

Regeneration and Economic Development Department

APPLICATION NO: 19/00337/NMA1
(PROPERTIES) LIMITED

APPLICANT: ORBIT INVESTMENTS

WARD AFFECTED: Northwood

DEVELOPMENT: APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 19/00337/OUT (OUTLINE PLANNING APPLICATION FOR THE DEMOLITION OF WEIGHING STATION AND THE ERECTION OF 5 INDUSTRIAL UNITS (USE CLASS B1(C)/B2/B8); 7 TRADE COUNTER UNITS (B8 USE); 1 SELF-STORAGE FACILITY (B8 USE); 1 RETAIL/FOOD UNIT (USE CLASS A1/A3/A5) AND 1 DRIVE-THRU UNIT (USE CLASS A1/A3/A5) TOGETHER WITH CAR PARKING AND ASSOCIATED WORKS) TO ALLOW FOR AMENDMENT TO APPROVED PLANS RELATING TO THE RE-SITING OF UNITS 1F - 1H AND ALTERATIONS TO THE CAR PARKING LAYOUT)

LOCATION OF SITE: Academy Business Park, Lees Road, Knowsley Industrial Park, Kirkby, Knowsley, L33 7SA,

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Industrial Area - Primarily Industrial Area

Proposed Tram Line - Proposed Merseytram Tramway - Line 1 Within 200m Buffer

Water Restricted Surface Area - North Area - Kirkby

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS7 - Transport Networks

CS11 - Principal Regeneration Area - Knowsley Industrial and Business Parks

CS19 - Design Quality and Accessibility in New Development

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

EC3 - Primarily Industrial Areas

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

NA

ARTICLE 35

NA

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for a non-material amendment following the grant of planning permission 19/00337/OUT in February 2020 for the demolition of weighing station and the erection of 5 industrial units (use class B1/B2/B8; 7 trade counter units (B8 use); 1 self-storage facility (B8 use); 1 retail/food

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unit (use class A1/A3/A5) and 1 drive-thru units (use class A1/A3/A5) together with car parking and associated works. The approval of reserved matters was then granted in June 2020 under reference 20/00146/REM. A non-material application was submitted for amendments to the pitch of the roof to units 1D and 1 E and including the installation of rooflights which was granted in October 2020 referenced 19/00337/NMA.

The current non-material planning application seeks the re-siting of Units 1F - 1H and alterations to the car parking layout adjacent to these three units. It is proposed to reposition the units approximately 1m to the south of the previously approved location. The floorplans, elevations and roof plans of the units would remain as previously approved. The car parking arrangement to the front of the units is proposed to be amended and would rationalise the layout leading to an additional four car parking spaces above the previously approved parking layout.

POLICY CONSIDERATIONS

The site falls within a Primarily Industrial Area. As such, the original scheme was assessed against Policies CS11 'Principle Industrial Area - Knowsley Business and Industrial Park' of the Core Strategy and saved Policy EC3 'Primarily Industrial Area' of the UDP, plus other more general policies.

With regard the current application it needs to be determined whether the amendment would present a material change from the previously approved permission and any material effects it would have.

DESIGN, ACCESS AND CRIME PREVENTION

The units are the same as approved. The repositioning of the units and re-design of the car parking and additional spaces will not have a material impact on the overall appearance of the Business Park. The proposed amendments do not raise crime or anti-social behaviour issues.

HIGHWAYS

The proposed changes are internal to the Business Park and will not impact on the public highway network. The changes rationalise the car park layout leading to an additional four spaces and will not materially impact the internal operations of the Business Park to any material degree.

RESIDENTIAL AMENITY

No relevant issues.

CONCLUSION

The proposed amendments are considered non-material and therefore, the application constitutes a non-material amendment; the effect of the changes would not result in any significant material difference to the scheme presented at the time of granting the original planning permission. The application therefore complies with the relevant Core Strategy and Replacement UDP policies plus guidance in the NPPF and is therefore recommended for approval.

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):-

- 1) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

SCHEDULE 1

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Date Received	Ref. No	Version	Drawing/Document Title
17/05/2021	389-PL-2102	E	Proposed site plan (1:1250)
15/04/2021	389-PL-2103	E	Proposed site plan (1:500)

Lee Osborne
6 January 2022

Alan Kilroe
6 January 2022

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