

APPLICATION NO: 25/00205/NMA **CASE OFFICER:** Mark Quinn

WARD: St Gabriels **PARISH:**

LOCATION: John Mason International Ltd, 35 Wilson Road, Huyton

PROPOSAL: NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 25/00205/FUL (VARIATION OF CONDITIONS 3 & 4 ATTACHED TO PLANNING PERMISSION 24/00427/FUL (VARIATION OF CONDITION 3 ATTACHED TO OUTLINE PLANNING PERMISSION 22/00284/OUT) TO ALLOW FOR A SECOND VEHICULAR ACCESS POINT TO BE PROVIDED FROM WILSON ROAD AND AMENDMENT TO THE APPROVED SOUTHERN ACCESS POINT) TO ALLOW FOR AN ALTERATION TO THE PARAMETERS PLAN IN RESPECT OF THE MAXIMUM BUILDING HEIGHT AND SET BACK FROM THE WILSON ROAD BOUNDARY.

Site Description

The application site is currently occupied by John Mason International Ltd who are an international moving company. The site is located on the eastern side of Wilson Road, Huyton on the Huyton Business Park. The site is bounded by existing industrial and commercial premises including the household waste recycling centre to the southern site boundary, Huyton Travel Bus company to the northern site boundary and to the eastern site boundary is the Logwood Mill Brook. The site is currently occupied by a two-storey building and external vehicle parking, comprising HGV's, caravans and campervans.

Proposal

A parameters plan was submitted under planning permission 25/00205/FUL which in terms of building heights proposed a zone towards the front of the site (23m set back from the Wilson Road site boundary) where the maximum building height would gradually increase from 17.5m to a maximum of 21.6m.

Condition 4 attached to 25/00205/FUL requires any reserved matters application to be in accordance with the parameters plan in terms of maximum building heights. Unfortunately, the current reserved matters application under consideration (25/00682/REM) breaches the

parameters plan. Therefore, it is now proposed to amend the parameters plan so it is consistent with the current reserved matters submission. The parameters plan would therefore now incorporate a reduced zone at the front of the site (8.2m set back from the Wilson Road site boundary) where the maximum building height would gradually increase from 17.5 to a maximum of 21.6m. The revised parameters plan would accord with the current reserved matters submission where at its closest point the proposed building would be 8.5m from the Wilson Road boundary with a height of 20.1m.

Consultations

None required.

Representations

N/A.

Planning History

22/00284/OUT - DEMOLITION OF EXISTING BUILDINGS AND OUTLINE APPLICATION FOR THE ERECTION OF A LOGISTICS WAREHOUSE (USE CLASS B8) - APPROVAL SOUGHT FOR ACCESS (APPEARANCE, LAYOUT, LANDSCAPING AND SCALE RESERVED FOR FUTURE APPROVAL) Granted 23.03.2023.

24/00132/FUL - VARIATION OF CONDITION 3 ATTACHED TO OUTLINE PLANNING PERMISSION 22/00284/OUT (DEMOLITION OF EXISTING BUILDINGS AND OUTLINE APPLICATION FOR THE ERECTION OF A LOGISTICS WAREHOUSE (USE CLASS B8) - APPROVAL SOUGHT FOR ACCESS (APPEARANCE, LAYOUT, LANDSCAPING AND SCALE RESERVED FOR FUTURE APPROVAL) TO ALLOW FOR AN AMENDMENT TO THE PARAMETERS PLAN IN ORDER TO INCREASE THE RIDGE HEIGHT TO A MAXIMUM OF 21.6M GRANTED 01.05.2024

24/00427/FUL - VARIATION OF CONDITION 3 ATTACHED TO OUTLINE PLANNING PERMISSION 22/00284/OUT (DEMOLITION OF EXISTING BUILDINGS AND OUTLINE APPLICATION FOR THE ERECTION OF A LOGISTICS WAREHOUSE (USE CLASS B8) - APPROVAL SOUGHT FOR ACCESS TO ALLOW FOR AN AMENDMENT TO THE PARAMETERS PLAN IN ORDER TO CHANGE THE MAXIMUM RIDGE HEIGHT OF THE BUILDING AT THE FRONT SECTION OF THE SITE TO COMPRISE A GRADUAL MAXIMUM RIDGE HEIGHT BETWEEN 17.5M AND 21.6M IN ACCORDANCE WITH THE SITE SECTION ON THE PARAMETERS PLAN. GRANTED 15.10.2024

25/00205/FUL - VARIATION OF CONDITIONS 3 & 4 ATTACHED TO PLANNING PERMISSION 24/00427/FUL (VARIATION OF CONDITION 3 ATTACHED TO OUTLINE PLANNING PERMISSION 22/00284/OUT) TO ALLOW FOR A SECOND VEHICULAR ACCESS POINT TO BE PROVIDED FROM WILSON ROAD AND AMENDMENT TO THE APPROVED SOUTHERN ACCESS POINT. GRANTED 03.06.2025

25/00682/REM - RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE PLANNING PERMISSION 25/00205/FUL. APPROVAL SOUGHT FOR APPEARANCE, LAYOUT, LANDSCAPING AND SCALE FOR THE DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF LOGISTICS WAREHOUSE (USE CLASS B8) – UNDER CONSIDERATION.

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
National Planning Policy Framework.

Assessment

The revised parameters plan would now accord with the current reserved matters submission (25/00682/REM) which is currently under consideration.

This would result in a slightly higher maximum building height towards the front of the site which on balance subject to an appropriate design (which would be fully assessed under the reserved matters application) is considered acceptable.

In the context of the scheme as a whole this amendment is considered to be non material and would not result in any adverse impacts on the street scene subject to an appropriate design.

Conclusion

The proposed amendment to the parameters plan is considered to be non material.

Recommendation

The non- material amendment be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
16/04/2026	HWR-KMA-XX-XX-DR-A-9102	REV P1	Parameters Plan

Signed Case Officer¹: **Mark Quinn**

Signed Authorising Officer²: **Jo Sheridan**

Date: **28/04/2026**

Informatives

Non required

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