

Regeneration and Economic Development Department

APPLICATION NO: 18/00283/NMA **APPLICANT:** Bloor Homes North West Ltd.

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 18/00283/HYB TO ALLOW FOR AMENDMENT TO APPROVED PLANS RELATING TO PLOT HOUSE TYPES COMPRISING; PLOT 1 AMENDED FROM SHIRLEY TO LANGLEY, PLOT 2 AMENDED FROM LANGLEY TO WYATT, PLOT 3 AMENDED FROM BROOK TO LAWRENCE, PLOTS 5 AND 28 AMENDED FROM BROOK TO BURNS, PLOTS 33 AND 34 AMENDED FROM MILTON TO MAKENZIE, PLOTS 18, 32 AND 37 AMENDED FROM LYTTLETON TO LAWRENCE. NON-MATERIAL AMENDMENT TO VARY MATERIALS TOGETHER WITH THE ADDITION OF HALF RENDERED HOUSE TYPE VERSIONS FROM PLOTS 38 ONWARDS

LOCATION OF SITE: Land North Of M62 Motorway, Off Windy Arbor Road, (Halsnead), Whiston, Knowsley, L35 1RB,

KNOWSLEY LOCAL PLAN ALLOCATION –

Sustainable Urban Extension - Sustainable Urban Extension

RELEVANT POLICIES

As per the principal permission.

TECHNICAL CONSULTATIONS:

Whiston Town Council - No Comments Received

NEIGHBOUR NOTIFICATION:

There is no statutory requirement to publicise NMAs. No representations have been received.

ARTICLE 35

The LPA 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 NPPF.

Equalities Act 2010

In formulating a recommendation on this application, the Local Planning Authority has considered the requirements of S149 of the Equalities Act 2010. Section 149 of the Act sets out a general duty that requires the council to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it, and;

- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

In this case the proposed non-material amendment proposal is not anticipated to have any potential impact from an equality perspective.

SITE

The application site forms the western part of Halsnead Garden Village (Halsnead) north of the M62. The site comprised part of two arable fields divided by hedgerows with small areas of trees. Windy Arbor Road and residential development lies to the west and north, woodland lies to the east and beyond this, lies Big Water Lake and Halsnead Park mobile home site. Access to the site lies to the west off Windy Arbor Road and Main Drive to the north-east.

ISSUES AND ASSESSMENT:

Approved Development

The application seeks non-material amendments to a full planning permission granted in March 2021. The full planning permission gives approval for the following:-

Hybrid application comprising full application for erection of 123 no. dwellings, construction of vehicular/pedestrian accesses, laying out of public open space and associated works;

Outline application for erection of up to 237 no. dwellings, car park and associated works (access into site to be considered- all other matters reserved for future approval).

Access to the site has been approved from a signal-controlled junction on Windy Arbor Road. The wider site is currently being built out with the access into the site having already been constructed and a number of the properties built.

Proposal

NON-MATERIAL AMENDMENT REFERENCE 18/00283/NMA (THE FIRST NMA APPLICATION)

The proposed revisions are as follows:-

This non-material amendment seeks approval of plot substitutions which include the following:

- Plot 1 amended from Shirley to Langley;
- Plot 2 amended from Langley to Wyatt;
- Plot 3 amended from Brook to Lawrence;
- Plots 5 and 28 amended from Brook to Burns;
- Plots 33 and 34 amended from Milton to Makenzie;
- Plots 18, 32 and 37 amended from Lyttleton to Lawrence.

The non-material amendment also seeks to implement a half rendered approach rather than full render to the following dwelling house types identified as being rendered (starting from and including plot 38): Lawrence house type, Lyttleton, Byron, Langley and the Burns house type. This NMA also seeks to include the updated boundary treatments relating specifically to the house substitutions.

The NMA also seeks to vary the materials originally approved to include a variation to the type of bricks proposed to be used on the dwelling elevations.

