

PLANNING STATEMENT

APPLICATION SITE: **KEEPERS COTTAGE SITE, SCHOOL LANE, KNOWSLEY. L34 9HP.**

PROPOSED DEVELOPMENT: **DEMOLITION OF THE EXISTING CAR REPAIR GARAGE AND MOT BUILDING, FOLLOWED BY THE ERECTION OF A COMMERCIAL DOG KENNEL BUILDING AND SITE CAR PARKING IMPROVEMENTS**

APPLICANT:- **MR T EATON – NATIONAL DOG TRAINING CENTRE**

PLANNING AGENT:- **MR MIKE CARR MSc MRTPI – MAT DESIGN LIMITED**

1. INTRODUCTION

This Planning Statement has been prepared by MAT Design Limited on behalf of Mr T Eaton and forms part of the planning application submission to Knowsley Metropolitan Borough Council that proposes the demolition of the existing car repair garage and mot building, followed by the erection of a commercial dog kennel building and site car parking improvements. The extent of the development is shown on the plan pack that accompanies the planning application, with these plans being listed in section 5 of this statement.

Overall, this planning statement, when considered in conjunction with the supporting plans and statements, will identify all the relevant material planning considerations, along with national and local planning policy frameworks that are applicable to the development, then seek to assess all of the principal planning issues attached to the consideration of the planning application. In particular, this statement will consider the following matters:-

- Whether the proposals accord with the National Planning Policy Framework (NPPF) 2021 and represent a sustainable form of development and,
- Whether the proposals are consistent with the adopted development plan, which is made up of the Knowsley Local Plan.

2. THE SITE AND ITS SURROUNDINGS

The site that is the subject of this planning has a lawful use as a car repair garage and MOT Station that is served off School Lane, Knowsley. The sites immediate surrounds are made up of large industrial buildings to the north and west, whilst open fields extend away to the south and east. The adjacent and linked land (shown blue on the location plan), is also owned by the applicant and his family, and provides the family home. The overall site, including the commercial area edged red.

In terms of the setting of the site in the wider area the site is not isolated and is located close to local services, schools, medical facilities and public transport. As such, the development site can be described as being located in a sustainable location for purposes attached to the consideration of this planning application.

Access to and from the site, for commercial and domestic purposes, is taken from the existing road access onto School Lane.



The car repair garage and MOT station



The access onto School Lane



Keepers Cottage (Family Home)



The application site and family home

3. THE APPLICATION SITE LAND USE ALLOCATION

The application site is located in a primarily industrial area on the Knowsley Local Plan Proposals Map. Further to the above, the Proposals Map identifies that the site is not restricted by other land use planning constraints such as heritage, flooding, countryside or green belt. In addition, there are no protected trees on the site.



Source – Knowsley Local Plan Proposals Map

4. RELEVANT PLANNING HISTORY

There are no planning applications for the site that would affect the consideration of this planning application.

5. PLANS AND INFORMATION PRESENTED TO SUPPORT THIS PLANNING APPLICATION

The following plans have been prepared to support the consideration of this application:-

- 01 – The site location and block plans;
- 02 – The existing and proposed site plans & proposed building details;
- 03 – The proposed site plan
- The Planning Statement.

6. THE PROPOSED DEVELOPMENT

The proposed development would include the following elements of development:-

- The demolition of the car repair garage and MOT station, along with the ancillary commercial buildings that are located to the west;

- A erection of a replacement purpose built single storey building to provide 36 dog kennels, a reception area, staff room, store, WC and quarantine area;
- The formation of 10 client and visitor car parking spaces, which would be laid out to adoptable standards. Current commercial client and visitor car parking is on an ad hoc basis;
- The formation of 3 additional staff car parking spaces any commercial staff parking from the dwelling house and;
- The formation of An exercise area to the west of the new building, along with new landscaping to the sites western boundary.

7. THE NATIONAL & LOCAL PLANNING POLICY FRAMEWORK ATTACHED TO THE CONSIDERATION OF THIS PLANNING APPLICATION

The NPPF sets out the Government’s economic, environmental and social planning policies for England, and these policies articulate the Government’s vision for sustainable development which should be interpreted and applied in determining planning applications.

The National Planning Practice Guidance (PPG) adds further context to the NPPF and it is intended that the two documents should be read together, thereby achieving a sustainable form of development as described in paragraph 8 of the NPPF. In addition, the National Design Guide provide further advice on what elements are considered to make up good design within the setting of any particular site, whether it be urban or rural.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Local Planning Framework (The Development Plan) is made up of the Knowsley Local Plan and saved Unitary Development Plan (UDP) Policies. In particular, Local Plan Policies CS4 - Economy and Employment and UDP saved Policy EC3 - Primarily Industrial Areas are applicable to the consideration of this planning application.

8. PLANNING APPRAISAL

Having regard to the planning policy context set out within the previous sections of this statement, the key planning matters requiring consideration in the determination of this planning application include:-

- The Principle of Development.
- Achieving Sustainable Development.
- Day to Day Commercial Operations.

- Design Character & Design Principles.
- Residential Amenity.
- Accessibility.
- Transportation, Highways and Car Parking.
- Landscaping
- Flood Risk & Drainage.
- Heritage Matters.
- Tree and.
- Ecology.

The Principle of the Development

The application site is a former commercial site that is located situated within a Primarily industrial area in Knowsley and we consider the proposed commercial building would respect the character of the area and its land use allocation. In addition, we consider that the single storey building would not result in any demonstrable harm to the site, the sites setting or living conditions for the families dwelling house.

Further to the above, when the development as a whole is considered against Local Plan Policy CS4 and saved UDP Policy EC3, we consider that the principle of the development is supported by the Local and National planning policy frameworks.

