

Regeneration and Economic Development Department

APPLICATION NO: 20/00193/NMA1

APPLICANT: Engie Regeneration

WARD AFFECTED: Whitefield

DEVELOPMENT: APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 20/00193/FUL (RESIDENTIAL DEVELOPMENT COMPROMISING OF THE ERECTION OF 266 NO. DWELLINGS TOGETHER WITH CONSTRUCTION OF VEHICULAR/PEDESTRIAN ACCESSES, SUB-STATION, CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS) - AMENDMENT SOUGHT FOR CHANGES TO AGREED BRICK TYPE

LOCATION OF SITE: Land Off Valley Road / Whitefield Drive, Westvale, Kirkby, Knowsley, L32 4UP, , ,

KNOWSLEY LOCAL PLAN ALLOCATION –

Sporting Leisure and Community use - Existing Major Sporting Uses

Development Opportunity site - Development Opportunity Sites

Minor road widening or improvement - Elstead Road

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

TECHNICAL CONSULTATIONS:

Merseyside Fire And Rescue Authority – No objections in principle.

NEIGHBOUR NOTIFICATION:

NA

ARTICLE 35

NA

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for a non-material amendment following the grant of planning permission in July 2020 of planning application 20/00193/FUL for residential development comprising the erection of 266 dwellings together with the construction of vehicular/pedestrian accesses, sub-station, car parking, landscaping and associated works. Due to supply issues the approved 'Village Harvest' brick for the construction of the dwellings cannot be supplied in sufficient quantity to allow continued construction at the required pace of work. The proposed revision is to allow the internal dwellings and those along the south western boundary adjacent open space to be constructed of 'Welford Buff' brick. Both bricks are of similar but differing colour. The dwellings along the south eastern boundary (facing Valley Road), the north western boundary (adjacent Whitefield Drive) and the north eastern boundary (adjacent an existing housing area) would be erected of the 'Village Harvest' brick.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

POLICY CONSIDERATION

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 neighbours and the locality. The application complies with the above noted planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

The dwellings to the perimeter of the site adjacent housing and routes to Kirkby town centre and train centre would be of the approved brick. The dwellings along the south west boundary which would be adjacent open space and face towards the motorway would be of the proposed brick together with the remainder of dwellings within the site. The dwellings along the south west boundary would be visible from the motorway and the southern part of Valley Road, particularly travelling north from the roundabout (and slip road) towards the town centre. However, these would be fleeting views for the most part from vehicles. Due to most of the perimeter housing being of the approved brick, and the remainder of the housing being of proposed brick of similar character and in the main not readily visible from outside existing housing or Whitefield Drive and Valley Road except glimpses through it is considered that the proposed brick change to those dwellings proposed would be acceptable and would not be detrimental to existing and proposed residents or the area in general, and the brick change would not be readily recognised from outside the site. As such it is considered that the brick would have not impact materially on the appearance of the scheme to that previously considered and agreed. The application therefore complies with Policies CS2 and CS19 of the Core Strategy.

HIGHWAYS

No highways issues are raised.

RESIDENTIAL AMENITY

No impacts

CONCLUSION

The proposed change to the brick type of certain dwellings is acceptable and would not impact any greater on the amenities of residents or the locality that the agreed scheme. The bricks would be used for dwellings which would not be readily visible from outside the residential development site to any noticeable degree, and the revisions can be considered non-material in the context of the residential scheme and current development status. The proposal complies with planning policies 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

Date Received	Ref. No	Version	Drawing/Document Title
28/03/2022	18-399-P20-O	-	PROPOSED SITE PLAN

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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28/03/2022	Letter	-	Letter from the agent, Oliver Bennison of Equans, confirming the proposed brick type tand including a pictorial representation. Dated 17 March 2022.
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Informatives

1. Fire Authority

Lee Osborne
20 September 2022

Alan Kilroe
20 September 2022

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PS/DC/OP04/05	003	23/9/02

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