

APPLICATION NO: 21/00398/NMA4 **CASE OFFICER:** Lee Osborne

WARD: Roby **PARISH:**

LOCATION: Former Wheathill Riding Centre, Naylor's Road, Roby

PROPOSAL: APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 21/00398/FUL (DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF A NEW SECONDARY SCHOOL BUILDING, MULTI USE GAMES AREA (MUGA) AND ASSOCIATED CAR PARKING AND LANDSCAPING) - AMENDMENTS SOUGHT TO:

1. CONVERT LOFT SPACE TO CREATE ADDITIONAL TEACHING AND BREAK-OUT SPACE FOR EXISTING STUDENTS.
2. INSTALL ROOFLIGHTS ON NORTH-EAST ROOF SLOPE OF TWO STOREY ELEMENT OF SECONDARY SCHOOL.
3. INSTALLATION OF PHOTOVOLTAIC PANELS ON NORTH - WEST SLOPE OF ROOF OF TWO STOREY ELEMENT OF SECONDARY SCHOOL.

Site Description

The application site has an area of around 1.7 hectares and is roughly rectangular, it lies to the north of Naylor's Road and is allocated as Green Belt. The site includes both a primary school for children with complex educational needs and a special needs secondary school for older children with similar issues, with many having attended the adjacent primary school, together with features found in schools such as play areas, pitches, staff and visitor parking etc.

Despite the proximity of nearby urban settlements and the nearby M62 motorway to the north, the area has a semi-rural feel due to the character of the road which includes narrow footpaths and the presence of mature trees and hedges. The site is within the Green Belt.

Proposal

The application is for a non-material amendment following the grant of planning permission 19/00398/FUL allowing the demolition of existing buildings and the erection of a new secondary school building, multi-use games area (MUGA) and associated car parking and landscaping at the former Wheathill Riding School on Naylor's Road for children with special needs. A primary school for children with special needs is adjacent the secondary school. Approval is now sought for the following amendments to the approved scheme: -

1. Conversion of loft space to create additional teaching and break-out space for existing students
2. Installation of rooflights on north-east roof slope of the roof of the two storey element of the secondary school, providing natural light to the loft conversion.

3. Installation of photovoltaic panels on the north-west slope of the roof of the two storey element of the secondary school (removed from the scheme by virtue of planning permission 21/00398/NMA)

Consultations

None required.

Representations

NA

Planning History

21/00398/FUL - DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF A NEW SECONDARY SCHOOL BUILDING, MULTI USE GAMES AREA (MUGA) AND ASSOCIATED CAR PARKING AND LANDSCAPING. Granted: 18.11.2021.

21/00398/NMA - NON MATERIAL AMENDMENT TO PLANNING APPLICATION 21/00398/FUL (DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF A NEW SECONDARY SCHOOL BUILDING, MULTI USE GAMES AREA (MUGA) AND ASSOCIATED CAR PARKING AND LANDSCAPING) AMENDMENT SOUGHT TO ALLOW CHANGES TO APPROVED PLANS - WINDOW AND DOOR POSITIONS UPDATED TO REFLECT DETAILED DESIGN (WINDOWS IN FRONT OF STRUCTURAL STEELS), PV REMOVED FROM TWO STOREY BLOCK ROOF, ROOF MATERIAL CHANGED TO COMPOSITE SLATES ON TWO STOREY BLOCK ROOF TO MATCH SINGLE STOREY ROOF (P1 TYPE) AND TO CONDITION 21 TO ALLOW ESSENTIAL (INTERNAL) NON-NOISY WORKS TO TAKE PLACE ON SITE OUTSIDE OF THE IDENTIFIED HOURS OF OPERATION. Granted: 08.02.2022

21/00398/NMA1 - NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 21/00398/FUL TO ALLOW THE INSTALLATION OF WATER TANKS. Granted: 04.02.2022.

21/00398/NMA2 - APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 21/00398/FUL (DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF A NEW SECONDARY SCHOOL BUILDING, MULTI USE GAMES AREA (MUGA) AND ASSOCIATED CAR PARKING AND LANDSCAPING) - AMENDMENT SOUGHT TO AMEND THE WORDING OF CONDITION 14. Granted: 25.04.2022.

