

Regeneration and Economic Development Department

APPLICATION NO: 20/00543/NMA

APPLICANT: Knowsley Council

WARD AFFECTED: Roby

DEVELOPMENT: NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 20/00543/KMBC1 (DEMOLITION OF 'THE VENUE' BUILDING AND THE MAKING GOOD OF ADJOINING HUYTON LIBRARY ELEVATIONS TOGETHER WITH THE CONSTRUCTION OF A TEMPORARY 53 SPACE PUBLIC CAR PARK AND OTHER ASSOCIATED WORKS) TO ALLOW FOR CHANGES TO APPROVED PLANS INCLUDING AMENDMENT TO RETAINED GABLE WALL OF HUYTON LIBRARY MATERIALS AND FINISH

LOCATION OF SITE: The Venue, Civic Way, Huyton, Knowsley, L36 9GD,

KNOWSLEY LOCAL PLAN ALLOCATION –

Town and District Centres - Town And District Centres - Huyton Town Centre

TPO - Areas, Groups, Woods - TPO - Areas, Groups, Woods: 75/00002/TPO

RELEVANT POLICIES

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

DQ2 - Security in the Built Environment

ENV2 - Noise and Vibration

T10 - Access for the Less Mobile

KNOWSLEY LOCAL PLAN: CORE STRATEGY (ADOPTED 2016)

CS1 - Spatial Strategy for Knowsley

CS2 - Development Principles

CS6 - Town Centres and Retail Strategy

CS19 - Design Quality and Accessibility in New Development

CS21 - Greenspaces and Trees

Huyton Village Masterplan SPD

Trees and Development SPD

NPPF

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 0 neighbours. No representations have been received.

ARTICLE 35

The LPA 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

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been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out within the NPPF.

ISSUES AND ASSESSMENT:

PROPOSAL

Site

The application site is the now former Venue site which lies adjacent to Huyton Library within Huyton Village Centre.

Approved Development

The application seeks non-material amendments to a full planning permission granted on the 30th April 2021. The full planning permission gives approval for the following:-

'DEMOLITION OF 'THE VENUE' BUILDING AND THE MAKING GOOD OF ADJOINING HUYTON LIBRARY ELEVATIONS TOGETHER WITH THE CONSTRUCTION OF A TEMPORARY 53 SPACE PUBLIC CAR PARK AND OTHER ASSOCIATED WORKS'

The proposed revisions are as follows:-

The elevation plans have been amended to remove the supporting brick piers at three metre centres to the revealed gable elevation of the library. Strengthening plates will be used where necessary and the revealed gable wall will be finished with the building of a flush concrete blockwork wall tied into the existing gable. This will be finished in an insulated render system, to include a smooth render in a colour to match the existing library elevations (light grey).

Non-Material Considerations

The proposal involves the removal of brick piers and alterations to how the external gable is finished. The resulting wall will include an insulated smooth rendered wall in a colour to match the library elevations. The proposed changes are considered to be minor and non-material in nature.

To achieve these changes, the proposal will involve changes to condition 2 (the amended plans condition) and condition 11.

Condition 11 read:

The library wall on the north east facing elevation of the library within the application site shall be finished in white or cream render, interspersed with brick piers (finished to match the retained wall) in accordance with the approved plan reference 31143-SUT-ZZ-B1-DR-S-101-0002 P01 and the details on the application form.

Reason: In the interests of visual amenity in accordance with CS19 of the Knowlsey Local Plan: Core Strategy 2016.

The wording will need to be altered to reflect the amendments to the gable wall such that the condition should read as follows:

The library wall on the north east facing elevation of the library within the application site shall be finished in pale grey render in accordance with the approved plan reference 31143-SUT-ZZ-XX-DR-S-102-0001-P02, the details on the application form and the elevation plan entitled 'Proposed Revealed Gable Wall to Library'.

Reason: In the interests of visual amenity in accordance with CS19 of the Knowlsey Local Plan: Core Strategy 2016.

POLICY CONSIDERATION

The application complies with the policies of the Knowsley Core Strategy, Replacement Unitary Development Plan and the NPPF. There have been no material changes in policy that would affect the proposal.

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DESIGN, ACCESS AND CRIME PREVENTION

The proposed changes would ensure a façade is provided that is considered to be in keeping with the local area and in keeping with the existing building. The impact of the proposed changes would result in an improved appearance from the existing permission and there would be only a minor impact to one elevation involving the removal of the piers and no wider impacts beyond the site boundary beyond the minor visual impact of the amended wall. The proposal will not materially affect the existing permission.

HIGHWAYS

No impacts from the proposed changes.

RESIDENTIAL AMENITY

No impacts from the proposed changes.

CONCLUSION

The proposals are considered to be non-material in nature and are considered to be acceptable subject to a new approved plans condition and a condition to amend the wording of condition 11 as set out above.

RECOMMENDATION:

- 1) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1. This hereby amends condition 2 of 20/00543/KMBC1

Reason: For the avoidance of doubt.

- 2) Condition 11 of 20/00543/KMBC1 is hereby amended to read:

The library wall on the north east facing elevation of the library within the application site shall be finished in pale grey smooth render in accordance with the approved plan reference 31143-SUT-ZZ-XX-DR-S-102-0001-P02, the details on the application form and the elevation plan entitled 'Proposed Revealed Gable Wall to Library'.

Reason: In the interests of visual amenity in accordance with CS19 of the Knowsley Local Plan: Core Strategy 2016.

SCHEDULE 1

Ref. No	Version	Drawing/Document Title
004	-	
002	-	
BIRD BOX PLAN	-	
003	-	
19/00087	-	
X8039	-	
19/00087	-	
19/00087	-	

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LIGHTING COLUMNS	-	
Proposed revealed gable wall to library	-	
31143-SUT-ZZ-XX-DR-S-102-0001-P02	-	

Informatives

- 1 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.
- 2 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

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

Clare Appleyard

7 September 2021

Alan Kilroe

7 September 2021

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