

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

<u>APPLICATION NO:</u>	26/00015/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	Waste Transfer FCC Environmental, Stretton Way, Huyton, Knowsley L36 6BJ		
<u>PROPOSAL:</u>	ERECTION OF A FIRE WATER STORAGE TANK AND ASSOCIATED PUMPHOUSE.		

Site Description

The application site is a large industrial building with hardstanding areas and tree cover to the east of the site next to Stretton Way and the west of the site next to Logwood Mill Brook. The site is located to the west of Stretton Way and to the east of Logwood Mill Brook, there are other industrial areas beyond this to the east and west and to the north and south.

Proposal

The proposal is for the erection of a fire water storage tank and associated pumphouse.

- The fire water storage tank would be 3 metres high, 10 metres long and 3 metres wide.
- The pumphouse would be 2.6 metres high, 6 metres long and 2.4 metres wide.

Consultations

Cadent Gas - No objection, informative note required.

Environmental Health – No objection.

United Utilities – No objection subject to informative.

Representations

The application has been publicised by a site notice and by letters sent to 22 neighbours. No representations have been received.

Planning History

19/00464/FUL - ERECTION OF FIRE WATER TANK AND REVISION TO
VEHICULAR PARKING LAYOUT – granted - 13.11.2019

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

Principle of Development

Core Strategy Policy CS4 states that land for employment development will be made available to ensure that at all times there is a sufficient range of available and deliverable sites and premises by size, location, type and suitability to meet the needs for employment development over the following five year period.

The development is a small scale building ancillary to the main employment use of the site as is needed for fire safety. Therefore, the proposal is considered to be acceptable in principle. The proposal would involve minor changes to the site which would remain in its existing employment use. There would be no loss of employment land. Therefore, the application is considered acceptable in principle and consistent with Core Strategy Policy CS4.

Amenity

Policy CS19 requires that to maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to avoid unacceptable impacts on existing residents, business occupiers, and future occupiers.

The water tank and pumphouse would be located in the middle of an industrial estate with no residential properties within the immediate area. The proposal would not result in any undue noise and would not affect light or outlook of neighbouring business occupiers.

Overall, there will be no harm to neighbouring occupiers from the proposal. This is supported by the views of Environmental Health who have no objection.

Streetscene

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 water tank and pumphouse would be located on the corner of the building in an L shaped area. The water tank would be Light Grey (RAL10A05) whilst the pump house colour would be red (RAL3000). It is considered that this location minimises the visual impact of the development as it prevents views from 2 directions (south and west). Both buildings would be small scale relative to the main building and would be viewed against the background of the large building when viewed from Stretton Way. Their scale and appearance would not be an uncommon features

within the area. The materials are also considered acceptable. Therefore, there would be no harm to the streetscene. Overall, the proposal complies with Core Strategy Policy CS19.

Conclusion

The proposal would be acceptable in principle and in relation to neighbour amenity and streetscene impacts. The application complies with local planning policies and is recommended for approval.

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 approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) **Materials**

The colour of the buildings shall be the following:

- The water tank shall be Light Grey (RAL10A05).
- The pump house colour shall be red (RAL3000).

Reason: In order to ensure an appropriate colour scheme for the site.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

27/03/2026

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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
11/03/2026	105T504	D	Location Plan
13/03/2026	105A506	D	Proposed Site Plan
13/03/2026	105A507	B	Water Tank Elevation Plan
13/03/2026	105A508	B	Pumphouse Container
24/03/2026	-	-	Tank Material Spec

Informatives

- 1) Cadent Gas – See Letter
- 2) United Utilities – See Letter