21/00398/NMA3 - APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 21/00398/FUL (DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF A NEW SECONDARY SCHOOL BUILDING, MULTI USE GAMES AREA (MUGA) AND ASSOCIATED CAR PARKING AND LANDSCAPING) - AMENDMENTS SOUGHT FOR THE FOLLOWING:

- REVISED MUGA PERIMETER FENCING SPECIFICATION AND LAYOUT INCLUDING BASKETBALL HOOPS AND BOARDING BEHIND TO A HEIGHT OF 3.75M AT EITHER END OF MUGA PITCH TOGETHER WITH INCREASED HEIGHT OF FENCING TO 3.75M EITHER SIDE OF BASKETBALL HOOPS THE WIDTH OF THE MUGA PITCH.
- CHANGED DESIGN/SPECIFICATION OF BIKE AND BIN STORE.

- INCREASED FENCE HEIGHT FROM 2.4M TO 3M TO INNER PLAYGROUND BOUNDARY ONLY (NOT SITE PERIMETER).
- REVISED SIZE OF ROOFLIGHTS AND REVISED LOUVRE POSITIONS TO DINING HALL.
- REVISED POSITION OF FLUE AND LOUVRE ABOVE PLANT ROOM AND KITCHEN. Granted: 22.12.2022.

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

CS2 - Development Principles

CS5 - Green Belt

CS19 - Design Quality and Accessibility in New Development

Article 35 Statement

NA

Assessment

The Local Planning Authority must have regards to whether the proposal would present a material change from the previously approved permission and what material effects it would have. The principal consideration for this application relates to the effect of the development on the visual amenity of the area and the openness of the Green Belt. The application complies with the above noted planning policies.

Visual Considerations

The proposed changes relate to the roof slopes of the two storey building element of the secondary school, with the installation of roof lights on one slope and photovoltaic panels to the opposite slope. The roof lights would allow the loft to be converted to provide additional space. The proposed changes to the roof of the building, and the

conversion of the loft, would be acceptable in appearance, minor in nature and would not unduly impact on the appearance of the building as approved; indeed the photovoltaic panels were part of the original approval, being removed from the scheme by a subsequent planning application approval.

The proposals would not impact on the openness of the Green Belt above the approved scheme.

The proposals therefore comply with Policies CS2, CS5 and CS19 of the Core Strategy.

Amenity Considerations

The application is for install rooflights and photovoltaic panels to the roof slopes of the larger building element of the secondary school, and conversion of the loft to provide additional space for existing pupils. No amenity concerns are raised by the proposed revisions, and the nearest residential property is in excess of 100m from the site entrance and on the opposite side of Naylor's Road.

The proposals therefore comply with Policies CS2 and CS19 of the Core Strategy.

Highways Considerations

The additional floor space which would be provided by the loft conversion would be for existing pupils use, and as such the proposals do not raise any highways issues.

Conclusion

As result of the proposals there would be negligible change to the overall appearance of the site to that which was previously approved. There would be little impact on the openness of the Green Belt and the visual amenity of the area, and no impact on the residential amenity of the nearest dwelling. The application therefore constitutes a non-material amendment and would comply with relevant planning policies; it is consequently 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

Date Received	Ref. No	Version	Drawing/Document Title
20/05/2024	20034-C4P-B1-ZZ-DR-A-2101	P11	ELEVATIONS AS PROPOSED
20/05/2024	20034-C4P-BB-ZZ-DR-A-2101	P14	ELEVATIONS AS PROPOSED; PRIMARY SCHOOL B1 AND

			SECONDARY SCHOOL B3
20/05/2024	20034-C4P-BB-ZZ-DR-A-2002	P4	LOFT PLAN AS PROPOSED
20/05/2024	20034-C4P-BB-ZZ-DR-A-3301	P11	ROOF PLAN AS PROPOSED: PRIMARY SCHOOL B1 AND SECONDARY SCHOOL B3

Signed Case Officer¹: **Lee Osborne**

Signed Authorising Officer²: **K Foster**

Date: **28 June 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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