
<u>APPLICATION NO:</u>	23/01429/NMA	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	Knowsley Parish Council

LOCATION: Plots 2-6 Earlsfield Park , Land At Knowsley Lane, Huyton

PROPOSAL: NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF RESERVED MATTERS 23/01429/REM (APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION 20/00376/OUT (OUTLINE PLANNING PERMISSION FOR 30,530 SQ M OF EMPLOYMENT FLOOR SPACE (USE CLASS B1 / B8) - ACCESS TO BE CONSIDERED AT THIS STAGE (ALL OTHER MATTERS RESERVED) - APPROVAL SOUGHT FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) AMENDMENTS SOUGHT TO APPROVED PLANS FOR , ANCILLARY OFFICE FLOORSFACE REDUCED ON UNITS 3 & 4. FLOORSFACE AND CAR PARKING SPACES REDUCED AND MOTOR CYCLE PARKING REVISED TO UNIT 4, , REVISIONS TO CAR PARK LAYOUT TO UNIT 5, INCLUDING ELECTRIC VEHICLE SPACES MOVED TO MAIN CAR PARK ,FOOTPATHS ADDED TO SITE ENTRANCE ON ALL UNITS, SITE RADIUS ALTERED TO 15M ON BOTH SIDES OF ENTRANCE TO ALL UNITS & SUBSEQUENT CHANGES TO LANDSCAPING PLANS FOR ALL UNITS.

Site Description

This site has outline planning permission for employment floorspace (ref planning permission 20/00376/OUT). The reserved matters approval (23/01429/REM) relates to part of the Knowsley Lane Sustainable Urban Extension Site located to the North of Knowsley Lane and to the South of the M57 motorway. This site is bounded by the M57 to the north, the southern parcel of the Sustainable Urban extension to the south, the new Bellway residential development to the west and the existing petrol filling station and drive thru coffee shop to the east. The existing dwellings on the Bellway residential development are at least 64m from the nearest building (Unit 2) and a minimum of 128m from the closest dwellings on Knowsley Lane.

Proposal

This non material application seeks permission to reduce the ancillary office space to Units 3 & 4 , the floorspace and car parking provision would be reduced to Unit 4, the proposed motor cycle parking would be revised to unit 4, the car parking layout would be revised to Unit 5 and 3 Electric Vehicle Parking spaces would be relocated to the main car park to the front of the building. . Footpaths are now proposed to the site entrance on all units and the site radius is proposed to be altered to 15m on both sides of the entrance to all units. All landscaping plans are proposed to be amended accordingly.

Consultations

Knowsley Parish Council - No Comments Received
Highway Authority - No Objections

Representations

Not Applicable.

Planning History

APP. NO: 18/00062/HYB

PROPOSAL: DETAILED APPLICATION FOR 4,180 SQ.M OF EMPLOYMENT FLOOR SPACE (USE CLASS B1), 3,275 SQ.M ANCILLARY FLOOR SPACE (USE CLASSES A1/A4/C1/SUI GENERIS), 154 RESIDENTIAL DWELLINGS, IMPROVEMENTS TO LORD DERBY PLAYING FIELDS/OAK PLANTATION AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE INCLUDING A DEDICATED 500kVA SUBSTATION FOR THE RESIDENTIAL NEIGHBOURHOOD AND A 1000kVA SUBSTATION FOR THE EASTERN EMPLOYMENT AREA AND THE DEMOLITION OF KNOWSLEY LANE FARM. OUTLINE APPLICATION FOR UP TO 26,350 SQ.M OF EMPLOYMENT FLOOR SPACE (USE CLASSES B1) AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE

DECISION: GRANTED

DECISION DATE: 17 July 2018

APP. NO: 20/00376/OUT

PROPOSAL: OUTLINE PLANNING PERMISSION FOR 30,530 SQ M OF EMPLOYMENT FLOOR SPACE (USE CLASS B1 / B8) - ACCESS TO BE CONSIDERED AT THIS STAGE (ALL OTHER MATTERS RESERVED)

