

<u>APPLICATION NO:</u>	24/00683/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	Ley Holdings Ltd, Polymer House, Admin Road		
<u>PROPOSAL:</u>	ERECTION OF A STORAGE WAREHOUSE BUILDING ADJACENT TO EXISTING INDUSTRIAL BUILDING (RETROSPECTIVE APPLICATION)		

Site Description

The application site is at the rear of the curtilage Polymer House, which is located at the end of Admin Road. Admin Road has a separate access and egress from / onto South Boundary Road. Coming off South Boundary Road you can take a branch of Admin Road that goes in a south east direction until the road terminates in a dead-end. Polymer House is at the end of that part of Admin Road that runs in a north west direction. The site has staff and visitor parking at the front with the main building adjacent. The service road runs along the side of the main building to the service yard area for deliveries to and from the premises at the rear. The application building is at the side of the rear service yard sited in the north east corner of the overall Polymer House site. The building is adjacent the western boundary of the site, with land at the rear of Dixon Road on the other side of the boundary fencing.

Application

The application is for the retention of a modern industrial and storage building erected to provide storage facilities; the building was erected at the end of July / beginning of August 2024. Delivery vehicles can be loaded from the building via the access road and service yard.

The building has a width of 30.2m and a depth of 15m; the roof is pitched and is 8.1m to ridge height. The building has external walls of light grey cladding, and the roof covering is Thermo PVC coated polyester fabric.

Consultations

United Utilities Water Ltd - No objections, provide comments to be provided as an informative.

Representations

This application has been publicised by letters sent to 17 neighbours. No representations have been received.

Planning History

11/00511/FUL - ERECTION OF 2 NO. WIND TURBINES ATTAINING AN OVERALL HEIGHT OF 25M TOGETHER WITH ASSOCIATED ACCESS ROAD AND BOUNDARY TREATMENTS. Refused: 04.01.2012.

04/01391/FUL - CONSTRUCTION OF NEW VEHICULAR ACCESS FROM SOUTH BOUNDARY ROAD, TOGETHER WITH ERECTION OF LOADING BAY TO REAR ELEVATION, SECURITY GATEHOUSE AND ALTERATIONS TO EXTERNAL APPEARANCE OF EXISTING BUILDING. Granted: 09.03.2005.

04/00450/COU - CHANGE OF USE FROM USE CLASS D1 (NON RESIDENTIAL TRAINING) TO USE CLASS B2 (INDUSTRIAL). Granted: 27.05.2004.

K/APP/5774 - INTERNAL ALTS DIVISION OF THE EXISTING BAY NO 3 INTO 3 SMALL FACTORY UNITS. Granted: 30.03.1981

K/APP/4281 - ERECTION OF A SUBSTATION. Granted: 16.08.1979.

K/APP/4047 - PHASE II TO EXISTING TRAINING CENTRE. Granted: 18.07.1979.

K/APP/2387 - C/USE FROM RESIDENTIAL BLOCKS TO WORKSHOPS AND OFFICES FOR AN INDUSTRIAL TRAINING CENTRE. Granted: 26.07.1977.

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

CS19 – Design Quality and Accessibility in New Development

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

The application is for the retention of a warehouse store building within the curtilage of Polymer House on Admin Road, KIP which is occupied by an industrial company Ley Rubber (Ley Holdings). The building is ancillary to the B2 use operated from the site and the development is acceptable with regard the principle of development.

Design and Visual Amenity Considerations

The design of the building is acceptable and typical of buildings on industrial parks. The building is located in the rear corner of the site and is shielded in the most part from views from Admin Road and South Boundary Road by the main building to the south and at the front, and from units forming Deltic Court at the rear of Deltic Way to the north and rear. The building is sited adjacent the boundary fence with a private site accessed from Dixon Road on the other side so is not readily visible from that road. The building is not detrimental to the visual amenities of the surrounding sites or the area in general.

The application complies with Policies CS2 and CS19 of the Core Strategy.

Highways Considerations

The building is located at the rear and side of the main building. The building has not taken any parking area or impinged on the service yard. The building is used for storage and has not raised any parking requirements. The building has not impacted on highway safety or parking and therefore complies with Policies CS2 and CS19 of the Core Strategy.

General Amenity Issues

The building is used for storage for products manufactured in the main site building. The use is commonly found within industrial and commercial areas and has not caused any amenity issues, including noise and disturbance issues or caused any loss of privacy towards adjacent sites.

The application therefore complies with Policies CS2 and CS19 of the Core Strategy.

BNG Considerations

The building was constructed on an area of land surfaced with non-permeable material and used ad hoc for storage purposes. The application was therefore exempt from BNG requirements even if the building were proposed. However, the building is erected and the application therefore is a retrospective application to retain the building. BNG is not required with regard such applications under 'Variations of Planning Permission' Section 73a Part 2a (Developments without planning permission). Therefore BNG was not required for this retrospective application, and if the application were not retrospective would not have been required due to the site of the building being a non-permeable surfaced area.

Conclusion

The building is acceptable in appearance, of a type and use commonly found within industrial parks and does not impact on visual or general amenity, or had an impact on parking or road safety. The application complies with planning policies.

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
22/01/2025	10-055_001 Rev A	-	LOCATION PLAN
22/01/2025	10-055_101 Rev A	-	AS-BUILT SITE PLAN
22/01/2025	10-055_102 Rev A	-	AS-BUILT FLOOR PLANS
22/01/2025	10-055_103 Rev A	-	AS-BUILT ELEVATIONS
22/01/2025	10-055_104 Rev A	-	AS-BUILT CONTEXTUAL ELEVATIONS
22/01/2025	10-055_105 Rev A	-	AS-BUILT CAR PARKING PLAN

Signed Case Officer¹: **Lee Osborne**

Signed Authorising Officer²: **Jo Sheridan**

Date: **25/03/2025**

Informatives

- 1 United Utilities

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

