

<u>APPLICATION NO:</u>	19/00521/NMA5	<u>CASE OFFICER:</u>	Jo Sheridan
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	Plot 1 - Land To North Of Railway Line Bounded By Lower Road, Greensbridge Lane And Ditton Brook Watercourse, Halewood; And Plot 3 - Land To South Of Railway Line Bounded By Lower Road, Finch Lane And Baileys Lane, Halewood		
<u>PROPOSAL:</u>	Non-material amendment following the grant of planning permission 19/00521/HYB (hybrid planning application for the erection of up to 730 dwellings comprising: Plot 1 - Full planning application for the re- grading of the site, engineering works to form a flood storage area and the erection of 148 dwellings with associated works (including landscaping, access, roads and other associated infrastructure); and, Plot 3 - Full planning application for the re- grading of the site, and the erection of 196 dwellings with associated works (including landscaping, access, roads and other associated infrastructure) and outline planning application for up to 386 dwellings (access to be considered) to allow for amended roof tile manufacturer from Redland Richmond to Russell Galloway (colours to remain slate grey and brown)		

Site Description

The site subject of this non material application relates to the Redrow site to the north of the East of Halewood development site. The site is currently under construction.

Proposal

The application seeks to make a non material amendment to 20/00063/FUL for the following:

Amend the roof tile manufacturer from Redland Richmond to Russell Galloway.
Proposed colours are Slate Grey and Cottage Red.

The applicant confirmed in an email dated 7th October 2022 that the tiles are to be laid overlapping.

Consultations

None requested.

Representations

The application is for a non material amendment and no publicity was undertaken.

Planning History

19/000521/HYB: Hybrid planning application for the erection of up to 730 dwellings comprising:

Plot 1 - Full planning application for the re- grading of the site, engineering works to form a flood storage area and the erection of 148 dwellings with associated works (including landscaping, access, roads and other associated infrastructure); and, Plot 3 - Full planning application for the re- grading of the site, and the erection of 196 dwellings with associated works (including landscaping, access, roads and other associated infrastructure) and outline planning application for up to 386 dwellings (access to be considered). Granted 11/05/2021.

19/00521/NMA: Non-material amendment following the grant of planning permission 19/00521/HYB (Hybrid planning application for the erection of up to 730 dwellings comprising: Plot 1 - Full planning application for the re- grading of the site, engineering works to form a flood storage area and the erection of 148 dwellings with associated works (including landscaping, access, roads and other associated infrastructure); and, Plot 3 - Full planning application for the re- grading of the site, and the erection of 196 dwellings with associated works (including landscaping, access, roads and other associated infrastructure) and outline planning application for up to 386 dwellings (access to be considered) to allow the amendment of 52 of the previously approved house types and updating of details relating to conditions 11,12 and 14. Granted 29/10/2021.

19/00521/NMA1: Non material amendment to planning permission 19/00521/HYB to include an electricity substation in the public open space on the northern development (plot 1). Granted 05/05/2022.

19/00521/NMA2: Application for a non-material amendment following grant of planning permission 19/00521/HYB (Hybrid planning application for the erection of up to 730 dwellings comprising:

Plot 1 - Full planning application for the re- grading of the site, engineering works to form a flood storage area and the erection of 148 dwellings with associated works (including landscaping, access, roads and other associated infrastructure); and, Plot 3 - Full planning application for the re- grading of the site, and the erection of 196 dwellings with associated works (including landscaping, access, roads and other associated infrastructure) and outline planning application for up to 386 dwellings (access to be considered)) - amendment sought for the substitution of approved roof tiles Forticrete S18 to Redland Richmond 10 and the inclusion of additional 'ross' facing brick as an alternative to the existing approved Ibstock Weston red multi brick. Granted 13/06/2022.

19/00521/NMA3: Application for a non-material amendment following grant of planning permission 19/00521/HYB (Hybrid planning application for the erection of up to 730 dwellings comprising: Plot 1 - Full planning application for the re- grading of the site, engineering works to form a flood storage area and the erection of 148 dwellings with associated works (including landscaping, access, roads and other associated infrastructure); and, Plot 3 - Full planning application for the re- grading of the site, and the erection of 196 dwellings with associated works (including landscaping, access, roads and other associated infrastructure) and outline planning application for up to 386 dwellings (access to be considered) - amendment sought for changes to approved plans to include the addition of garden rooms to all open market plots. Granted 21/07/2022.

19/00521/NMA4: Non-material amendment following the grant of planning permission 19/00521/HYB (hybrid planning application for the erection of up to 730 dwellings

comprising: plot 1 - full planning application for the re- grading of the site, engineering works to form a flood storage area and the erection of 148 dwellings with associated works (including landscaping, access, roads and other associated infrastructure); and, plot 3 - full planning application for the re- grading of the site, and the erection of 196 dwellings with associated works (including landscaping, access, roads and other associated infrastructure) and outline planning application for up to 386 dwellings (access to be considered) to allow the amendment of garden room to be added to rear of all open market plots. Granted 29/07/2022.

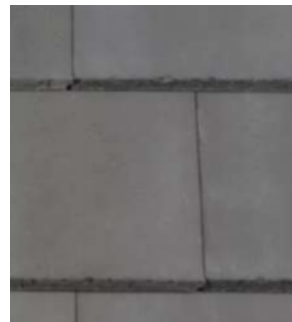
Assessment

Below are the previously approved tiles – namely Russell Richmond 10 (Rustic Brown) and Russell Richmond (Slate Grey).

Previously approved roof tiles:



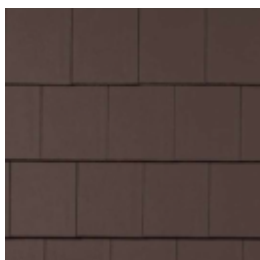
Russell Richmond 10 (Rustic Brown)



Russell Richmond (Slate Grey)

Due to manufacturer supply issues, Redrow are seeking to amend the approved roof tiles to the northern development site to Russell Galloway Peat Brown and Russell Galloway Slate Grey

Proposed roof tiles (subject of the non material amendment):



Russell Galloway Peat Brown



Russell Galloway Slate Grey

The proposed Russell Galloway Peat Brown was considered too uniform and bland and as a result the Russell Galloway Cottage Red was proposed.



Russell Galloway Cottage Red

This tile is considered to be more suitable and had a greater depth of colour than the previously proposed Peat Brown tile.

The cumulative context of all the other non material amendments remains non material as the appearance of the roof tiles is similar to what was originally approved.

Conclusion

The amendments proposed are minor in nature when considered in the context of the scale and size of the overall development and can be considered non material amendments. The proposed amendments would be acceptable in terms of their visual impact and would not impact on the highway or residential amenity.

The proposal would comply with Local Plan Policy CS19 'Design Quality and Accessibility in New Development' which states that development in Knowsley will be expected to respond to and integrate positive characteristics of immediate surroundings, including local materials. The application is considered to accord with national and local planning policies and is therefore recommended for approval.

Recommendation

The non material amendment application be granted subject to the following condition:

1. The plan(s) listed below are those approved. The development must be undertaken in accordance with the approved plans on the original application, except where amended by those below, including any conditions attached to that permission. No substitution should be made without prior consent from the Local Planning Authority. Failure to adhere to the details of the approved plans or to comply with the conditions on the original planning permission constitutes a contravention of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/10/2022	4150-DSL-002	Rev J	Materials Layout
07/10/2022			Proposed Roof Tiles Russell Galloway Slate Grey Russell Galloway Cottage Red

Jo Sheridan

Alan Kilroe

7 October 2022