Non-Material Considerations

The proposed house substitution revisions consist of amendments to 10 plots out of a total site area consisting of full permission for 123 dwellings and outline permission for 237 dwellings. The plot 1 substitution from a Shirley to Langley house type consists of a detached two storey dwelling with front gable design replacing a previously approved two storey dwelling with front gable design. The house substitution from the Langley to Wyatt on plot 2 again replaces a similar style property with another two storey dwelling house type with a front gable.

The plot 3 substitution from a Brook to a Lawrence again replaces the house type with a two storey property of similar scale whilst plots 5 and 28 are similarly replaced from a two storey Brook to a Burns house type. The plots substitution from a Milton to Makenzie replaces a similar designed two and a half storey property with flat front gable. Finally the proposed plot substitution from Lyttleton to Lawrence is also a similar house type swap of a two storey property. The house substitutions are all substituting houses of similar scale and are not materially larger than the dwellings they are replacing in terms of their dimensions and height. The designs are similar incorporating arts and crafts features and similar detailing. The updated boundary treatment plan seeks to ensure that the plot substitutions correlate with the boundary treatments which are all considered to be acceptable and representative of non-material changes.

When considering the scale of the proposed amendments in relation to the overall scheme, they are considered to be non-material in nature. The associated internal alterations associated with the new house types will have little impact on the surrounding area or occupiers of neighbouring properties as the proposed changes are situated away from neighbouring properties. The proposed changes would not materially impact beyond any site boundaries. As such the proposed revisions are considered non-material in nature.

The proposed variations to the materials follow a red multi brick approach which is in keeping with the character of the area. The proposed materials are set out below and the application proposes to update the materials schedule from those previously approved under the DISCON application to discharge the materials condition. The amendment proposes to amend the brick type from Ibstock Calderstone Claret, Forterra Abbey Red multi, Forterra Hampton Rural Blend and Forterra Woodside Mixture to:

Ibstock Windsor

Ibstock Balmoral

Forterra Hampton Rural Blend

Weinerberger Caldera Red Multi

The application to vary the materials from those previously approved affects the distribution of materials although the proposed roof tiles remain as per the previously approved forticrete SL8 red and slate grey tiles which is acceptable.

The brick used for the detailing will be Wienerberger Sienna Red which is the same as the previous submission. The render finishes remain off white (chalk) rough cast render as within the previous submission although the rendering approach will be to use half render, half brick rather than a small brick plinth and full render for a number of the house types (Lawrence, Lyttleton, Byron, Langley and Burns) from plot 38 onwards. The updated materials layout includes a schedule for the doors/garage doors which is considered acceptable.

The proposed variation to the approved materials are considered to be acceptable and in keeping with the character of the area.

POLICY CONSIDERATION

The application complies with the policies of the Knowsley Core Strategy, Replacement Unitary Development Plan and the NPPF. The proposal is considered to align with the Supplementary Planning Guidance and Documents, in particular the Halsnead Garden Village Masterplan SPD. Regard has also been given to the Design Guide.

ACCESS AND CRIME PREVENTION

The proposed changes would have no material impact on the previously approved access nor would there be any detrimental impacts from a crime prevention perspective.

