

<u>APPLICATION NO:</u>	23/02662/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	4B The Woodlands Centre, Wilson Road, Huyton		
<u>PROPOSAL:</u>	RETENTION OF USE OF FORMER ELECTRICAL WAREHOUSE (CLASS B8) TO GARAGE FOR MOT AND VEHICLE REPAIR AND MAINTENANCE		

Site Description

The application relates to an end industrial unit within The Woodlands Centre, a small complex of commercial units off Wilson within Huyton Industrial Park. The unit is accessed from Stretton Way, with parking next to the unit to the northeast and adjacent the access road. There is also some parking to the rear of the unit off the access road. There is communal parking to the northwest of the terrace of units within a courtyard area.

Proposal

The application seeks to retain a mixed use of the unit as a vehicle servicing/repair centre (B2 Use) and an MOT test centre (sui generis use) from the previous electrical factors supply business use (B8 Use).

Consultations

Environmental Health - No objections.
Highway Authority - No objections.
Tarbock Parish Council - No Comments Received

Representations

This application has been publicised by letters sent to 10 neighbours. No representations have been received.

Planning History

97/00652/APP - RETENTION OF ROLLER SHUTTER DOOR AND ROLLER SHUTTERS TO ENTRANCE DOOR AND WINDOW. Granted: 30.01.1998.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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

The application is for a retention of a mixed B2 and sui generis business use in the form of a vehicle workshop/garage and MOT testing station. The use of the B2 element of the unit is entirely acceptable given the location within an industrial estate. The MOT testing station is a sui generis use, meaning a use on its own, but in material terms the MOT testing station use is very similar to the garage workshop use and thus acceptable. Therefore the principle of the mixed B2 and sui generis use is acceptable and conforms to the character of the area.

As such the application complies with Policy CS2 of the Core Strategy and Saved Policy EC3 of the UDP.

Visual Amenity Issues

The application is for the retention of the mixed use and therefore no design issues or visual amenity issues are raised.

Highways Issues

The applicant has tarmaced a grassed area adjacent the unit which provides

additional parking to that originally associated with the unit. It would appear that the use as now operating has not generated significantly more traffic than the previous use. There appears to be sufficient parking available for the business and customers of the business and no parking issues were observed during a site visit. Stretton Way itself has parking restrictions markings to deter on-street parking. The use does not cause highway safety concerns, nor has it caused parking issues. The Council's Highways Engineer has no objection to the application.

The application complies with Policy CS2 of the Core Strategy and Saved Policy EC3 of the UDP.

Amenity Considerations

Given the use and locality of the unit no general amenity concerns are raised.

Conclusion

The unit has been operating as a mixed use B2 Use Vehicle Repair Workshop and Sui Generis Use MOT Testing Station since January. No objections have been received and the mixed use has not raised parking issues. It is considered that the use is appropriate for the site and locality and that planning policies are complied with. As such the application is recommended for approval.

Recommendation

That Planning Permission be granted subject to the following condition(s):-

- 1) The development hereby permitted shall be retained in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13/09/2023	-	-	LOCATION PLAN AND INDICATING PARKING SPACES
22/11/2023	-	-	PHOTO OF UNIT SHOWING ROLLER SHUTTER AND PEDESTRIAN UNIT ACCESSES AND PARKING
22/11/2023	-	-	PHOTO OF INSIDE OF WORKING UNIT
22/11/2023	-	-	PHOTO OF UNIT ACCESS AND ACCESS ROAD LOOKING TOWARDS STRETTON WAY
16/09/2023	j081222/Arev		UNIT FLOOR LAYOUT

Signed Case Officer¹: Lee Osborne

**Signed Authorising
Officer²:**

K Foster

Date:

7 December 2023

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

Standing Advice valid from 1st January 2023 until 31st December 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

