

<u>APPLICATION NO:</u>	22/00109/NMA	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	Halewood Wines And Spirits - Factory Outlet, The Sovereign Distillery, Wilson Road		
<u>PROPOSAL:</u>	NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 22/00109/FUL (DEMOLITION OF BUILDINGS AND THE ERECTION OF 2 NO. INDUSTRIAL UNITS TOGETHER WITH THE PART DEMOLITION/PART EXTENSION AND REMODELLING OF EXISTING INDUSTRIAL BUILDING TO FORM 7 NO. UNITS (USE CLASSES E (G)(II) (III), B2 AND B8) WITH ANCILLARY OFFICE SPACE. RECONFIGURATION OF CAR PARKING INCLUDING SERVICE AND VEHICULAR CIRCULATION AREAS, LANDSCAPING, INFRASTRUCTURE WORKS AND OTHER ASSOCIATED WORKS) AMENDMENT SOUGHT TO REDUCE THE SIZE OF UNIT C AND TO REVISE THE CAR PARK LAYOUT.		

Site Description

The site is located on the Huyton Business Park on the western side of Wilson Road, Huyton. The site covers an area of 9.54 hectares. The application site is occupied by the former Sovereign Distillery which was the former headquarters of Halewood Artisanal Spirits PLC. The distillery company has now re-located the majority of its operations to Chorley. The site comprises existing industrial buildings, areas of hardstanding and an area of vacant land in the north west corner of the site.

The site is bounded by existing industrial and commercial development to the north, east and south of the site (land to the south is also owned by the applicant but falls outside of this application) and by existing residential development to the west.

Proposal

Planning permission for Demolition of buildings and the erection of 2 no. industrial units together with the part demolition/part extension and remodelling of existing industrial building to form 7 no. units (use classes E (g)(ii) (iii), B2 and B8) with ancillary office space. Reconfiguration of car parking including service and vehicular circulation areas, landscaping, infrastructure works and other associated works was granted in April 2023.

This Non- Material amendment seeks to reduce the size of Unit C and to revise the car park layout.

Consultations

Tarbock Parish Council - No Comments Received
Highway Authority - No objections

Representations

Not Applicable- No publicity required

Planning History

22/00347/DEMCON – Prior notification for the demolition of buildings and structures. Prior approval granted September 2022.

22/00109/FUL - DEMOLITION OF BUILDINGS AND THE ERECTION OF 2 NO. INDUSTRIAL UNITS TOGETHER WITH THE PART DEMOLITION/PART EXTENSION AND REMODELLING OF EXISTING INDUSTRIAL BUILDING TO FORM 7 NO. UNITS (USE CLASSES E (G)(II) (III), B2 AND B8) Granted April 2023.

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

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

National Planning Policy Framework

Assessment

Reduction in the size of Unit C

Unit C is proposed to be reduced in size from 7,993 sqm to 7,310 sqm. Where the building was

previously 17m from the Wilson Road site boundary it is now proposed to be set back by 27m. the width and height of the building would remain unchanged. There would be some minor changes to elevations resulting in the entrance being relocated from the eastern to the western end of the building and the glazing would now wrap around the western elevation instead of the eastern elevation.

The proposed alterations to the building are considered acceptable in terms of layout and visual impact.

Revision to Car Park Layout

With the reduction in the floorspace of Unit C it is proposed to reduce the car parking for this unit from 123 to 109 spaces.

The applicant has provided a technical note with the application setting out a justification for the car parking reduction. The proposed car parking provision equates to 1 space per 67sqm. This is comparable with the previous ratio which was found acceptable and approved under the original application. (22/00109/FUL).

The Local Highway Authority are in agreement with the reduction in car parking spaces.

Conclusion

The proposed reduction in the floorspace of the building and the revision to the car parking are considered to be non- material changes to the original planning permission.

The proposed alteration would be in compliance with Policy CS19 and CS7 in the Local Plan Core Strategy.

Recommendation

That the Non Material Amendment be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
12/09/2023	13546-AEW-BC-XX-DR-A-0537 REV P01	-	PROPOSED ELEVATIONS
12/09/2023	13546-AEW-BC-XX-DR-A-0535-S2-P01	-	PROPOSED FLOOR PLANS
12/09/2023	13546-AEW-BC-XX-DR-A-0536-S2-P01-	-	PROPOSED ROOF PLAN
12/09/2023	13546-AEW-BC-XX-DR-A-0538-S2-P01-	-	PROPOSED SECTIONS
12/09/2023	13546-AEW-SI-XX-DR-A-0503-S2-P02	-	PROPOSED SITE LAYOUT
12/09/2023	0501 P04	-	SITE LOCATION PLAN

Signed Case Officer¹: Mark Quinn

Signed Authorising Officer²: K Foster

Date: 13 October 2023

Informatives

- 1 The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Informative Note valid from 1st January 2023 until 31st December 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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