

<u>APPLICATION NO:</u>	22/00613/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Roby	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	Pavement O/S Citizens Advice, Cavendish Walk, Huyton Village, Shopping Centre, Knowsley, L36 9YG		
<u>PROPOSAL:</u>	INSTALLATION OF 1NO BT STREET HUB AND DISPLAY OF SIGNAGE COMPRISING 2NO INTERNALLY ILLUMINATED LCD DISPLAY SCREENS		

Site Description

The application site is a pavement near to Citizens Advice in Cavendish Walk, Huyton. The site is located in the northern part of Huyton Town Centre as part of a largely pedestrianized area.

Proposal

The proposal is for the installation of 1 no BT Street Hub and display of signage comprising 2 no internally illuminated LCD Display Screens.

Consultations

Town Centre Manager – No Objection

Representations

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

Planning History

A related advert application has yet to be determined at the site (22/00614/ADV).

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

N/A

Article 35 Statement

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 planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Character of Area

The proposed kiosk would not be detrimental to the character of the area which is a pedestrianised town centre street. The hub is slimline and narrow and does not occupy a large footprint. It would therefore not harm the streetscene. Overall, there would be no harm to the character of the area from the proposal.

Highway Safety

The kiosk would not adversely affect highway safety. The kiosk is located in a pedestrianised area away from the highway. The location has been changed to allow access for vehicles after opening hours.

Conclusion

The proposal would be acceptable in relation to character of the area and highway Safety. The application complies with local planning policies and is recommended for approval.

Recommendation

That permission be granted subject to the following conditions.

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2) The proposal hereby permitted shall be carried out in accordance with the following documents

- a. Elevations – 003 – Rev B - (received 11/11/2022).
- b. Location Plan – 001 – Rev B - (received 11/11/2022).
- c. Proposed Site Plan – 02 – Rev B - (received 11/11/2022).
- d. 3D Visuals - (received 11/11/2022).
- e. Cover Letter (received 05/10/2022).
- f. Anti-Social Behaviour Management Plan V2 - (received 05/10/2022).
- g. Noise Management Plan V2 - (received 05/10/2022).
- h. Street Hub product statement V1.0 - 5A - (received 05/10/2022).
- i. Planning, Design and Access Statement - (received 05/10/2022).
- j. ICNIRP Certificate - (received 05/10/2022).
- k. Removal Kiosk Site Plans - (received 05/10/2022).

Reason: For the avoidance of doubt.

Signed Case Officer: **Andrew Hunt**

Signed Authorising Officer: **Alan Kilroe**

Date: **19 December 2022**

Informatives

Appendix 1 – Site Photographs

