

DIRECTORATE OF PLACE

APPLICATION NO: 20/00099/NMA

APPLICANT: Torus 62 Ltd

WARD AFFECTED: Stockbridge

DEVELOPMENT: NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 20/00099/FUL (DEMOLITION OF EXISTING REDUNDANT BUILDINGS TO HILLSIDE ROAD TO ALLOW FOR RESIDENTIAL DEVELOPMENT OVER TWO SITES COMPRISING A TOTAL OF 131 NO. TWO, THREE AND FOUR BEDROOM DWELLINGS (52 NO. DWELLINGS (NORTHERN PARCEL, KNOWSLEY LANE) AND 79 NO. DWELLINGS (SOUTHERN PARCEL, ASTLEY ROAD) TO ALLOW FOR AMENDMENT TO APPROVED PLANS IN RELATION TO RESITING OF PLOTS A59-60 AND K22-24 AMENDED TO SUIT ENLARGED SUBSTATIONS. PLOTS K51-52 POSITIONS AMENDED TO SUIT RETAINING WALL CONSTRUCTION ALONG BOUNDARY WITH EXISTING PROPERTIES. GARDEN OF PLOT K53 AMENDED TO SUIT AMENDMENTS TO PLOTS K51-52.

LOCATION OF SITE: Land South West And Adjacent To Knowsley Lane Primary School, Astley Road, Astley Road, Knowsley, L36 8DB

KNOWSLEY LOCAL PLAN ALLOCATION –

Urban Greenspace And Educational Land

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS21 - Greenspaces and Trees

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

N/A

PLANNING HISTORY

The previous application 20/00099/FUL (to which this NMA relates) was approved on 23rd October 2020.

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

N.A

ISSUES AND ASSESSMENT:

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

PROPOSAL

The application is a non-material amendment to vary the existing planning permission (20/00099/FUL). There would be changes in relation to re-siting of plots A59-60 and K22-K24, enlarged substations, plots K51 - K52, and garden of plot K53.

POLICY CONSIDERATIONS

The application complies with the policies of the Knowsley Core strategy, Unitary Development Plan and the NPPF.

VISUAL IMPACT / DESIGN

The proposed changes would be small scale and would merely involve minor changes in the position of dwellings, substations and plot layouts. The changes would not adversely impact on the street scene.

AMENITY

The proposal would involve changes to the levels of plots K51 and K52. However, the level change would be relatively small (at around 1.3 metres) and would result in a level that is below that of the proposed properties to the north. It would therefore would not affect residential amenity. It would also be required to improve the drainage at the property in response to comments raised by United Utilities.

CONCLUSION

The proposal is considered to be a non-material amendment and would be acceptable in terms of visual impact and amenity. The application complies with the Core Strategy, Unitary Development Plan and NPPF.

RECOMMENDATION:

The non-material amendment application be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
14/09/2021	01	G	Landscape GA
14/09/2021	02	C	Planting Plan
14/09/2021	2002	B	Proposed Site Master Roof Plan
14/09/2021	1000	C4	S104 Agreement Plan – Primrose
14/09/2021	1001	C5	S104 Agreement Plan – Astley
14/09/2021	1045	C1	Flood Routing Plan - Primrose
14/09/2021	1046	C1	Flood Routing Plan - Astley
14/09/2021	1540	C1	S38 TRAFFIC SIGNS AND ROAD MARKINGS - PRIMROSE DRIVE
14/09/2021	1541	C1	S38 TRAFFIC SIGNS AND ROAD MARKINGS – ASTLEY

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
-------------------------------------	------------------------------	--------------------------------

14/09/2021	1590	C1	Highway Adoption Layout - Primrose
14/09/2021	1591	C1	Highway Adoption Layout – Astley
30/07/2021	2023	-	Plot K52 Boundary Elevation and Section
30/07/2021	2001	Rev E	Proposed Site Master Plans
30/07/2021	KNL-AJP-XX-00-DR-C-1400	C5	Finished Levels and Retaining Walls

Andrew Hunt

14 September 2021

Alan Kilroe

14 September 2021

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
---	--	--