

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

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<u>APPLICATION NO:</u>	22/00514/FUL	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	Whiston Hospital, Warrington Road, Whiston		
<u>PROPOSAL:</u>	ALTERATION TO EXISTING CAR PARK TO CREATE NEW SLIP ROAD AND ASSOCIATED WORKS		

Site Description

This application relates to land adjacent to the disabled car park (surface level) located off Warrington Road, Whiston. The site comprises a tree lined landscaping strip adjacent to the access road leading to the hospital entrance.

Proposal

It is proposed to remove the existing trees and landscaping belt to create a new slip road for entrance to the disabled car park and to remove one disabled car parking space and replace with additional low level landscaping.

The scheme is identical to one granted planning permission in 2018 which has subsequently expired. (18/00307/FUL)

Consultations

Whiston Town Council - No Comments Received

Highway Authority - No objections subject to a construction management plan being secured.

Arboricultural Officer - No objections subject to adequate tree mitigation scheme.

Representations

This application has been publicised by letters sent to 12 neighbours. It has also been advertised by Site Notice No representations have been received.

Planning History

APP. NO:	04/01108/REM
PROPOSAL:	PROPOSED DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF SITE FOR HOSPITAL USES, ASSOCIATED CRECHE, CONSTRUCTION OF NEW VEHICULAR/PEDESTRIAN ACCESS FROM WARRINGTON ROAD AND LAYING OUT OF CAR PARKING AREAS
DECISION:	PER
DECISION DATE:	8 December 2004
APP. NO:	18/00307/FUL
PROPOSAL:	ALTERATION TO EXISTING CAR PARK TO CREATE NEW SLIP ROAD AND ASSOCIATED WORKS

DECISION: PER
DECISION DATE: 19 July 2018

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS7 - Transport Networks
CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development

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

DQ4 - Trees and Development

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.

Assessment

The proposal development is required by the hospital trust in order to alleviate the congestion caused by queuing to access the disabled car parking facility due to high demand.

The proposal would improve the existing internal access/circulation and the Council's Highway's team has raised no objections. A construction management plan has been submitted to support the application which is considered to be acceptable aside from

the omission of a “slip road -site logistics plan” which the applicant has confirmed cannot be provided until a contractor has been appointed to undertake the works. A revised construction management plan can be secured by planning condition. Subject to this condition the proposal would be in compliance with Local Plan policies CS7 and CS19.

The proposal would result in the loss of 9 young trees, planted as part of the new hospital development. These form part of an avenue of planting either side of the pedestrian walkway leading to the main hospital entrance.

The Council’s arboricultural officer has raised no objections to the 9 trees being removed providing they are replaced on a 1:1 basis with trees a minimum of 20-24cm girth. The applicant has subsequently submitted an amended tree replacement strategy and a tree protection plan which are considered to be acceptable and can be approved documents. The implementation of the replacement tree planting and the erection of the protective fencing for the existing trees can be secured by planning conditions.

The proposal would therefore be in accordance with saved UDP policy DQ4.

Conclusion

The proposal is the same as that previously approved in 2018 which has now expired. This would aid congestion on the access road and would not be detrimental to highway safety, trees or visual amenity subject to the necessary conditions.

Recommendation

That planning permission be granted subject to the following conditions.

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 following approved plans and documents :-

PL-A-100-01 – LOCATION PLAN

PL-A-100-03 – PROPOSED SITE PLAN

PL-A-100-04 - TREE REMOVAL PLAN

18-014 01 – NEW SLIP ROAD DETAILS

116638-PL-L-700-01-P02 – AMENDED TREE REPLACEMENT STRATEGY

116638-PL-L-700-05-P01 – TREE PROTECTION PLAN

Reason: For the avoidance of doubt.

3. The tree mitigation planting (proposed on Drg 116638-PL-L700-01-P02) shall be wholly implemented in its finally approved form in accordance with the approved scheme within the first available planting season following the

Reason: In the interests of visual amenity and to ensure the development complies with Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- No storage of plant or material (including soil), works (including movement of soil, changes in ground level, vehicular movements, siting of temporary buildings or other works), lighting of fires or tipping of liquids shall take place within the protective fencing thereby defined for the duration of the development works.

5. Notwithstanding the submitted Construction Management Plan prior to the commencement of development a revised Construction Management Plan which shall include Appendix 2 -Slip Road Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason : To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with Policy CS2 in the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

Date: 26 January 2022

Informatives

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Appendix 1 – Site Photographs