DECISION: GRANTED

DECISION DATE: 3 February 2021

APP. NO. 22/00157/REM

PROPOSAL : APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION 20/00376/OUT (OUTLINE PLANNING PERMISSION FOR 30,530 SQ M OF EMPLOYMENT FLOORSPACE (USE CLASS B1/B8 – APPROVAL SOUGHT FOR LAYOUT OF A SITE ROAD (ACCESS APPROVED AT OUTLINE STAGE)

DECISION: GRANTED

DECISION DATE: 1 July 2022

APP.NO.23/01429/REM

PROPOSAL : APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION 20/00376/OUT (OUTLINE PLANNING PERMISSION FOR 30,530 SQ M OF EMPLOYMENT FLOOR SPACE (USE CLASS B1 / B8) - ACCESS TO BE CONSIDERED AT THIS STAGE (ALL OTHER MATTERS RESERVED) - APPROVAL SOUGHT FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE)

DECISION: GRANTED

DECISION DATE : 8 DECEMBER 2023

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

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

National Planning Policy Framework (2023)

SUPPLEMENTARY PLANNING DOCUMENTS

Design Quality in New Development SPD (2016)

Earlsfield Park (Knowsley Lane SUE) Draft SPD (2017)

Assessment

The ancillary offices are proposed to be reduced to units 3, & 4. (Unit 3 would be reduced from 185sqm to 139sqm and unit 4 reduced from 836sqm to 185sqm) These changes would not result in any external alterations from the elevations approved under 23/01429/REM.

The total floorspace of Unit 4 would be reduced from 2,740sqm to 2,508 sqm and a reduction in car parking spaces from 83 spaces to 58 spaces. The reduction in parking spaces is considered to be acceptable and would accord with the maximum parking standards in the Ensuring a Choice of Travel SPD.

The motor cycle spaces to Unit 4 would be repositioned from the north of the plot to the south adjacent to the service yard.

The car parking layout to plot 5 would be subject to some minor revisions however the total number of spaces would remain unchanged. Three of the EVC car spaces would be re-positioned to the front of Unit 5.

A pedestrian footway would be introduced to both sides of the vehicle access to each unit and the kerb radii would be altered to 15m on both sides of the vehicles access to each unit. These revisions are considered to be acceptable and would be in compliance policies CS7 and CS19 in the Local Plan.

The above revisions would result in some minor amendments to the landscaping layout including an increase in herbaceous planting to units 2 & 3, an increase in woodland mix, woodland shrub mix and native hedge to plot 4, minor increase to woodland mix to unit 5 and an increase in herbaceous planting to plot 6. These amendments are considered to be acceptable and would be in compliance with Local Plan policy CS19.

Conclusion

The proposed amendments are considered to be non-material to the approved scheme and would be acceptable in terms of design, landscaping and highway safety.

The amendments would be in compliance with the relevant Local Plan policies and Supplementary Planning Documents.

Recommendation

That the non-material amendment be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
16/01/2024	SF 3422 LL03 Rev D	-	LANDSCAPING -UNIT 4
16/01/2024	SF 3422 LL05 Rev D	-	LANDSCAPING - UNIT 6
16/01/2024	SF 3422 LL04 Rev D	-	LANDSCAPING - UNIT 5
16/01/2024	SF 3422 LL02 Rev E	-	LANDSCAPING - UNIT 3
16/01/2024	SF 3422 LL01 Rev E	-	LANDSCAPING - UNIT 2
16/01/2024	M3167-100 (Rev T)	-	PROPOSED SITE LAYOUT
16/01/2024	M3167-(3)-200 (Rev D)	-	FLOOR LAYOUT PLAN - UNIT 5
16/01/2024	M3167-(3)-200 (Rev D)	-	FLOOR LAYOUT - UNIT 4
16/01/2024	M3167-(3)-100 (Rev D)	-	FLOOR LAYOUT - UNIT 3

Signed Case Officer¹:

Mark Quinn

**Signed Authorising
Officer²:**

K Foster

Date:

13 February 2024

Informatives

1. The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines);

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

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mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Informative Note valid from 1st January 2023 until 31st December 2024

