

<u>APPLICATION NO:</u>	20/00467/NMA	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	Academy Business Park , Lees Road, Knowsley Industrial Park		
<u>PROPOSAL:</u>	NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 20/00467/FUL (ERECTION OF 6 NO. INDUSTRIAL UNITS (USE CLASS B1(c)/B2/B8) AND 5 NO. TRADE COUNTER UNITS (USE CLASS B8) TOGETHER WITH CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS) - AMENDMENT SOUGHT TO ALLOW FOR CHANGES TO APPROVED PLANS (ELEVATION AND ROOF AMENDMENTS 6 NO. UNITS TO ALLOW FOR CHANGE OF ROLLER SHUTTER DOOR COLOUR TOGETHER WITH NEW REAR ENTRANCE DOOR AND GLAZING AND REVISED SPACING OF ROOF LIGHTS)		

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 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.

Planning application 20/00467/FUL was approved for changes to Units 1A – 1C to form 6 industrial units with an increase in floorspace of 1743sq.m (Units 1A – 1E) plus changes to other units within the scheme.

The current non-material planning application seeks to amend Units 1A- 1C with doors and glazing on the rear (east) elevation, change of colour to slate grey of the roller shutter doors on the front (west) elevation and regularising the spacings of the 12 rooflights.

Consultations

None Required

Representations

NA

Relevant Planning History

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. Granted: 26.02.2020.

20/00467/FUL - ERECTION OF 6 NO. INDUSTRIAL UNITS (USE CLASS B1(c)/B2/B8) AND 5 NO. TRADE COUNTER UNITS (USE CLASS B8) TOGETHER WITH CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS. Granted: 30.07.2021.

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

NA

Assessment

Design and Visual Amenity Considerations

The alterations to the building are minor in scale, with no material effect on the appearance of the building. The changes would be acceptable in terms of appearance.

Highways Considerations

The alterations to the building would not impact on highways safety within the Business Park or the wider area.

Conclusion

The proposal would be acceptable in relation to street scene impacts and would be a non-material change. The application complies with local planning policies and is 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
09/08/2023	389-PL-2301-A	-	LOCATION PLAN
14/07/2023	389-PL-2307-A	-	PROPOSED ELEVATIONS
14/07/2023	389-PL-2306-A	-	PROPOSED ROOF PLAN
09/08/2023	389-PL2305-A	-	PROPOSED FLOOR PLANS

Signed Case Officer¹: **Lee Osborne**

Signed Authorising Officer²: **K Foster**

Date: **23 January 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

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

