

Agenda



Knowsley Council

29 November 2023

To: The Chairperson and
Members of the
Planning Committee

Dear Councillor

A Meeting of the **PLANNING COMMITTEE** will be held on **Thursday, 7th December, 2023**, in the Council Chamber, Municipal Buildings, Huyton at **6.00 pm**.

If you have any queries regarding this meeting, please contact Andrew Bilsborrow on telephone number 0151 443-3500.

Yours faithfully

Chief Executive

Please Note:-

1. *Access to the Council Chamber is limited. Meetings will be live streamed but, if members of the public or press wish to attend in person, please contact Andrew Bilsborrow on (0151)-443 3500 in the first instance to discuss. The live stream can be accessed from the following link - <https://knowsley.public-i.tv/core/portal/home>.*
2. *If you have submitted a representation in respect of any of the planning applications that are included on the agenda for determination at this meeting, and wish to speak at the meeting, there is a procedure to be followed which can be accessed via the link below:-*

<https://www.knowsley.gov.uk/residents/building-and-planning/make-a-planning-application/speaking-at-planning-committee>

Membership of the Planning Committee

Councillors

D Lonergan FRICS (Chairperson)

Ms D Allen	Ms J Harvey
Ms J E Aston	Ms J Lilly
Ms C Bannon	K W McGlashan
D J Baum	G J Morgan
H Bell	Mrs S Powell
T Brennan	I Smith
M Burke	K Taylor
A J Flute	K F Walsh
R Gaffney	Ms A Wright
G Golding	

*(Note: The Agenda and Reports are circulated to all other
Members of the Council for information only.)*

A G E N D A

APOLOGIES

1. DECLARATIONS OF INTEREST

2. MINUTES

To receive as a correct record the minutes of the meeting of the Committee held on 7th September 2023.

(Pages 1 - 2)

3. APPLICATIONS FOR PLANNING PERMISSION

To consider the report of the Executive Director (Regeneration and Economic Development) in respect of the following application for planning permission.

(Please note that:-

- (i) Background Papers to the planning application referred to in this agenda comprise the following: -
 - 1. The planning application as submitted or subsequently revised including all forms and plans, etc.
 - 2. The application case sheet, inspection report, photographs, etc.
 - 3. An Ordnance Survey sheet extract showing the application site and the surrounding area.
 - 4. Standard planning conditions as adopted by the Council.
 - 5. Relevant policies from the Unitary Development Plan as appropriate.
 - 6. Copies of all statutory and non-statutory consultations and related correspondence except where they are strictly confidential.
 - 7. The relevant planning history of the application site.

Specific documents, which have been used as a background paper for a particular planning application, and which are not included in the above, are detailed as appropriate at the end of the individual report concerned. Please contact the planning services team (0151 443 2381 or via email at Dcsubmissions@knowsley.gov.uk) to arrange inspection of these files and documents; and

- (ii) Details of the contact officer is contained in the individual report and additional information/some background papers can be found on the [Public Access](#) site via the link shown beneath each planning application below).

- (a) **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 - PLOTS 2-6 EARLSFIELD PARK, LAND AT KNOWSLEY LANE, HUYTON, KNOWSLEY, L34 4AH**

Additional information in relation to this item can be obtained on Public Access via the following link:-

<https://planapp.knowsley.gov.uk/online-applications>

and entering 23/01429/REM in the search box

(Pages 3 - 20)

4. DELEGATED PLANNING DECISIONS

To consider the report of the Head of Planning.

(Pages 21 - 40)

5. ANY OTHER ITEM(S) WHICH THE CHAIRPERSON DEEMS TO BE OF AN URGENT NATURE

APPLICATION NO: 23/01429/REM

APPLICANT: CDP

WARD AFFECTED: Stockbridge

DEVELOPMENT:

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

LOCATION OF SITE:

Plots 2-6 Earlsfield Park, Land At Knowsley Lane, Huyton, Knowsley, L34 4AH.

DEVELOPMENT PLAN ALLOCATION:

Sustainable Urban Extension.

REPRESENTATIONS:

36 objections have been received.

