot 4 - Land To South Of Railway Line Bounded By Finch Lane, Baileys Lane And Higher Road, Halewood		
<u>PROPOSAL:</u>	NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 20/00063/FUL (RESIDENTIAL DEVELOPMENT FOR THE ERECTION OF 413 NO. DWELLINGS COMPRISING; PLOT 2 - ERECTION OF 98 NO. DWELLINGS AND THE CREATION OF VEHICULAR ACCESS FROM GREENSBIDGE LANE; PLOT 4 - ERECTION OF 315 NO. DWELLINGS AND THE CREATION OF VEHICULAR ACCESS FROM BAILEYS LANE; TOGETHER WITH ASSOCIATED WORKS (LANDSCAPING, ACCESS, ROADS, SEWERS, SUBSTATIONS, DRAINAGE, ENGINEERING WORKS TO FORM SURFACE WATER STORAGE AREAS AND OTHER INFRASTRUCTURE) - AMENDMENT SOUGHT TO ALLOW FOR CHANGES TO APPROVED PLANS COMPRISING OF REVISED VEHICULAR ACCESS TO SWALE AND RESITING OF SUBSTATION		

Site Description

The site subject of this non material application relates to the Bellway site to the north of the East of Halewood development site. The site is currently under construction.

Proposal

The application seeks to make a non material amendment to 20/00063/FUL for the following:

- Revised vehicular access to swale;
- Resiting of the substation; and
- Amendments to the design of the substation

Revised vehicular access to swale:

A vehicular access has been added to access the swale.

Resiting of the substation:

The location of the substation has been moved to the east to accommodate the vehicular access to the swale.

Amendments to the design of the substation:

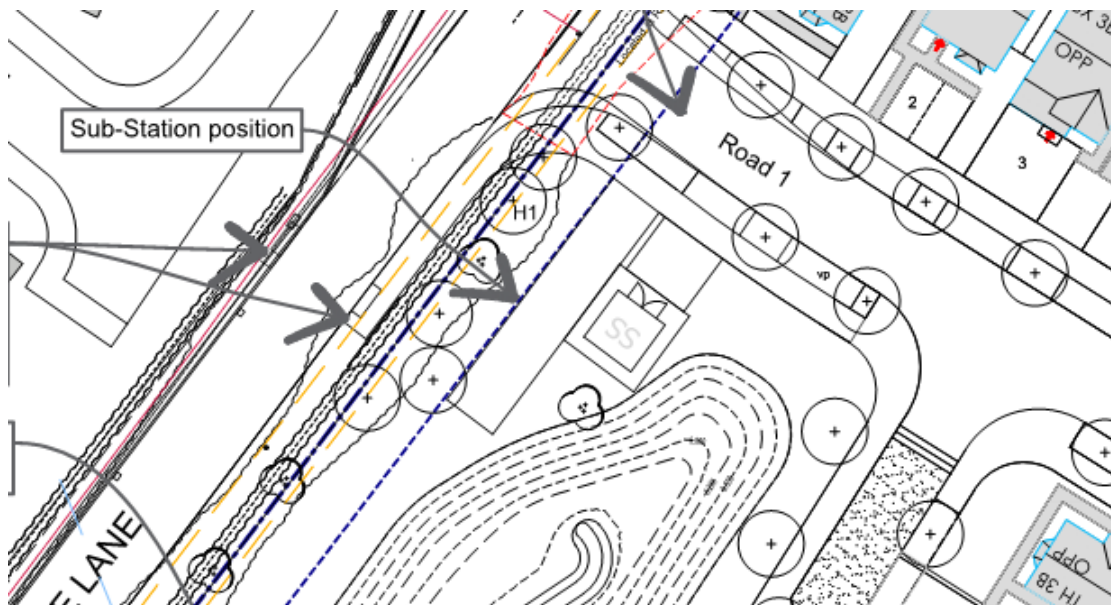
The sub station would be 4m wide; 4m deep; 2.64m high to the eaves and 4m high to the ridge. The roof would be pyramidal. The previously approved sub station was 4m wide;3.6m deep; 2.6m high to the eaves and 4.1m high to the ridge. The roof was pitched.

The proposed materials for the substation are:
Brick - Manchester Brick Barcombe Blend

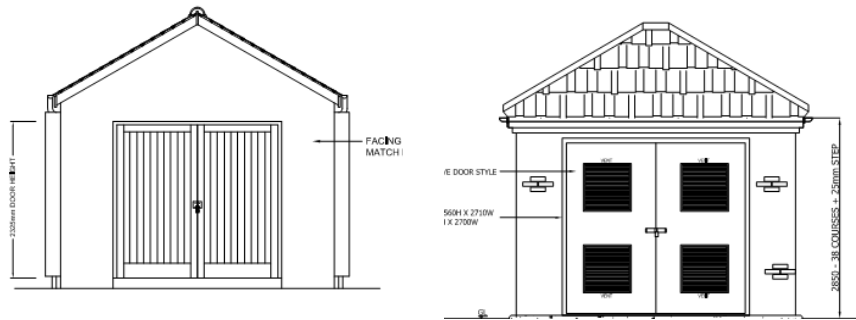
Roof Tile - Marley Modern Duo Smooth Grey
Doors - Black



Drawing No. BHNW070 PL01N Rev N



Drawing No. BHNW070 PL01N Rev R



Originally proposed substation

Proposed substation

Consultations

Highways: No objections.

