
<u>APPLICATION NO:</u>	19/00297/NMA3	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	Land At Greenwood Close, Cross Lane And At Former Watch Factory Site, Off Bookbinders Lane, Prescot, Knowsley		
<u>PROPOSAL:</u>	NON MATERIAL AMENDMENT TO PLANNING APPLICATION 19/00297/FUL (DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 88 NO. AFFORDABLE DWELLINGS, THREE NO. APARTMENTS BLOCKS COMPRISING 103 AFFORDABLE APARTMENTS IN TOTAL, CAR PARKING, LANDSCAPING, OPEN SPACE AND ASSOCIATED WORKS). AMENDMENT SOUGHT FOR ALTERATIONS TO CYCLE STORE TO INCORPORATE A MOBILITY SCOOTER STORE AND ASSOCIATED BOUNDARY TREATMENT BETWEEN BLOCK B2 AND C		

Site Description

This application relates to a site at Greenwood Close, Cross Street and Former Watch Factory Site in Prescot.

Proposal

Planning permission was granted in 2020 for DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 88 NO. AFFORDABLE DWELLINGS, THREE NO. APARTMENTS BLOCKS COMPRISING 103 AFFORDABLE APARTMENTS IN TOTAL, CAR PARKING, LANDSCAPING, OPEN SPACE AND ASSOCIATED WORKS. Ref 19/00297/FUL.

This proposal seeks to amend the approved cycle store to incorporate a mobility scooter store and associated boundary treatment between apartment blocks B2 and C.

Consultations

Prescot Town Council - No Comments Received

Cadent Gas Limited - No objections subject to an informative being included.

Representations

Not Applicable.

Planning History

APP. NO:	19/00297/FUL
PROPOSAL:	DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 88 NO. AFFORDABLE DWELLINGS, THREE NO. APARTMENTS BLOCKS COMPRISING 103 AFFORDABLE APARTMENTS IN TOTAL, CAR PARKING, LANDSCAPING, OPEN SPACE AND ASSOCIATED WORKS.
DECISION:	GRANTED
DECISION DATE:	24 March 2020

APP. NO: 19/00297/NMA
PROPOSAL: NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 19/00297/NMA (DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 88 NO. AFFORDABLE DWELLINGS, THREE NO. APARTMENTS BLOCKS COMPRISING 103 AFFORDABLE APARTMENTS IN TOTAL, CAR PARKING, LANDSCAPING, OPEN SPACE AND ASSOCIATED WORKS.) TO ALLOW FOR AMENDMENT TO APPROVED PLANS COMPRISING CHANGES TO CILL HEIGHTS ON WINDOWS TO INDIVIDUAL DWELLINGS , ALTERATIONS TO WIDOW DETAIL TO ALLOW FOR MEANS OF ESCAPE AND MINOR AMENDMENTS TO ROOFLINES ON CERTAIN PLOTS.

DECISION: GRANTED
DECISION DATE: 18 November 2021

APP. NO: 19/00297/NMA1
PROPOSAL: NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 19/00297/NMA (DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 88 NO. AFFORDABLE DWELLINGS, THREE NO. APARTMENTS BLOCKS COMPRISING 103 AFFORDABLE APARTMENTS IN TOTAL, CAR PARKING, LANDSCAPING, OPEN SPACE AND ASSOCIATED WORKS.) TO ALLOW FOR AMENDMENT TO APPROVED PLANS COMPRISING CHANGES OF BLOCK PAVING TO NON ADOPTED AREAS TO TARMAC

DECISION: GRANTED
DECISION DATE: 18 November 2021

PROPOSAL: 19/00297/NMA2
APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 19/00297/FUL (DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 88 NO. AFFORDABLE DWELLINGS, THREE NO. APARTMENTS BLOCKS COMPRISING 103 AFFORDABLE APARTMENTS IN TOTAL, CAR PARKING, LANDSCAPING, OPEN SPACE AND ASSOCIATED WORKS.) - AMENDMENT SOUGHT FOR CHANGES TO SITING OF PLOTS 83 AND 84

DECISION: GRANTED
DECISION DATE: 13 June 2022

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

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

National Planning Policy Framework

Article 35 Statement

Not Applicable

Assessment

The approved secure bike store on in between apartment blocks B2 and C would provide for the storage of 30 cycles.

Due to the proposed clientele (over 55's) provision is required for the storage and charging of mobility scooters. It is proposed to replan the cycle storage area by providing two smaller bike stores to accommodate 20 cycles and one new mobility scooter charging hub to accommodate three mobility scooters.

The area would be secured with a boundary treatment of 2.1m high black verticals railings (and access gates) and alternate panels of Scandinavian redwood timber (natural finish) with black painted metal surrounds.

The proposed cycle stores would be semi enclosed with a galvanised finish and polycarbonate sides/roof. Sheffield toast rack style stands to secure the cycles to are proposed inside the cycle store.

The mobility hub would be sited in between the two cycle stores. The hub would measure 3.7m by 2.88m. It would have a steel frame (galvanised finish) and steel framed door with tongue and groove softwood timber cladding panels in between the framework. The cladding would be European Redwood TGV plank (natural finish).

The 30 cycle storage spaces originally approved where just for apartment blocks B2 and C. Blocks B1 and A have separate cycle storage arrangements and in addition there are 12 communal cycle parking spaces adjacent to the main car park. 20 cycle spaces (now proposed) is still considered to be sufficient to serve blocks B2 and C.

Conclusion

The proposed alteration to the cycle storage area and addition of a mobility scooter hub is considered to be non-material to the wider development granted planning permission in 2020.

The proposal would be entirely acceptable in terms of design, materials and finish and would be in compliance with Local Plan policy CS19.

Recommendation

That the non-material amendment be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06/03/2024	-	-	E MAIL FROM AGENT RE MATERIALS
07/03/2024	-	-	E MAIL FROM AGENT RE MATERIALS
15/12/2023	1125_A_SK_024-A	-	PROPOSED SITE LAYOUT
15/12/2023	A	-	LOCATION PLAN
12/01/2024	-	-	SPECIFICATION- CYCLE SHELTER
12/01/2024	-	-	SPECIFICATION - MOBILITY SCOOTER CHARGING HUB

Signed Case Officer¹:

Mark Quinn

**Signed Authorising
Officer²:**

K Foster

Date:

11 March 2024

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

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

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

2. See Consultation Response from Cadent Gas dated 29.01.2024.

