

<u>APPLICATION NO:</u>	20/00063/NMA7	<u>CASE OFFICER:</u>	Jo Sheridan
<u>WARD:</u>	Northwood	<u>PARISH:</u>	Halewood ; Town Council
<u>LOCATION:</u>	Plot 2 - Land To North Of Railway Line Bounded By Lower Road Greensbridge Lane And Ditton Brook Watercourse, Halewood; And Plot 4 - Land To South Of Railway Line Bounded By Finch Lane, Baileys Lane And Higher Road, Halewood		
<u>PROPOSAL:</u>	NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 20/00063/FUL (RESIDENTIAL DEVELOPMENT FOR THE ERECTION OF 413 NO. DWELLINGS COMPRISING, PLOT 2, ERECTION OF 98 NO. DWELLINGS AND THE CREATION OF VEHICULAR ACCESS FROM GREENSBRIDGE LANE; PLOT 4, ERECTION OF 315 NO. DWELLINGS AND THE CREATION OF VEHICULAR ACCESS FROM BAILEYS LANE; TOGETHER WITH ASSOCIATED WORKS (LANDSCAPING, ACCESS, ROADS, SEWERS, SUBSTATIONS, DRAINAGE, ENGINEERING WORKS TO FORM SURFACE WATER STORAGE AREAS AND OTHER INFRASTRUCTURE) NON MATERIAL AMENDMENT FOR THE INCLUSION OF A 1M HIGH BOW TOP FENCE AROUND THE LEAP ON PLUMMERS MEADOW; AMENDMENT TO CONDITION 26 TO REWORD FROM A 'DETAILS OF THE LEAP TO BE SUBMITTED' TO A COMPLIANCE CONDITION; REPOSITIONING OF PLOTS 29-32; REPOSITIONING OF GARAGES TO PLOTS 24, 27, 33, 66, 80, 82 AND 88		

Site Description

The site subject of this non material application relates to the Bellway site to the north of the East of Halewood development site. The site is currently under construction.

Proposal

The application is a non material amendment to planning application 20/00063/NMA for the following amendments:

- Plot 4 Plummer Meadow (northern parcel) - the inclusion of a 1m high bow top fence
- Amendment to condition 26 from a pre occupation condition to a compliance condition
- Repositioning of plots 29-32 on Halewood Oaks (southern parcel)
- Repositioning of garages to plots 24, 27, 33, 66, 80, 82 and 88 on Halewood Oaks (southern parcel)

Consultations

No consultations requested.

Representations

The application is for a non material amendment and no publicity was undertaken.

Planning History

20/00063/FUL: Residential development for the erection of 413 no. dwellings comprising; plot 2 - erection of 98 no. dwellings and the creation of vehicular access from Greensbridge Lane; plot 4 - erection of 315 no. dwellings and the creation of vehicular access from Baileys Lane; together with associated works (landscaping, access, roads, sewers, substations, drainage, engineering works to form surface water storage areas and other infrastructure). Granted 23rd August 2021.

20/00063/NMA: Non material amendment following the grant of planning permission 20/00063/FUL for residential development for the erection of 413 no. dwellings comprising; plot 2 - erection of 98 no. dwellings and the creation of vehicular access from Greensbridge Lane; plot 4 - erection of 315 no. dwellings and the creation of vehicular access from Baileys Lane; together with associated works (landscaping, access, roads, sewers, substations, drainage, engineering works to form surface water storage areas and other infrastructure) to allow for changes to replacement of house types with tile hangings to brick versions; replacement of tiles on apartment blocks from smooth brown concrete plain to farmhouse brown clay tiles. Granted 12th January 2022.

20/00063/NMA1: Non material amendment following the grant of planning permission 20/00063/FUL for residential development for the erection of 413 no. dwellings comprising; plot 2 - erection of 98 no. dwellings and the creation of vehicular access from Greensbridge Lane; plot 4 - erection of 315 no. dwellings and the creation of vehicular access from Baileys Lane; together with associated works (landscaping, access, roads, sewers, substations, drainage, engineering works to form surface water storage areas and other infrastructure) to allow for (i) changes to approved brick types northern site from Forterra Woodside Mixture / Forterra Lindum Cottage reserve to brick types Manchester Brick Barcombe Blend / Marshalls Samwell Haze (ii) changes to approved brick types southern site Forterra Village Honey Gold/Forterra Woodside Mixture/Forterra Lindum Cottage Reserve/Forterra Teviot red to Manchester Baracombe Blend/Manchester Brick Kilmarnock Blend and Marshalls Lindon Haze and (iii) replacement of previously approved thespian house types in the southern parcel with lymner house types at the following plot numbers 28,33,52,88,101,104,127,130,150,178,179,208,211,222,231,242,278,281,282,309 & 315. Granted 3rd May 2022.

20/00063/NMA2: Non-material amendment following the grant of planning permission 20/00063/FUL (residential development for the erection of 413 no. dwellings comprising; plot 2 - erection of 98 no. dwellings and the creation of vehicular access from Greensbridge Lane; plot 4 - erection of 315 no. dwellings and the creation of vehicular access from Baileys Lane; together with associated works (landscaping, access, roads, sewers, substations, drainage, engineering works to form surface water storage areas and other infrastructure) - amendment sought to allow for changes to approved plans comprising of revised vehicular access to swale and resiting of substation. Granted 7th October 2022.

20/00063/NMA3: Non material amendment following the grant of planning permission 20/00063/FUL (residential development for the erection of 413 no. dwellings comprising; plot 2 - erection of 98 no. dwellings and the creation of vehicular access from Greensbridge Lane; plot 4 - erection of 315 no. dwellings and the creation of vehicular access from Baileys Lane; together with associated works (landscaping,

access, roads, sewers, substations, drainage, engineering works to form surface water storage areas and other infrastructure) - amendments sought for the introduction of a turning head, relocation of bin stores and various layout amendments and changes to the approved brick types. Granted 28th April 2023.

