
<u>APPLICATION NO:</u>	22/00109/NMA1	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	The Sovereign Distillery, Halewood Wines And Spirits - Factory Outlet , Wilson Road, Huyton		
<u>PROPOSAL:</u>	NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 22/00109/FUL (DEMOLITION OF BUILDINGS AND THE ERECTION OF 2 NO. INDUSTRIAL UNITS TOGETHER WITH THE PART DEMOLITION/PART EXTENSION AND REMODELLING OF EXISTING INDUSTRIAL BUILDING TO FORM 7 NO. UNITS (USE CLASSES E (G)(II) (III), B2 AND B8) WITH ANCILLARY OFFICE SPACE. RECONFIGURATION OF CAR PARKING INCLUDING SERVICE AND VEHICULAR CIRCULATION AREAS, LANDSCAPING, INFRASTRUCTURE WORKS AND OTHER ASSOCIATED WORKS). AMENDMENT SOUGHT FOR WINDOW HEAD REDUCTION TO UNIT C (NW & NE ELEVATIONS) UNIT G1 (S & E ELEVATIONS), UNIT G2 (W & S ELEVATIONS) AND UNIT F (NW & NE ELEVATIONS).		

Site Description

The site is located on the Huyton Business Park on the western side of Wilson Road, Huyton. The site covers an area of 9.54 hectares. The application site is occupied by the former Sovereign Distillery which was the former headquarters of Halewood Artisanal Spirits PLC. The distillery company has now re-located the majority of its operations to Chorley. The site comprises existing industrial buildings, areas of hardstanding and an area of vacant land in the northwest corner of the site.

The site is bounded by existing industrial and commercial development to the north, east and south of the site (land to the south is also owned by the applicant but falls outside of this application) and by existing residential development to the west.

Proposal

Planning permission for Demolition of buildings and the erection of 2 no. industrial units together with the part demolition/part extension and remodelling of existing industrial building to form 7 no. units (use classes E (g)(ii) (iii), B2 and B8) with ancillary office space. Reconfiguration of car parking including service and vehicular circulation areas, landscaping, infrastructure works and other associated works was granted in April 2023.

This Non- Material amendment seeks to reduce the window heads to some elevations on Units C, F, G1 and G2. The overall height of the windows would be reduced by approximately 0.5m the window length would remain unchanged.

Consultations

None Required

Representations

None Required

Planning History

22/00347/DEMCON – Prior notification for the demolition of buildings and structures. Prior approval granted September 2022.

22/00109/FUL - DEMOLITION OF BUILDINGS AND THE ERECTION OF 2 NO. INDUSTRIAL UNITS TOGETHER WITH THE PART DEMOLITION/PART EXTENSION AND REMODELLING OF EXISTING INDUSTRIAL BUILDING TO FORM 7 NO. UNITS (USE CLASSES E (G)(II) (III), B2 AND B8) Granted April 2023.

22/00109/NMA - NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 22/00109/FUL (DEMOLITION OF BUILDINGS AND THE ERECTION OF 2 NO. INDUSTRIAL UNITS TOGETHER WITH THE PART DEMOLITION/PART EXTENSION AND REMODELLING OF EXISTING INDUSTRIAL BUILDING TO FORM 7 NO. UNITS (USE CLASSES E (G)(II) (III), B2 AND B8) WITH ANCILLARY OFFICE SPACE. RECONFIGURATION OF CAR PARKING INCLUDING SERVICE AND VEHICULAR CIRCULATION AREAS, LANDSCAPING, INFRASTRUCTURE WORKS AND OTHER ASSOCIATED WORKS) AMENDMENT SOUGHT TO REDUCE THE SIZE OF UNIT C AND TO REVISE THE CAR PARK LAYOUT. Granted 17/10/23

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 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

CS19 - Design Quality and Accessibility in New Development

Assessment

It is proposed to reduce the window heads on 11 windows to unit F, 15 windows to unit C, 11 windows to unit G1 and 10 windows to unit G2.

Given the scale of the proposed buildings this would result in only minimal change in the overall appearance of the elevations with slightly less glazing the originally approved.

The reduction in the amount of glazing is considered acceptable and the amendment is not considered to have an adverse impact on visual amenity.

The proposal would remain in compliance with Local Plan policy CS19.

Conclusion

The proposed amendment is considered to be non-material and would be acceptable in terms of the visual impact.

The proposal would be in compliance with the relevant Local Plan policy.

Recommendation

That the non- material amendment be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
24/01/2024	13546-AEW-G1-XX-DR-A-0563-S4-P02	-	UNIT G1 PROPOSED ELEVATIONS
21/12/2023	13546-AEW-G2-XX-DR-A-0523-S4-P01	-	UNIT G2 PROPOSED ELEVATIONS
21/12/2023	13546-AEW-BC-XX-DR-A-0537-S4-P02-Unit C	-	UNIT C PROPOSED ELEVATIONS
21/12/2023	13546-AEW-BF-ZZ-DR-A-0557-S4-P01-Unit F	-	UNIT F PROPOSED ELEVATIONS

Signed Case Officer¹:

Mark Quinn

Signed Authorising Officer²:

K Foster

Date:

1 February 2024

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

