

<u>APPLICATION NO:</u>	24/00231/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Northwood	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	8 Unit 1, Webber Road, Knowsley Industrial Park, Kirkby, Knowsley L33 7SW		
<u>PROPOSAL:</u>	PROPOSED NEW SITE ACCESS FROM EXISTING WEBBER ROAD HIGHWAY		

Site Description

The application site is an industrial unit within Knowsley Business Park. The site is surrounded by other industrial units to the north, south, east and west with a road (Webber Road) to the west.

Proposal

The proposal is for a proposed new site access from the existing Webber Road highway.

Consultations

Environmental Health – No Objection.

Highways – No Objection. The revised plan (Rev A) is not quite what Highways have asked for, however looking at the details and slight modifications, this is acceptable.

Representations

This application has been publicised by letters sent to 4 neighbours. No representations have been received.

Planning History

Applications have been approved at the site, however, these are not directly relevant to the current proposal.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Highway Safety

NPPF para 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposal involves the creation of a new entrance onto Weber Road. The application has been amended to address the concerns of the council's highways department and as a result is considered acceptable. The would be appropriate

visibility and manoeuvring. This is supported by the views of the council's highways department who have no objection to the proposal. Overall, there would be no harm to highways safety.

Conclusion

The proposal would be acceptable in relation to highways. 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 following approved plans and documents :-

- a. Existing and Proposed Plans – Rev A (received 5/06/2024).

Reason: For the avoidance of doubt.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

K Foster

Date:

25 June 2024

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) **Section 171**

It is an offence to carry out any works within the public highway without the permission of the Highway Authority. The grant of planning permission does not negate the need for the submission and approval of highway engineering details for inclusion in an agreement under S171 of the Highways Act 1980. The applicant is advised to contact the NRSWA team, email: NRSWA.TeamDRES@knowsley.gov.uk to discuss the matter further.