

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 22/00738/NMA **CASE OFFICER:** Andrew Hunt

WARD: Halewood South **PARISH:** Halewood
Town Council

LOCATION: Halewood Services, 195 Higher Road, Halewood, Knowsley, L26 1UN

PROPOSAL: NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 22/00738/FUL (DEMOLITION OF EXISTING CAR WASH, JET WASH AND PLANT ROOM TOGETHER WITH THE INSTALLATION OF 3 NO. JET WASH BAYS, LV PANEL AND SUB STATION AND THE CREATION OF AN ELECTRIC VEHICLE CHARGING ZONE INCORPORATING THE ERECTION OF 6 NO. ELECTRIC VEHICLE CHARGERS AND CANOPY) AMENDMENT SOUGHT FOR REDUCTION IN EV CHARGERS FROM 6 TO 4 AND FROM 3 JET WASH BAYS TO 2, JETWASH ENCLOSURE AND ACOUSTIC BARRIER, RELOCATION OF BIN STORE AND INSTALLATION OF LV PANEL

Site Description

The application site is a petrol station on the north side of a busy main road (Higher Road - A562). There are dwellings immediately to the northwest north east and south east and dwellings opposite to the southwest. The site currently comprises a petrol station, shop, electric vehicle chargepoints and car wash.

Proposal

The proposal is for a non - material amendment to the approved planning permission To change the approved plans. The changes include a reduction in the number of ev chargers from 6 to 4 and from 3 jetwash bays to 2, a jetwash enclosure and acoustic barrier, relocation of bin store and installation of lv panel.

Consultations

N/A

Representations

N/A

Planning History

The related main application for demolition for jet wash and creation of ev chargers and jet wash bays was approved (22/00738/FUL - approved 24/11/2024).

Article 35 Statement

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.

Assessment

Changes

The following are the main changes from the original approved plans:

- Reduction in EV chargers from 6 to 4 and relocation northwards closer to residential properties.
- Reduction in jet wash bays from 3 to 2 and moving westwards closer to the property to the west.
- A jetwash Enclosure and Acoustic barrier.
- Relocation of bin store.
- Installation of LV panel.

The alteration to the proposal would mean that some elements (the EV chargers and jet wash bays) would be closer to residential properties than they are currently. Such a change requires that neighbours be given the opportunity to comment on these changes and for Environmental Health to review their implications. This cannot be done properly via the NMA process.

In addition, the plans would contradict the existing approved plans and condition 6 of the original decision notice. Therefore, the changes are considered to be material.

Conclusion

That the application for a non-material amendment be refused as it would be considered that the submitted application would be a material change from the most recent Planning Permission granted (22/00738/FUL).

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

K Foster

Date:

29 October 2024

Informatives

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