

APPLICATION NO: 21/00884/NMA **CASE OFFICER:** Andrew Hunt

WARD: Prescott North **PARISH:** Knowsley
Parish Council

LOCATION: Yard 2C, Saturn Park, School Lane, Knowsley Business Park,
Knowsley, L34 9J

PROPOSAL: NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF
PLANNING PERMISSION 21/00884/FUL - (VARIATION OF
CONDITION NO. 2 (APPROVED PLANS) ATTACHED TO PLANNING
PERMISSION 18/00578/FUL (ERECTION OF HGV COMPRESSED
NATURAL GAS FUEL FILLING STATION AND ASSOCIATED
WORKS) TO ALLOW FOR CHANGES TO THE INTERNAL SITE
LAYOUT INCLUDING RE-CONFIGURATION OF FUEL PUMP
ARRANGEMENTS, RE-LOCATION OF GAS METER SKID,
INTERNAL RE-CONFIGURATION OF EQUIPMENT COMPOUND,
AND INSTALLATION OF CCTV AND FLOODLIGHTS (INCLUDING
SOME RETROSPECTIVE ASSOCIATED WORKS). AMENDMENT
SOUGHT FOR ERECTION OF 2.4 M HIGH FENCING AROUND
PORTALOO

Site Description

The application site is a long and narrow corridor with a right angle in the middle. It comprises an existing gas fuelling facility for vehicles with associated pumps and hardstanding. Vehicular access to the site is via the south from School Lane. The site is surrounded by other industrial buildings to the east, south and north, with an open area to the west.

Proposal

The proposal is for a non material amendment following the grant of planning permission (21/00884/FUL) variation of condition (2 approved plans), of planning permission 18/00578/FUL (Erection of HGV compressed natural gas fuel filling station and associated works) to allow for changes to the internal site layout including re - configuration of fuel pump arrangements location of gas meter skid, internal re-configuration of equipment compound, and installation of cciv and floodlights (including some retrospective associated works)

Proposed Development of a battery storage facility and associate infrastructure), amendment sought for changes to layout, plans and elevations.

NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING
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PLANS) ATTACHED TO PLANNING PERMISSION 18/00578/FUL (ERECTION OF
HGV COMPRESSED NATURAL GAS FUEL FILLING STATION AND ASSOCIATED
WORKS) TO ALLOW FOR CHANGES TO THE INTERNAL SITE LAYOUT

INCLUDING RE-CONFIGURATION OF FUEL PUMP ARRANGEMENTS, RE-LOCATION OF GAS METER SKID, INTERNAL RE-CONFIGURATION OF EQUIPMENT COMPOUND, AND INSTALLATION OF CCTV AND FLOODLIGHTS (INCLUDING SOME RETROSPECTIVE ASSOCIATED WORKS). AMENDMENT SOUGHT FOR ERECTION OF 2.4 M HIGH FENCING AROUND PORTALOO

The main changes are the following:

- Erection of 2.4m high fencing around Portaloo.
- The area enclosed by the fence is 3 x 2.6m.

Consultations

N/A

Representations

N/A

Planning History

The following related planning applications were approved:

21/00884/FUL - VARIATION OF CONDITION NO. 2 (APPROVED PLANS) ATTACHED TO PLANNING PERMISSION 18/00578/FUL (ERECTION OF HGV COMPRESSED NATURAL GAS FUEL FILLING STATION AND ASSOCIATED WORKS) TO ALLOW FOR CHANGES TO THE INTERNAL SITE LAYOUT INCLUDING RE-CONFIGURATION OF FUEL PUMP ARRANGEMENTS, RE-LOCATION OF GAS METER SKID, INTERNAL RE-CONFIGURATION OF EQUIPMENT COMPOUND, AND INSTALLATION OF CCTV AND FLOODLIGHTS (INCLUDING SOME RETROSPECTIVE ASSOCIATED WORKS).- 13.01.2022

18/00578/FUL - ERECTION OF HGV COMPRESSED NATURAL GAS FUEL FILLING STATION AND ASSOCIATED WORKS - 30.04.2019

Relevant Policy

Policy S3 (Presumption in favour of sustainable development) of the NPPF states that

1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:

- a. Policy S4 in this Framework should be applied when considering development proposals within settlements;
- b. Outside settlements, policy S5 should be applied; and
- c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.

Policy S4: Principle of development within settlements states that:

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

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

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:

DESIGN AND LAYOUT

Policy CS19 in the Core Strategy requires new development within Knowsley will be expected to Respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment.

The proposal would involve additional 2.4m high fencing of the same galvanised steel as the compound fence. The area enclosed by the fence would be 3m x 2.6m. The fence would have the same appearance as the existing fence and would not be harmful to the character of the area. The fence would be located at the north of the site away from the prominent road of School Lane.

The Portaloo would be required to provide essential toilet facilities and would not be readily visible from outside the site due to it being enclosed by the fence.

Overall, the proposed fence and Portaloo would be acceptable in design terms and would not harm the character of the area. The changes to the design and layout are minor and are therefore not considered material. The proposal complies with Core Strategy Policy CS19.

AMENITY

Policy CS19 in the Core Strategy requires new developments to maintain a good standard of amenity for all existing and future occupants of land and buildings by avoiding unacceptable impacts on existing residents and future occupiers.

The proposals would be minor and would not affect the nearest building to the east which does not have any windows on this elevation. Therefore, there would be no materially different impacts from the previous proposal.

Overall, there would be no harm to amenity from the proposal and the change would not be material.

Conclusion

The proposal would be acceptable in relation to design and character of the area and neighbour amenity and would be a non-material change. The application is recommended for approval.

Signed Case Officer¹: **Andrew Hunt** _____

**Signed Authorising
Officer²:** **Jo Sheridan**

Date: **28/09/2026**

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

Informatives

- 1) The following plans are approved;
 - a. Proposed Elevations 1 – Rev B - (received 09/09/2026).
 - b. Proposed Elevations 2 – Rev B - (received 09/09/2026).
 - c. Proposed Site Plan – Rev C - (received 09/09/2026).
 - d. Location Plan – Rev C - (received 30/07/2026).