RECOMMENDATION:

It is recommended that reserved matters be granted subject to the conditions in the attached schedule.

CASE OFFICER:

Mark Quinn (0151)-443 2223

SUMMARY:

This application relates to the Knowsley Lane Sustainable Urban Extension Site located to the North of Knowsley Lane and to the South of the M57 motorway. This is a reserved matters application seeking approval for appearance, landscaping, layout and scale.

The proposal includes the following :-

- Erection of 5 commercial units within Use Classes E(g) (ii) (iii) or B8
- Associated access roads, car parking and maneuvering areas
- Landscaping areas and buffer zones
- Electric Vehicle Charging Points
- Erection of two sub stations

The relevant key issues are:-

- The appearance and design of the buildings

- The overall layout of the development
- The landscaping scheme
- The quantum of car parking provided.
- Trees & Ecology
- Noise Impacts

1. SITE AND SURROUNDINGS

- 1.1 This site has outline planning permission for employment floorspace (ref planning permission 20/00376/OUT). This reserved matters application 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.

2. PROPOSAL

- 2.1 This reserved matters application proposes the erection of 5 buildings falling within use classes E (g)(iii) (any industrial process which can be carried out in any residential area without causing detriment to the amenity of the area) and B8 (storage and distribution). It should be noted that from September 2020 that former use class B1 (business use) now been incorporated into Use Class E (commercial business and Service) which includes a wider range of planning uses but the former B1 use class is now covered within part g of use class E which comprises i) office ii) the research and development of products or processes or iii) any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area).
- 2.2 The applicant is seeking approval of the appearance, layout, scale and landscaping of the development.
- 2.3 The units vary in size between 2,012sqm and 6,790sqm of floorspace. The units would be accessed via the internal spine road which has already been constructed. The ridge height of the units would vary between 12.85m and 15.35m. Each unit would have its own service yard and car parking and would be landscaped to the front and rear.

Unit No	Floorspace (sqm)	Ridge Height (m)
2	5,038	15.25
3	2,060	13.60
4	2,766	12.85
5	6,790	15.35
6	2,012	13.70

3 RELEVANT SITE HISTORY

- 3.1 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
- 3.2 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
- 3.3 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 FLOORSACE (USE CLASS B1/B8 – APPROVAL SOUGHT FOR LAYOUT OF A SITE ROAD (ACCESS APPROVED AT OUTLINE STAGE)
DECISION: GRANTED
DECISION DATE: 1 July 2022

4. EQUALITIES ACT 2010

- 4.1 In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equalities Act 2010.
- 4.2 Section 149 of the Act sets out a general duty that requires the council to have due regard to the need to:
- eliminate discrimination, harassment and victimisation;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it, and;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

5. REPRESENTATIONS

5.1 This application was publicised by way of letter sent to 323 neighbouring properties, site notices and a press notice in The Metro. As a result of this publicity 36 objections have been received to the application.

5.2 The objections raise the following matters (in summary)

- Increase in noise, (especially outside office hours) lighting and HGV traffic, leading to reduction in safety and increase in pollution.
- Pedestrian safety with the absence of a pedestrian crossing on Knowsley Lane and primary school nearby.
- The area should be transformed into a children's park, and this development should be built in an industrial area.
- Object to a 24hr use of the site due to unbearable noise levels and heavy traffic through the night.
- Grave concerns about the effectiveness of the Noise Management Plan
- Visual pollution of industrial offices opposite housing with little tree screening.
- Could lead to a reduction in the value of residential property.
- Not enough separation or greenery to block the warehouse being visible.
- Would be detrimental to the visual amenity of the new residential estate.
- Re-consider the location of the proposed industrial warehouses.
- Loss of light.
- Effect on bats/wildlife.
- Before we moved into the property, we were not told about this proposal plans where not clear for residents buying on Earlsfield Park. Where told the land would be used for an eatery and play area and were sold the house on false pretences. Residents should be entitled for compensation.
- Knowsley Lane is not suitable for lorry traffic and to build an industrial estate.
- Land would be better utilised as a retail park.
- The buildings should be single storey
- Knowsley lane residents have not been considered in the development of this proposal.

