

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

<u>APPLICATION NO:</u>	23/02453/ADV	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	6AW Unit 3, Huyton Business Park, Link Road, Huyton, Knowsley L36 6AP		
<u>PROPOSAL:</u>	INSTALLATION OF 1NO. FASCIA SIGN EXTERNALLY ILLUMINATED TOGETHER WITH 2NO. NON-ILLUMNATED POSTER SIGNS AND 1NO. NON-ILLUMINATED PANEL SIGN (RETROSPECTIVE)		

Site Description

The application site is a square shaped industrial unit within a larger complex at Link Road. There are several other industrial units as part of the compound which is also surrounded by industrial uses.

Proposal

The proposal is for the installation of 1 no fascia sign externally illuminated together with 2 no non illuminated poster signs and 1 no non illuminated panel sign. The signs have already been installed on site.

Consultations

Environmental Health – No Objection
Highways – No Objection.

Representations

This application has been publicised by letter sent to 9 neighbours. No representations have been received.

Planning History

None Relevant

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

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

S10 – Advertisements

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Amenity

The proposed adverts are relatively unobtrusive and are considered to be appropriate for an industrial area. They are not be detrimental to the character of the area. Overall, there is no harm to amenity from the proposal.

Public Safety

The signs would not adversely affect public safety as they would be small scale and away from the highways. This view is supported by the council's highways authority who have no objection.

Conclusion

The proposal would be acceptable in relation to Amenity and Public Safety.
The application complies with local planning policies and is recommended for approval.

Recommendation

That permission be granted subject to the following conditions.

- 1) The proposal hereby permitted shall be carried out in accordance with the following documents
 - a. Existing and Proposed Elevations (received 21/08/2023).
 - b. Location Plan (received 21/08/2023).

Reason: For the avoidance of doubt.

Signed Case Officer: **Andrew Hunt**

Signed Authorising
Officer: **K Foster**

Date: **7 November 2023**

Informatives

N/A