

<u>APPLICATION NO:</u>	22/00213/NMA1	<u>CASE OFFICER:</u>	Clare Appleyard
<u>WARD:</u>	Whiston and Cronton	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	Land North of M62 Motorway, off Windy Arbor Road, Halsnead, Whiston, Knowsley		
<u>PROPOSAL:</u>	NON MATERIAL AMENDMENT TO APPLICATION 22/00213/REM FOLLOWING THE GRANT OF PLANNING PERMISSION AND APPROVAL OF RESERVED MATTERS REFERENCE 22/00213/REM (RESERVED MATTERS APPLICATION PURSUANT TO PLANNING PERMISSION 18/00283/HYB FOR THE ERECTION OF 208 NO. DWELLINGS AND ASSOCIATED WORKS - APPROVAL SOUGHT FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) AMENDMENT SOUGHT FOR HOUSE SUBSTITUTIONS FOR PLOTS 206, 222, 228, 234, 254, 255, 270, 325, 328 AND 329. MINOR LAYOUT CHANGES TO SITING OF PLOTS AND ALTERATION TO THE LAWRENCE HOUSE TYPE TO INCLUDE A GABLE ROOF RATHER THAN HIPPED ROOF		

Knowsley Local Plan

Allocated as a Sustainable Urban Extension

Relevant Policies

All listed within the principal permission and the reserved matters consent for the site.

Technical Consultations

Merseyside Fire Authority – No objection subject to an informative.

Mining Remediation Authority – No objections.

Neighbour Notification

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

Site Description

The site is located within the masterplan area allocated for residential development within Halsnead Garden Village. The site is bounded by residential development to all sides with Lickers Lane lying due north/northwest, Windy Arbor Road lying beyond residential development due south west, the land around Big Water to the south/southeast and the M62 motorway further due south. The access to the development is off windy Arbor Road with a future access planned from the road serving the Caravan Park.

Proposal

The proposal is for non-material amendments which include 10 house type substitutions (described below in the assessment section of the report) for plots 206, 228, 234, 270, 328, 222, 254, 255, 325 and 329. The non-material amendment also includes minor layout changes to plot siting to accommodate the house substitutions and alteration of the Lawrence house type to include a gable rather than a hipped roof.

Planning History

18/00283/HYB – PRINCIPAL PERMISSION

22/00213/REM – Detailed consent.

22/00213/NMA APPLICATION FOR NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 22/00213/REM (RESERVED MATTERS APPLICATION PURSUANT TO PLANNING PERMISSION 18/00283/HYB FOR THE ERECTION OF 208 NO. DWELLINGS AND ASSOCIATED WORKS -APPROVAL SOUGHT FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) - AMENDMENTS SOUGHT FOR REPLACEMENT OF 16 TWO AND A HALF STOREY MAKENZIE TO TWO AND A HALF STOREY MCQUEEN HOUSE TYPE

Assessment

The proposal amends house types for 10 plots:

Plots 206, 228, 234, 270 and 328 amended from Morris to Locke;
Plot 222 amended from Locke to Hallam;
Plots 254 and 255 amended from McQueen to Makenzie;
Plot 325 amended from Hallam to Heaton; and
Plot 329 amended from Morris to Hallam.

The Morris to Locke house substitution involves swapping out a two and a half storey property to a two-storey property. The dimensions of the Locke are slightly wider than the Morris house type (by around 0.5m) with a depth that is slightly larger than the Morris (c1m). However, the Locke ridge height is around 1.5m lower than the Morris house type. In terms of the design, the Morris is quite a simple design that differs from the Locke. The Locke has a gable front two storey element and a hipped roof.

The Locke to Hallam substitution is a very similar house type switch with the dimensions being broadly the same but the roof involves a change from a hipped roof to a gable. Whilst the gable adds more volume to the overall massing of the roof, in the context of the wider scheme and having regard to the distance of the properties away from existing residential dwellings, it is considered that the roof alteration is nonmaterial in nature.

The McQueen to Makenzie house type is very minor in design differences. The dimensions are broadly identical apart from the McQueen including a lean-to single storey element to the rear that isn't included in the Makenzie house type. The numbers and location of windows are very similar.

The Hallam to Heaton involves a house substitution from a dwelling measuring 6.9m (w) by 9.2m (length) by 8.4m (height) to a dwelling measuring 6.2m by 9.4m by 9m. The house substitution is different in design with the new house type including a gable roof fronting the road where the Hallam has a small projecting gable. The Heaton is considerably different in design to the Hallam although the floorplate is broadly the same. The roof height is higher than the previously approved Hallam, but the configuration of the roof means that the overall massing of the roof appears to have a similar impact. Having regard to the scheme as a

whole and the minor changes to the dimensions, it is not considered that this proposed house substitution would result in a material change.

The Morris to Hallam house type is another house type with minor differences in terms of scale and massing. Both properties are similar in width, with the Hallam being approximately 0.7m longer in depth when taking into account the projecting gable on the Hallam house type. The Morris is a 2.5 storey house type whilst the Hallam is two storey and so is approximately 1.4m lower in height to the ridge. Both have gable style roofs.