HIGHWAYS

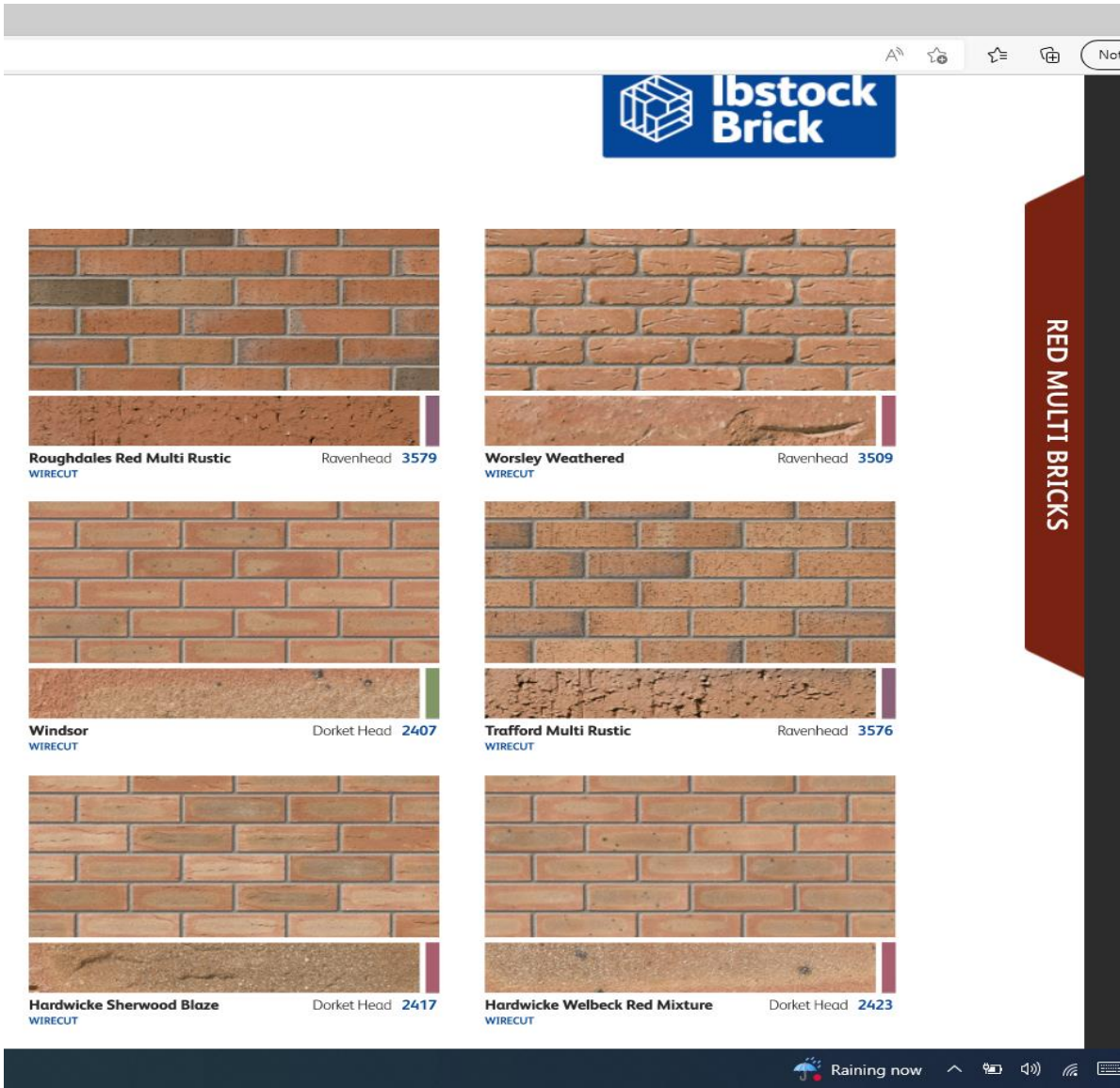
The parking levels are not materially different to the parking associated with the original house type. The proposed amendments will not materially impact on parking or internal site movements, or on highway safety in general, when compared with the existing approved scheme.

RESIDENTIAL AMENITY

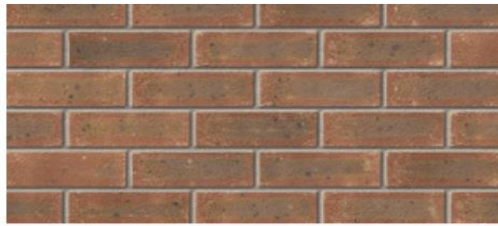
There are residential properties to the northern/north-western boundary adjacent to Windy Arbor Road (and to the north of the proposed access road). However, the proposals will not materially impact upon the residential amenities of local residents greater than the existing approved scheme.

