

PLANNING COMMITTEE

At a meeting of the Planning Committee held in the Council Chamber, Municipal Buildings, Huyton on Thursday, 12th December, 2024 the following Members were

P r e s e n t:

Councillors

S Donnelly
Chairperson of the Committee
(in the Chair)

Mrs C Bannon, H Bell, T Brennan, M Burke, T Byron, A J Flute, R Gaffney, G Golding, Mrs J E Lonergan, K W McGlashan, G J Morgan, Mrs S Powell, I Smith, K Taylor and Ms A Wright

APOLOGIES

Apologies for absence were received on behalf of Councillors Mrs D Arnall, D J Baum, Ms J Harvey and Ms J Lilly.

25. DECLARATIONS OF INTEREST

The representative of the Assistant Executive Director (Governance and Assets) reported that no declarations of interest had been submitted by Members.

26. MINUTES

The minutes of the meeting held on 7 November 2024 were received as a correct record and signed by the Chairperson.

27. APPLICATIONS FOR PLANNING PERMISSION

- (a) **24/00145/REM - APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (SCALE, ACCESS, APPEARANCE, LAYOUT AND PARTIAL LANDSCAPING) PURSUANT TO HYBRID PLANNING PERMISSION 20/00494/HYB, COMPRISING THE DEVELOPMENT OF 495,720 SQ FT (GIA) OF STORAGE AND DISTRIBUTION FLOORSPACE (USE CLASS B8) AND ANCILLARY OFFICES (USE CLASS E(G)) ACROSS TWO WAREHOUSE UNITS, TOGETHER WITH LANDSCAPING AND THE PROVISION OF INFRASTRUCTURE - FORMER SITE OF CRONTON COLLIERY, CRONTON ROAD, HALSNEAD GARDEN VILLAGE, KNOWSLEY L35 1QR**

The Committee considered:-

- (1) the report of the Executive Director (Regeneration and Economic Development) on the above application for planning permission;
- (2) an Additional Information Report which:-
 - (a) detailed a further representation that had been received since the publication of the agenda. In this respect, the representation

raised concerns that the summer and winter viewpoints did not seem to be an accurate representation. The Planning Officer reported that the viewpoints provided by the applicant had been carried out by a landscape architect company, who were bound by professional standards and therefore it was considered the imagery represented an acceptable representation of the proposal.

- (b) Indicated that paragraph 9.29 of the report stated that Unit 3 had been 13 metres lower than the approved parameter height. However, this had been the approximate height reduction for Unit 4 and Unit 3 was actually 6 metres below the parameter height restriction set under the hybrid consent. In this respect, it was considered that this was significantly below the parameters set for the site.
 - (c) Indicated that paragraph 9.34 of the report should state “The developer has included a landscaping buffer zone of between 29 metres and 50 metres wide between Old Halsnead Hall’s side garden boundary and the proposed development”; and
 - (d) Indicated that an updated version of the National Planning Policy Framework had been released on 12th December 2024 and the changes to this framework had no material impact on the recommendation or content of the report.
- (3) the verbal representations of an objector to the application that were made during the 3-minute period allocated as part of the decision-making process.
 - (4) the verbal representation of the applicant’s agent in support of the application that was made during the 3-minute period allocated as part of the decision-making process.

RESOLVED – That the application be granted subject to the conditions set out in the schedule, or such additional or amended conditions that the Head of Planning and Building Control considers appropriate, in consultation with the Chairperson of Planning Committee.

28. DELEGATED PLANNING DECISIONS

The Committee considered the report of the Head of Planning and Building Control that set out those applications for planning permission that had been determined under delegated powers since the last meeting of the Committee.

RESOLVED – That the report be noted.

Minutes 25 to 28 received as a correct record the 16th day of January 2025.

Chairperson of the Committee
(The meeting closed at 6.43pm)