

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00191/FUL

APPLICANT: British Telecom Plc

WARD AFFECTED: Northwood

DEVELOPMENT: INSTALLATION OF 2NO STORAGE CONTAINERS (20FT) WITHIN
SERVICE YARD TO REAR OF TELEPHONE EXCHANGE

LOCATION OF SITE: Kirkby Telephone Exchange, Moorgate Road, Southdene, Kirkby, L33 7XH

KNOWSLEY LOCAL PLAN ALLOCATION –

Primarily Industrial Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS4 - Economy and Employment

CS19 – Design Quality and Accessibility in New Development

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

EC3 - Primarily Industrial Areas

ARTICLE 35

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.

PLANNING HISTORY

None Relevant

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the installation of 2 no storage containers within service yard to rear of telephone exchange.

POLICY CONSIDERATIONS

The application site is situated within a Primarily Industrial Area. The containers would be associated with the existing use and would therefore be acceptable in principle.

The application complies with policies CS2, CS4 and CS19 of the Knowsley Core Strategy, and policy EC3 of the Unitary Development Plan.

AMENITY

The containers would be located behind the main telephone exchange, this would mean that the containers would not be visible to nearby residents. As a result, there would be no harm to residential amenity from the proposed containers. In addition, the containers would be screened by trees to the south and would not impact on the amenity of the occupiers of business units to the south. The containers would also be single storey only which can be secured by a planning condition.

CHARACTER OF AREA

The containers would be located to the rear of the building and would be enclosed by the existing building and trees. There would therefore be no impact on the character of the area or streetscene as the containers would not be visible from the main road.

CONCLUSION

The proposal is acceptable in principle and would not cause harm in relation to amenity or the character of the area. 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 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.

- 3) Container Restrictions

- a) A maximum of 2 containers shall be erected within the site, these shall be located at the rear of the premises away from Moorgate road.

- b) Any containers (or any other material), shall not be stacked to exceed a height of 3 metres.

Reason: In order to protect the character of the area and the amenity of neighbours and to comply with Policies CS2 and CS19 of the Local Plan Core Strategy, adopted January 2016.

Informatives

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
05/03/2021	-	-	Site Plan
05/03/2021	-	-	Block Plan
05/03/2021	-	-	Proposed Elevations
05/03/2021	-	-	Location Plan

Andrew Hunt

13 May 2021