The proposal also involves a change to the design of one of the dwelling types to include a gable rather than a hipped roof. There are 9 plots where the Lawrence house type will be substituted to include a gable roof Lawrence. Whilst the massing is slightly increased by having a gable rather than hipped roof, when assessed against the wider context of the scheme of 208 dwellings, and taking into consideration the location of the plots across the development and located away from the boundaries with existing residential properties, it is considered that the proposed changes are nonmaterial in nature.

The proposal also includes some layout alterations to accommodate the plot substitutions. These changes involve minor re-siting changes of no greater than c0.5m within the red line and on this basis are considered nonmaterial in nature.

Coal Conditions

There is a coal condition on the decision notice for reference 18/00283/HYB. The first coal condition is a pre-commencement condition that requires a detailed remediation scheme to be submitted to protect the development from land instability. At the time the applicant had prepared a Geo-Environmental Assessment report (prepared by Wardell Armstrong) and this identified that coal mining legacy posed a risk to the development and remedial works to treat areas of shallow coal mine workings were required to ensure the safety and stability of the development. The applicant submitted this remediation scheme and this has been approved and discharged by the LPA in connection with the discharge of condition application.

There is also a condition on the hybrid application that requires the submission of a verification report prior to first occupation that confirms that the remediation scheme has been completed in accordance with the approved remediation scheme details. This requirement will be needed to satisfy the condition on the original hybrid consent. This condition, listed below, is a requirement on the parent permission.

50. Following implementation and completion of the approved remediation scheme to be approved pursuant to condition 29 of this permission and prior to first occupation, a verification report shall be submitted to and approved in writing by the Local Planning Authority to confirm completion of the remediation scheme in accordance with the approved details.

Reason: To ensure the ground is suitable for the proposed development in the interests of safety and to comply with the National Planning Policy Framework, Policies CS2, CS19 and SUE2 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Halsnead Garden Village Masterplan SPD, adopted June 2017.

The LPA has approached Bloor to confirm if there has been changes to the remediation scheme that was originally approved by the Mining Remediation Authority. Bloor has confirmed that they have not needed to update the Remediation Strategy and the remediation set out will still be implemented. The parent permission will still require

submission of the validation report which will be considered by the Mining Remediation Authority. On this basis, it is considered that the conditions adequately cover the coal mining legacy risks associated with the site and the conditions will secure the delivery of a safe and stable development. An informative is recommended to ensure that any unexpected coal mining features that are encountered are appropriately dealt with.

A previous NMA was approved (reference 22/00213/NMA) which consented 16 plot substitutions from a 2.5 storey Makenzie to a 2.5 storey McQueen house type. The proposed changes described above, in combination with the additional and already consented plot substitutions are still considered to be nonmaterial, having regard to the cumulative changes associated with the two NMAs.

Conclusion

The proposed changes will not materially impact on visual amenity, character of the area, design, landscape, highways impacts, residential amenity, overlooking, and dominance beyond the principal permission and the reserved matters consent. On this basis, the proposed revisions are non-material in nature, and it is recommended that this NMA be approved. In coming to this view, regard has been given to the scale of the consented development, the context of the plot changes with them being sited away from existing residential boundaries and the cumulative impacts with the previously approved NMA.

Recommendation

That the NMA be approved subject to the condition listed below:

The development hereby permitted shall be carried out in accordance with the approved plans listed below (as they relate to the plots shown on the location plan reference NW056-PD-2001 A) which are hereby approved by this Non-Material Amendment application, the relevant plans approved under non material reference 22/00213/NMA (listed separately below) and the remaining plans approved under 22/00213/REM, all listed within Schedule 1.

Location Plan Drawing no. NW056-PD-2002 A received on
Hallam CLA Brick Drawing no. 470.PL-01 received 8.1.25
Lawrence CLA Brick Drawing no. 301.PL-01 received 8.1.25
Locke CLA Brick Drawing no. 486.PL-01 received 8.1.25
Makenzie CLA Brick Drawing no. 384_384-1.PL-01 received 8.1.25
Makenzie CLA Brick Drawing no. 384_384-1.PL-09 received 8.1.25
Heaton CLA Brick Drawing no. 487.PL-01 A received on 8.1.25
Materials Layout Drawing no. NW056-PD-2007 REV A received on 8.1.25
Means of Enclosure Drawing no. NW056-PD-2004 A received on 8.1.25
Hard Surfacing Layout Drawing no. NW056-PD-2010 A received on 8.1.25
Site Layout Drawing no. NW056-PD-2001 A received on 8.1.25
Vehicle Charging Layout Drawing no. NW056-PD-2011 A received on 8.1.25
Shed and Bin Layout Drawing no. NW056-PD-2012 A received on 8.1.25

NON-MATERIAL AMENDMENT REFERENCE 22/00213/NMA APPROVED PLANS

Location Plan drawing number NW056-PD-2002 REV A received 01/07/24
Site Layout drawing number NW056-PD-2001 REV A received 01/07/24
McQueen CLA Brick drawing number 315SM_315SM-1.PL-01 received 13.5.24 (Materials to be in accordance with plan reference NW056-PD-2007 REV D, note the substitution with similar materials are not hereby approved unless such details are submitted for prior approval by the Local Planning Authority).
McQueen Floor Plans 315SM_315SM-1.PL-01 received 13.5.24

Reason: For the avoidance of doubt.

Signed Case Officer¹: **C Appleyard**

**Signed Authorising
Officer²:** **K Foster**

Date: **13 February 2025**

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