

APPLICATION NO: 25/00021/NMA **CASE OFFICER:** Maxine Wishart

WARD: Whiston & Cronton **PARISH:** Whiston Town Council

LOCATION: 1 - 2 Stretton Way, , Whiston, Liverpool

PROPOSAL: NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 25/00021/FUL (CHANGE OF USE FROM VACANT WAREHOUSE AND OFFICE PREMISES TO PROVIDE 'HOME BASE DEPOT' FOR HUYTON AMBULANCE STATION TOGETHER WITH INTERNAL RE-CONFIGURATION, EXTERNAL ALTERATIONS AND EXTERNAL CANOPY TO REAR ENTRANCE) AMENDMENT SOUGHT FOR REPLACEMENT OF WINDOW TO UTILITY ROOM WITH EXTERNAL DOOR

Site Description

The application relates to existing industrial premises located at 1 – 2 Stretton Way on Huyton Business Park. The site sits on the eastern side of Stretton Way.

The application premises forms part of an existing brick built unit which is in part occupied by an existing gas company Harris Gas Limited (trading as Extra Gas), who own the overall site.

The site is surrounded by other industrial and commercial units located immediately to the north, south and west of the site. The M57 is located to the rear with the application site sharing a boundary with north bound carriageway and associated embankment and heavy planting of the M57. The site is enclosed by palisade fencing along the boundaries. The surrounding land within the site is laid out to hardstanding.

Proposal

The application is for a non-material amendment following the grant of planning permission 25/00021/FUL granted for the change of use from a vacant warehouse and office premises to provide 'home base depot' for Huyton ambulance station together with internal re-configuration, external alterations and external canopy to rear entrance.

The application seeks a non-material amendment to the planning permission. The amendment comprises a change to the north elevation which would involve the installation of a new entrance door to a wash down utility area to the back of the premises which would replace a small high level window.

Consultations

Not applicable.

Representations

Not applicable.

Planning History

APP. NO:	74/09727/HIST
PROPOSAL:	ERECTION OF SINGLE STOREY SECURITY DEPOT
DECISION:	Granted
DECISION DATE:	21 August 1986
APP. NO:	74/11424/HIST
PROPOSAL:	PLOTS 19 AND 19 LOGWOOD MILL INDUSTRIAL PARK STRETTON WAY HUYTON - ERECTION OF PLANT FOR THE MANUFACTURE AND DISTRIBUTION OF COATED ROAD STONE AND CONSTRUCTION OF NEW VEHICULAR ACCESS AND LANDSCAPING
DECISION:	Granted
DECISION DATE:	24 April 1989
APP. NO:	96/00153/APP
PROPOSAL:	RETENTION OF 2.4-METRE-HIGH PALISADE FENCE
DECISION:	Granted
DECISION DATE:	29 May 1996
APP. NO:	02/00788/COU
PROPOSAL:	CHANGE OF USE OF BUILDING FROM INDUSTRIAL TO EDUCATIONAL TRAINING CENTRE, INSTALLATION OF NEW WINDOWS AND ERECTION OF 2.4M HIGH SECURITY FENCING TO FRONT AND SIDE BOUNDARY
DECISION:	Granted
DECISION DATE:	4 November 2002
APP. NO:	03/00093/FUL
PROPOSAL:	EXTENSION TO EXISTING BUILDING TO FORM ADDITIONAL LOADING BAY WITH NEW ROLLER SHUTTER DOOR
DECISION:	Granted
DECISION DATE:	19 March 2003
APP. NO:	25/00021/FUL
PROPOSAL:	CHANGE OF USE FROM VACANT WAREHOUSE AND OFFICE PREMISES TO PROVIDE 'HOME BASE DEPOT' FOR HUYTON AMBULANCE STATION TOGETHER WITH INTERNAL RE-CONFIGURATION, EXTERNAL ALTERATIONS AND EXTERNAL CANOPY TO REAR ENTRANCE
DECISION:	Granted
DECISION DATE:	13 March 2025

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.

NATIONAL PLANNING POLICY FRAMEWORK

KNOWSLEY LOCAL PLAN: CORE STRATEGY

- CS2 - Development Principles
- CS4 - Economy and Employment
- CS7 - Transport Networks
- CS19 - Design Quality and Accessibility in New Development
- CS26 - Waste Management

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

- EC3 - Primarily Industrial Areas
- T7 - New Development and Walking & Cycling Routes
- T10 - Access for the Less Mobile
- DQ2 - Security in the Built Environment
- ENV2 - Noise and Vibration
- ENV3 - Light Pollution

The Joint Merseyside and Halton Waste Local Plan 2013

- WM9 - Sustainable Waste Management Design and Layout of New Development

SUPPLEMENTARY PLANNING DOCUMENTS

- Ensuring a Choice of Travel SPD (2010)
- Design Quality in New Development SPD (2016)

Assessment

This amendment effects the northern elevation of the building which is to the rear of the building.

The amendment comprises a change to the north elevation which would involve the installation of a new polyester powder coated entrance door to the wash down utility area colour Grey (RAL 080 7005) which would replace a polyester powder coated aluminium top hung high level window (RAL 080 7005). The applicant requires this amendment to enable direct access to a utility room to enable staff to clean interiors of ambulances.

The proposed amendment is a minor change and it would be located at the rear of the building and there would be a canopy over this section of the elevation. The proposed amendment would not adversely impact on the character of the building, the street scene or visual amenity of the area in general. The proposed design would still remain in compliance with Local Plan policy CS19.

Conclusion

The proposed amendment is considered to be minor in nature and acceptable in terms of design and appearance and considered to be non-material.

Recommendation

That the proposed amendment is non-material and should be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
16/05/2025	58020 PL 102	REV A	GA PLAN AS PROPOSED
16/05/2025	58020 PL 103	REV A	EXISTING AND PROPOSED ELEVATIONS

Signed Case Officer¹: **M Wishart**

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

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

04/07/2025

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