20/00063/NMA4: Non material amendment following the grant of planning permission 20/00063/FUL for residential development for the erection of 413 no. dwellings comprising; plot 2 - erection of 98 no. dwellings and the creation of vehicular access from Greensbridge Lane; plot 4 - erection of 315 no. dwellings and the creation of vehicular access from Baileys Lane; together with associated works (landscaping, access, roads, sewers, substations, drainage, engineering works to form surface water storage areas and other infrastructure) to allow for changes to brick type material. Granted 5th May 2023.

20/00063/NMA5: Non material amendment following the grant of planning permission 20/00063/FUL (residential development for the erection of 413 no. dwellings comprising; Plot 2 - erection of 98 no. dwellings and the creation of vehicular access from Greensbridge Lane; plot 4 - erection of 315 no. dwellings and the creation of vehicular access from baileys lane; together with associated works (landscaping, access, roads, sewers, substations, drainage, engineering works to form surface water storage areas and other infrastructure) - Variation to amend the wording of condition 27 (materials) and update schedule 1 list of approved conditions on application 20/00063/FUL to add 'Wienerberger Tabasco Red Multi'. Granted 1st May 2024.

20/00063/NMA6: Non material amendment following the grant of planning permission 20/00063/FUL (residential development for the erection of 413 no. dwellings comprising; plot 2 - erection of 98 no. dwellings and the creation of vehicular access from Greensbridge Lane; plot 4 - erection of 315 no. dwellings and the creation of vehicular access from baileys lane; together with associated works (landscaping, access, roads, sewers, substations, drainage, engineering works to form surface water storage areas and other infrastructure) - variation to amend the wording of condition 27 (materials) and update schedule 1 list of approved conditions on application 20/00063/FUL to add 'Wienerberger Chepstow Multi'. Granted 10th June 2024.

Assessment

Plot 4 Plummer Meadow - the inclusion of a 1m high bow top fence:

The current proposal does not include any formal boundary treatment around the Local Equipped Area of Play (LEAP), with boundary being defined by informal 'mounds'. Given the LEAP's proximity to a swale, Bellway are proposing to define the boundary with a 1m high bow top fence. Bellway state that this would reduce the risk of children trespassing on the swale area which could pose a significant health and safety risk.

The reasons behind the developer's proposal to remove the mounds and replace with a 1m high bow top fence are understood and acceptable. Railings of this type are commonly seen around children's play area and would not appear out of place.

Amendment to condition 26 from a pre occupation condition to a compliance condition:

Condition 26 on planning application 20/00063/FUL states:

"Before any of the approved dwellings in the relevant Plot are first occupied, details of the Local Equipped Areas of Play shall be submitted to and approved in writing by

the local planning authority. The agreed details shall be implemented in full accordance with a previously agreed timetable and retained thereafter.”

Condition 26 was discharged on 20th October 2022 (20/00063/DISCON) which approved the following drawings:

Drawing No. Q7675_E and

Drawing No. Q6095_G.

Bellway propose to amend the condition to:

The Local Equipped Areas of Play shall be implemented in accordance with the approved details as shown on the following approved plans by the completion of 90% of the dwellings for each respective plot:

- Plot 2: Drawing Ref: Q7975_H
- Plot 4 Drawing Ref: Q6095_G

The amendment to this condition to a compliance condition is reasonable and acceptable.

Repositioning of plots 29-32 on Halewood Oaks (southern parcel):

Bellway have stated that they want to open an additional sales outlet at plots 28/29. This involves increasing the size of the garage, which has in turn led to an amendment to the positioning of plots 29-32.

The applicant submitted an overlay plan to allow the local planning authority to clearly assess the proposed amendment. Plots 28-32 have been moved north by 1.6m. The amendments proposed are minor and acceptable. Interface distances remain unaffected.

Repositioning of garages to plots 24, 27, 33, 66, 80, 82 and 88 on Halewood Oaks (southern parcel):

Bellway have stated that they are using timber frame construction across its sites and it is proposed to construct plots 24, 27, 33, 66, 80, 82 and 88 using this construction method. As a result, the garages for these plots need to be pushed back to facilitate construction.

The applicant submitted an overlay plan to allow the local planning authority to clearly assess the proposed amendment. The relocation of the garages are non material amendments and their slight repositioning would not affect residential amenity of the occupier nor its neighbours.

Conclusion

The proposals are considered to be non-material and would be acceptable in terms of visual impact and amenity. The application complies with Core Strategy, Unitary Development Plan and the NPPF.

Recommendation

The non material amendment application be granted subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1. This hereby amends condition 2 of 19/000521/HYB.

Reason: For the avoidance of doubt.

2. Condition 26 of 20/00063/FUL is hereby amended to read:

The Local Equipped Areas of Play shall be implemented in accordance with the approved details as shown on the following approved plans by the completion of 90% of the dwellings for each respective plot:

- Plot 2: Drawing Ref: Q7975_H
- Plot 4 Drawing Ref: Q6095_G

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
6/12/2024	LP01	Rev -	Location Plan
27/11/2024	PL01S	Rev BB	Sketch Layout
27/11/2024	ML01S	Rev U	Materials Layout
27/11/2024	BT01S	Rev Q	Boundary Treatment Plan
27/11/2024	BH/NW/HO/HS/0 1	Rev Q	Hard Surfacing Layout
27/11/2024	Q7975_H	Rev H	LEAP Layout Plan

Signed Case Officer¹: Jo Sheridan

Signed Authorising Officer²: K Foster

Date: 21 February 2025

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