IMAGES OF PROPOSED BRICK

WINDSOR



BALMORAL



Balmoral
WIRECUT

Dorket Head 2405



FORTERRA HAMPTON RURAL BLEND



HAMPTON RURAL BLEND

Benefits of Hampton Rural Blend

The Ecostock range is manufactured using the latest technology in sustainability and production efficiency. We produce three kinds of this soft mud brick at our state-of-the-art factory in Measham, Leicestershire: stock pressed with a smooth, sand faced finish; stock thrown, which have a traditional handmade appearance; and waterstruck, which have a smooth but irregular surface. Ecostock bricks are available in wide selection of red, buff and yellow colours.

SPECIFICATION

[SEND AN ENQUIRY](#)

[DATA SHEETS](#)

[DOWNLOAD IMAGE](#)

BIM OBJECTS

[UKCA CERTIFICATE](#)

[BRICK MATCHING](#)

[PROJECT IMAGERY](#)

HAMPTON RURAL BLEND SPECIFICATIONS

Manufactured to	BS EN 771-1	Width	215 mm
Height	65 mm	Depth	102.5 mm
Compressive Strength	25 N/mm ²	λ Layer	0.51
Configuration	Frogged 5-18% Voids	Dimensional Tolerance Mean	T2
Dimensional Tolerance Range	R1	Dry Weight	2.2 kg

arch



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Downloads

[UK EPD UK Clay Brick 202402](#)
PDF - 814 KB[Caldera Red Multi Product Datasheet](#)
PDF - 358 KB[Caldera Red Multi BIM Object](#)
ZIP - 11 MB[Declaration of Performance \(DOP\)](#)[BIM Objects](#)

18/00283/NMA CONCLUSION

When considering the scale of the proposed amendments in relation to the overall scheme, they are considered to be non-material in nature. The associated change to the brick types replaces the previously approved bricks and follows the general character of the area principles of utilising a red toned brick type. The first NMA (18/00283/NMA) also seeks to introduce a half render approach to some of the house types rather than rendering the full façade and maintaining a small brick plinth. The house substitutions are not considered to have a material impact beyond the principal permission. The proposed changes would not materially impact beyond any site boundaries nor would the changes materially impact on visual amenity, character of the area, design and landscape beyond the principal permission. As such the proposed revisions are considered to be non-material in nature.

RECOMMENDATION:

- 1) 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	DRAWING DESCRIPTION
17/05/2021	807.PL-05	(LYTTELTON BYRON RENDER)
06/04/2021	GL01.PL-01	(SINGLE GARAGE)
06/04/2021	476.PL-01	(WYATT BRICK)
06/04/2021	NW056-PD-1004	MEANS OF ENCLOSURE (relating to plots 1, 2, 3, 5,18, 28, 32, 33, 34 and 37)
06/04/2021	NW056-PD-1002	LOCATION PLAN
17/05/2021	NW056-SL-1001	SITE LAYOUT
06/04/2021	GL02.PL-01	(DOUBLE GARAGE)
17/05/2021	RV201-493.PL	(BURNS BRICK)
06/04/2021	NW056-PD-1007B	MATERIALS LAYOUT
06/04/2021	489.PL-06	(LANGLEY)
06/04/2021	476.PL-06	(WYATT)
06/04/2021	384_384-1.PL-01	(MAKENZIE BRICK)
06/04/2021	384_384-1.PL-05	(MAKENZIE)
17/05/2021	NSS.375.PL-02	(LAWRENCE RENDER)
17/05/2021	807.PL-02	(LYTTELTON BYRON)
06/04/2021	RV201-493.PL	(BURNS FLOOR PLAN)
17/05/2021	RV201-493.PL	(BURNS RENDER)
06/04/2021	489.PL-02	(LANGLEY RENDER)
17/05/2021	NSS.375.PL-02	(LAWRENCE RENDER FLOOR PLANS/ELEVATIONS)

Informatives

- 1 The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant the non-material amendment application for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 2 The applicant's attention is drawn to comments from Merseyside Fire Authority.

Clare Appleyard

22 September 2022

Alan Kilroe
27 September 2022