

<u>APPLICATION NO:</u>	22/00392/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	Unit 1 Stretton Way, Huyton, Knowsley		
<u>PROPOSAL:</u>	INSTALLATION OF HGV UN-LOADING PLATFORM AND EXTRACT FANS		

Site Description

The application relates to an industrial site located on the north western side of Stretton Way at its southern end.

Proposal

The application seeks planning permission for the installation of a high unloading platform on one side of the main industrial building on the site and the installation of extractor fans to two elevations of that building.

The platform would have a height of 4.8m to the platform plus the safety framework above, accessed by platform steps leading up from the ground. The platform would be located on the south western elevation of the main industrial building at the front Stretton Way end of the elevation. Four extractor fans would be installed on the north eastern elevation of the main building at approximately 5.5m high with two extractor fans proposed to be fitted to the south western elevation at around the same height.

Consultations

Highway Authority – No objections.
Cadent Gas Limited – No objections in principle.
Tarbock Parish Council - No comments received

Representations

This application has been publicised by letters sent to 39 neighbours. No representations have been received.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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

EC3 - Primarily Industrial Areas

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

The planning application proposed extractor fans and an un-loading platform to an industrial building within an industrial estate. The application therefore is acceptable in principle subject to visual and amenity considerations.

Visual Considerations

The proposed extractor fans would have little visual impact on the appearance of the building due to the scale of the elevations and the size of the fans. The platform would be utilitarian in design as such structures are to allow them to function in accordance to the need and use of them. The platform would not be unusual within an industrial park setting and would not be detrimental to the appearance of the building or the wider area.

The application therefore complies with Policies CS2 and CS19 of the Core Strategy and Saved Policy EC3 of the UDP.

Amenity Considerations

There is approximately 10m from the south western elevation of the building to the boundary of the site and approximately 24m from the north eastern elevation of the building to the nearest neighbouring building, all within the industrial and commercial

area. As such it is considered that the extractor fans and the un-loading platform would not be detrimental to the amenities of the neighbouring sites or the locality in general.

The application therefore complies with Policies CS2 and CS19 of the Core Strategy and Saved Policy EC3 of the UDP.

Highways Considerations

Due to concerns regarding the alterations proposed to the access and how that would work with it being shared the alterations have been removed from the proposals. As a result, the Highways Engineer now has no objections to the application as amended.

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

Conclusion

The application proposes works to assist and improve the operations of the building. Whilst the proposals are functional in appearance the application building is an industrial building within an industrial and commercial area and they would not be detrimental to the visual appearance of the building or wider area and would not be detrimental to amenity. The application 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 must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) 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
11/08/2022	6200 05	-	POSITION OF NEW EXTRACTOR FANS - PROPOSED ELEVATIONS
28/06/2022	6200 01	-	LOCATION PLAN
22/11/2022	6200 02	A	SITE PLANS EXISTING AND PROPOSED
28/06/2022	11-105339-01/B	-	LP1600 LOADING PLATFORM ARRANGEMENT FOR JACOBS E & C LTD

26/07/2022	FAN DATA	-	FAN DATA SHEET
26/07/2022	FAN RANGE	-	FAN RANGE
26/07/2022	FAN PERFORMANCE CURVE	-	FAN PERFORMANCE CURVE
26/07/2022	FAN SIGNAGE	-	FAN SIGN PHOTO (FAN SPECIFICS E.G SERIAL NUMBER ETC)

Signed Case Officer: Lee Osborne

Signed Authorising Officer: Alan Kilroe

Date: 20/12/22

Informatives

- 1 The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

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

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

Appendix 1 – Site Photographs