Achieving Sustainable Development

The proposed development would contribute to achieving sustainable development and will deliver a range of economic, social and environmental benefits:-

Economic benefits will be associated with the scheme through employment associated with the erection of the new buildings and renovation, and also have a positive contribution in terms of the dale of building products and convenience sales nearby.

Social benefits will be delivered through the new building work and additional housing;

Environmental benefits will be secured through bringing the site back into use and improvements to its appearance. The new buildings and refurbishment/change of use will ensure that modern building regulation requirements are met, improving the energy efficiency of the building. The redevelopment and efficient use of

previously developed land and reusing an existing building is a further environmental benefit associated with the development.

On the basis of the above, the scheme will provide a series of positive economic, social and environmental benefits and therefore constitutes sustainable development. As such the development complies with the provisions of the NPPF, along with the relevant Local Plan Policies.

Day to Day Commercial Operations

Day to day commercial operations at the site would consist of the following elements:-

- The provision of 36 individual dog kennels to provide short and longer term canine care;
- Customers would drop off their pets at pre-arranged times, so as to avoid any traffic congestion;
- Customers would pick off their pets at pre-arranged times, so as to avoid any traffic congestion;
- Whilst the dog kennelling business would provide 24 hour canine care, the site would only be accessible to customers between 06:30 and 20:00 hours

Drop off and collections, along with operating hours could be positively dealt with by planning condition.

Design Character & Built Design Principles

We consider that the single storey replacement commercial building would respect the design principles of the local area, as prescribed in the Local Plan and the National Planning Policy Framework, particularly in relation to character and appearance of the area.

Residential Amenity

The new building would also provide a positive contribution to the site and its surrounding neighbours, by maintaining suitable separation distances to prevent overlooking.

Given that the family would own, operate and manage the business, we consider that there would be no adverse effect from noise and disturbance from the commercial use. The position of the family home to the surrounding industrial estate, is also a significant material consideration, in favour of the proposed development, when assessing any harm to residential amenity.

Accessibility

The site is highly accessible to the surrounding area in terms of highway linkage. Whilst most journeys to and from the site would be made by private car, the nature of the business dictates that this must be the case.

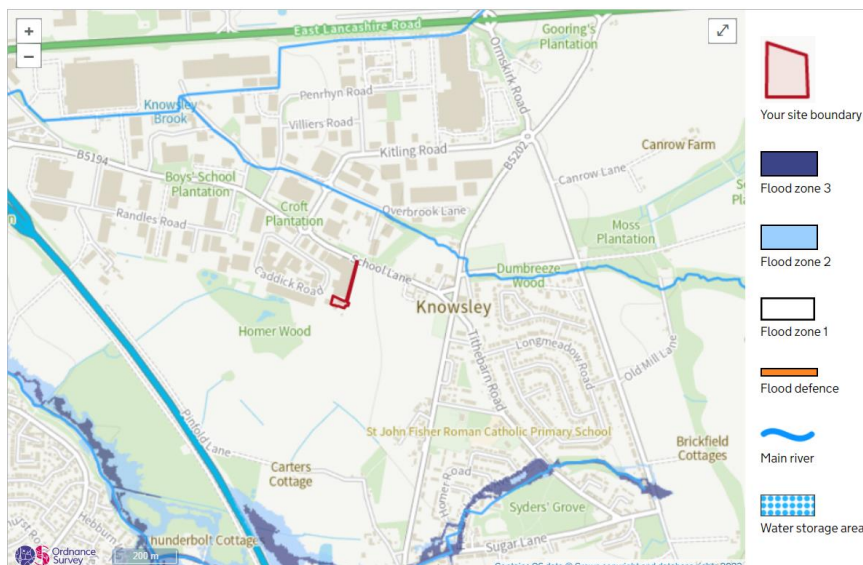
Transportation, Highways & Car Parking

We consider that there would be no adverse impacts in terms of traffic flow, on-site car parking provision or pedestrian movements.

Taking this into account, the NPPF confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. In this case, vehicle movements associated with the proposed dwelling would have negligible impact on the local network and is therefore compliant with the provisions of the NPPF.

Landscaping – We would be happy to accept a suitably worded landscaping condition to covered soft/hard landscaping and fencing as part of any forthcoming planning permission.

Flood Risk & Drainage - The Environment Agency's Flood Risk mapping system (see image 4 below) shows it is at low risk of surface water flooding (Flood Zone 1). As such, and for the purposes of this planning application, there are no flood risk issues associated with the site.



Environment Agency Flood Risk Map – March 2023

Heritage Matters – The site is not listed nor is it located in a Conservation Area.

Trees - There are no trees that would be affected by the proposed development. We are happy to provide trees on the site via suitably worded landscaping condition.

9. CONCLUSIONS

To summarise the above planning statement and taking all relevant and material planning considerations into account including the proposed building, the site layout and access, we consider that this statement and all of the supporting plans positively demonstrate that the proposed use would contribute positively to this primarily industrial area, without causing any other demonstrable harm to the built environment or towards residential amenity.

As such, and taking all of the aforementioned material considerations into account, we consider that the proposals for the Keepers Cottage site are wholly appropriate and will deliver a range of sustainable economic, social and environmental benefits. Furthermore, we consider that the proposed development would positively contribute towards the sustainability of the area and provide a business use that would contribute to Knowsley's wider economic profile.

On this basis, we would ask Knowsley Metropolitan Borough Council to assess this planning application positively, against both the Local and National Planning Policy Framework, and we look forward to working with the Council in progressing this planning application towards a positive determination to achieve the investment into this site.