

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO:	24/00659/PDS	CASE OFFICER:	Andrew Hunt
WARD:	Halewood South	PARISH:	Halewood Town Council
LOCATION:	Site Of Jaguar Land Rover, Jaguar Plant, North Road, Halewood, Knowsley		
PROPOSAL:	PRIOR APPROVAL FOR THE INSTALLATION OF SOLAR PV CANOPIES		

Site Description

The application site is 5 smaller sites set within the larger Jaguar Land Rover site at Halewood. 4 of the sites are located to the south and 1 to the north of the complex. The Jaguar Land Rover site is separated from residential dwellings to the north by a railway and residential dwellings to the south by the A561.

Proposal

The proposal is a Prior Approval for the installation of solar PV canopies. It consists of 5 areas in which existing parking areas would be covered by solar canopies. The panels would face upwards and would sit on top of a roof structure with supporting columns.

Consultations

Cadent Gas - No objection subject to an informative.

Liverpool John Lennon Airport – No objection. The glint and glare assessment has demonstrated that the proposed works will have no impact on operations at LJLA, however an informative has been requested.

Representations

The application has been publicised by a site notice. No representations have been received.

Planning History

Numerous applications have been approved at the site. However, only a current application for is considered directly relevant. An application (24/00675/FU) for Solar PV canopies over existing footpaths has yet to be determined.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS19 - Design Quality and Accessibility in New Development
CS23 – Renewable and Low Carbon Infrastructure

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The proposal is a Prior Approval for the installation of solar PV Panel canopies.

PRINCIPLE OF DEVELOPMENT

This application is not an application for planning permission but an application for 'prior approval' under national planning regulations.

Class OA of Part 14 of the General Permitted Development Order 2015 (as amended) gives permission for installation, alteration or replacement of a solar

canopy within an area lawfully used as off-street parking other than for a dwellinghouse or a block of flats. This is subject to prior approval for:

(a) the solar canopy's siting, design and external appearance, in particular the impact of glare on the occupiers of neighbouring premises; and

(b) in the case of a solar canopy on article 2(3) land, the impact of the appearance of the solar canopy on that land.

GPDO 2015

The application complies with the requirements of Class OA - Part 14 of the GPDO 2015 (as amended). The solar panels would not be more than 4 metres in height or within 10 metres of a residential property.

DESIGN AND EXTERNAL APPEARANCE

The panels are acceptable in design and appearance and will not cause harm to the character of the building or the visual amenity of the wider area.

GLINT AND GLARE

A comprehensive Glint and Glare study has been produced by the applicant which demonstrates that the proposal will not adversely impact the operations of Liverpool John Lennon airport. This has been reviewed by Liverpool John Lennon Airport who have no objection to the proposal. As a result, there would be no harm to neighbouring occupiers from glare.

CONCLUSION

The development complies with the requirements of Class OA of Part 14 of the GPDO 2015 (as amended).

Therefore, it is considered that prior approval is required and approved in accordance with the provisions of the GPDO.

RECOMMENDATION:

The applicant be informed that under the terms of Class OA (Part 14) of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended) prior approval is required and approved.

Signed Case Officer¹: Andrew Hunt

**Signed Authorising
Officer²:** Jo Sheridan

Date: 24/02/2025

Informatives

- 1) Cadent Gas – See Letter
- 2) Liverpool John Lennon Airport

The contractor/developer should consult Liverpool Airport for permission to work if any demolition, excavation, crane or lifting equipment is to be used and its height exceeds 10 meters or that of the surrounding structures or trees. If deemed necessary due to the size of the crane an Instrument Flight Procedures (IFP) assessment will be carried out. Any costs incurred in carrying out this assessment will be met by the applicant.

3) Plans

For clarity the following plans are approved:

- a. Van Der Walk system specification - (Received 03/12/2024)
- b. Solar Edge Inverter Data Sheet - (Received 03/12/2024)
- c. Leapton Solar Specification Sheet - (Received 03/12/2024)
- d. Site F – Block Plan and Sections - (Received 03/12/2024)
- e. Site F – Block Plan - (Received 03/12/2024)
- f. Site E – Block Plan and Sections - (Received 03/12/2024)
- g. Site E – Block Plan - (Received 03/12/2024)
- h. Site C – Block Plan and Sections - (Received 03/12/2024)
- i. Site C – Block Plan - (Received 03/12/2024)
- j. Site A – Block Plan and Sections - (Received 03/12/2024)
- k. Site A – Block Plan - (Received 03/12/2024)
- l. Location Plan - (Received 03/12/2024)

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

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