Representations

The application is for a non material amendment and no publicity was undertaken.

Planning History

20/00063/FUL: Residential development for the erection of 413 no. Dwellings comprising; plot 2 - erection of 98 no. Dwellings and the creation of vehicular access from Greensbridge Lane; plot 4 - erection of 315 no. Dwellings and the creation of vehicular access from baileys lane; together with associated works (landscaping, access, roads, sewers, substations, drainage, engineering works to form surface water storage areas and other infrastructure).

20/00063/NMA: Non material amendment following the grant of planning permission 20/00063/FUL for residential development for the erection of 413 no. dwellings comprising; plot 2 - erection of 98 no. dwellings and the creation of vehicular access from Greensbridge Lane; plot 4 - erection of 315 no. dwellings and the creation of vehicular access from baileys lane; together with associated works (landscaping, access, roads, sewers, substations, drainage, engineering works to form surface water storage areas and other infrastructure) to allow for changes to replacement of house types with tile hangings to brick versions; replacement of tiles on apartment blocks from smooth brown concrete plain to farmhouse brown clay tiles.

20/00063/NMA1: Non material amendment following the grant of planning permission 20/00063/FUL for residential development for the erection of 413 no. dwellings comprising; plot 2 - erection of 98 no. dwellings and the creation of vehicular access from Greensbridge Lane; plot 4 - erection of 315 no. dwellings and the creation of vehicular access from baileys lane; together with associated works (landscaping, access, roads, sewers, substations, drainage, engineering works to form surface water storage areas and other infrastructure) to allow for (i) changes to approved brick types northern site from fortterra woodside mixture / fortterra lindum cottage reserve to brick types manchester brick barcombe blend / marshalls samwell haze (ii) changes to approved brick types southern site fortterra village honey gold/fortterra woodside mixture/fortterra lindum cottage reserve/fortterra teviot red to manchester baracombe blend/manchester brick kilmarnock blend and marshalls lindon haze and (iii) replacement of previously approved thespian house types in the southern parcel with lymner house types at the following plot numbers 28,33,52,88,101,104,127,130,150,178,179,208,211,222,231,242,278,281,282,309 & 315

Assessment

Revised vehicular access to swale:

A vehicular access has been added to access the swale to ensure the swale can be accessed by maintenance vehicles. The Highways Advisor has raised no issues regarding the access. As a result of the insertion of the access, the substation has had to be slightly relocated – see below.

Regarding highway safety, the proposed swale access modifications are acceptable as vehicle movements are expected to be infrequent, but, the new arrangements will prevent maintenance vehicles parking on street, which is welcomed.

Resiting of the substation:

The location of the substation has been moved to the east to accommodate the vehicular access to the swale. The siting of the sub station is only slightly to the east of where it was originally proposed. The proposed amendments would be acceptable in terms of their visual impact and would not impact on the highway or residential amenity any more than the approved scheme.

Amendments to the design of the substation:

The footprint of the substation is slightly larger than the previously approved substation. The overall height remains largely the same at 4.1m. The roof has been amended from a pitch to a pyramid roof.

The sub station would be 4m wide; 4m deep; 2.64m high to the eaves and 4m high to the ridge. The roof would be pyramidal. The previously approved sub station was 4m wide; 3.6m deep; 2.6m high to the eaves and 4.1m high to the ridge. The roof was pitched.

The proposed materials for the substation are:

Brick - Manchester Brick Barcombe Blend

Roof Tile - Marley Modern Duo Smooth Grey

Doors - Black

The materials are the same materials already approved for the houses and as such are acceptable to be used for the substation.

Conclusion

The amendments proposed are minor in nature when considered in the context of the scale and size of the overall development and even when consideration is given to other non-material amendments which have already been approved, they can be considered non material amendments. The proposed amendments would be acceptable in terms of their visual impact and would not impact on the highway or residential amenity any more than the approved scheme.

The proposal would comply with Local Plan Policy CS19 'Design Quality and Accessibility in New Development' which states that development in Knowsley will be expected to respond to and integrate positive characteristics of immediate surroundings, including local materials. The application is considered to accord with national and local planning policies and is therefore recommended for approval.

Recommendation

The non material amendment application be granted subject to two conditions:

1. The plan(s) listed below are those approved. The development must be undertaken in accordance with the approved plans on the original application, except were amended by those below, including any conditions attached to that permission. No substitution should be made without prior consent form the Local Planning Authority. Failure to adhere to the details of the approved plans or to comply with the conditions on the original planning permission constitutes a contravention of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken.

2. The substation hereby permitted shall be constructed using the following materials:

Brick - Manchester Brick Barcombe Blend

Roof Tile - Marley Modern Duo Smooth Grey

Doors - Black

Reason: In the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006 and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
20/08/2022	BHNW070 PL01N	Rev R	Planning Layout (Plummers Meadow)
20/08/2022	GTC-E-SS-0012-R2-1		Close Coupled Substation Pyramid Roof Detail General Arrangement

Signed Case Officer:

Jo Sheridan

Signed Authorising Officer:

Date: