

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 23/01140/FUL **CASE OFFICER:** Andrew Hunt

WARD: Whitefield **PARISH:** N/A

LOCATION: Heron Foods - Unit 4, 144 - 150 Cherryfield Drive, Kirkby Town Centre
Knowsley, L32 8RX

PROPOSAL: CONVERSION OF 2 NO. UNITS TO FORM 1 NO. UNIT TOGETHER
WITH THE INSTALLATION OF NEW SHOP FRONT TO BOTH UNITS

Site Description

The site is a town centre unit within Huyton Town Centre. The site currently comprises a food store with a vacant unit next door. The site is situated within Kirkby town centre and immediately to the north of the Bus Station.

Proposal

The proposal is for the conversion of 2 units to 1 unit and the installation of a new shop front to existing store and adjacent vacant unit. The proposal would extend the shopfront to include the vacant unit next door.

Consultations

Cadent Gas – No Objection, informative required.

Representations

This application has been publicised by letters sent to 8 neighbours. No representations have been received.

Planning History

A related advertisement application has yet to be determined (23/01141/ADV).

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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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
CS6 - Town Centres and Retail Strategy
CS10 - Principal Regeneration Area – Kirkby Town Centre
CS19 - Design Quality and Accessibility in New Development

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

N/A

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The proposal is for the conversion of 2 units to 1 unit and the installation of a new shop front to existing store and adjacent vacant unit. The proposal would extend the shopfront to include the vacant unit next door.

PRINCIPLE OF DEVELOPMENT

The application site is situated within Kirkby Town Centre. The vacant unit would change to an A1 shop and is therefore acceptable in principle in a town centre. It would remove a derelict shop from a prominent town centre location and add to the vitality of the town centre by reducing vacancies. Therefore, the application complies with Core Strategy Policy CS6 and CS10.

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DESIGN, ACCESS AND LAYOUT

Policy CS19 (Design Quality and Accessibility in New Development) in the Core Strategy sets out several criteria that developments will be expected to conform to so that they enhance local distinctiveness and the identity and accessibility of new places. The NPPF identifies that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

The proposed shopfront would be of similar appearance to the existing shopfront with the same yellow colour and only slightly different wording. The changes in appearance are minimal and do not cause any harm to the streetscene.

Overall, the development is consistent with Core Strategy Policy CS19.

CONCLUSION

The development is acceptable in principle and would be acceptable in design terms. The proposed development complies with policies included within the Core Strategy (2016), Knowsley Replacement Unitary Development Plan (saved policies 2009) and National Planning Policy Framework (2021).

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) Plans

The development hereby permitted shall be carried out in accordance with the following approved plans and documents :-

- a. Existing and Proposed Plans and Elevations (16411 DB3 B01 00 DR A 20-010) (Received 05/07/2023).
- b. Site Location Plan (16411 DB3 B01 00 DR A 9000) (Received 05/07/2023).

Reason: For the avoidance of doubt.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

K Foster

Date:

25 July 2023

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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

INFORMATIVES

1) Cadent Gas – See Letter

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Appendix 1 – Site Photographs



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