6. CONSULTATIONS

Environmental Health & Consumer Protection (KMBC) - No objection in principle. Issues regarding noise and residential amenity are discussed later in this report.

Local Highway Authority (KMBC) – No objection in principle. Conditions have been requested relating to details of secure cycle storage and provision of additional footpaths in units 5 and 6. Highways matters are discussed later in the report.

Arboriculture (KMBC) – No objection, subject to a condition requiring adequate tree protection to be in place in advance of the development commencing. Tree and landscape issues are discussed later in the report.

Environmental Sustainability (KMBC) - No objection subject to a condition requiring submission and agreement of a management and maintenance scheme for the woodland and landscaping.

Merseyside Environmental Advisory Service – No objection, subject to conditions securing maintenance and management of landscaping and waste storage.

The Coal Authority – No objection.

United Utilities – No comments.

National Highways - No objection.

Merseyside Fire – No objection.

Active Travel England – No comments received.

7. POLICY CONTEXT

- 7.1 Paragraph 11 and 12 of the National Planning Policy Framework (NPPF 2023), an extract from which is set out below, states that:
“Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:
- c) approving development proposals that accord with an up-to-date development plan without delay; or*
 - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

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 usually 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.”

- 7.2 In this regard, the Knowsley Local Plan: Core Strategy was adopted in January 2016, although certain saved policies of Knowsley Replacement Unitary Development Plan (UDP) remain operational as part of the Statutory Development Plan and are still given weight in reaching a decision under the provisions of paragraph 219 of the latest NPPF. The Joint Merseyside and Halton Waste Local Plan was adopted in 2013 and is also part of the development plan.
- 7.3 The site is allocated as a sustainable urban extension on the Local Plan policies map. The relevant adopted policies for the assessment of the application are listed below.
- 7.4 As explained in paragraph 2.1 above planning use class B1 has now been deleted and those uses previously included within use class B1 are now incorporated into Use Class E part g. For ease of reference where the planning policies make reference to use Class B1 this will now be referred to as use Class E (g).

Local Plan: Core Strategy (2016)

CS2 – Development Principles

CS4 – Economy and Employment

CS7- Transport Networks

SUE1 - Sustainable Urban Extensions and Safeguarded Land

SUE2a – Sustainable Urban Extensions – Knowsley Lane

CS19 – Design Quality & Accessibility in New Development

CS21 – Greenspaces and Trees

Knowsley Replacement Unitary Development Plan (Saved Policies, 2009)

DQ4 – Trees and Development

ENV2 – Noise and Vibration

8. ISSUES AND ASSESSMENT

Principle of Development

- 8.1 Policy SUE2a sets out the overall development strategy for the site, stating that the site is allocated for : 'New employment development (in the eastern part of the site) comprising at least 16 hectares of Business Uses (Use Class E(g) or other appropriate employment uses within the Liverpool City Region key economic sectors, unless such provision is no longer required based upon evidence of up to date employment land requirements and supply.
- 8.2 A requirement of Policy SUE2 was for the production of a Supplementary Planning Document (SPD) in order to provide a proposed spatial development framework for the site together with further details of development and infrastructure requirements. As a result two documents were produced, namely, the Earlsfield Park Supplementary Planning Document and the Earlsfield Park Masterplan. The SPD sought to ensure that development

proposals for the site complied with the Core Strategy Policy requirements when preparing a Masterplan and subsequent planning applications for the site. The ensuing Masterplan was adopted in 2017 and sets out the development, design and infrastructure opportunities for achieving a high quality mixed use scheme across the SUE.

- 8.3 In July 2018 planning permission was granted for 154 dwellings (the Bellway development) together with employment uses (use Class E(g) to the east of the dwellings (i.e.the current application site). In 2021 outline planning permission was granted for 30,530sqm of employment floorspace within use classes B1 Business) or B8 (Storage or Distribution) (ref 20/00376/FUL). Planning Use class B1 has subsequently been replaced by Use Class E (g).
- 8.4 The masterplan incorporates the majority of the employment generating uses in the eastern zone of the site. This is consistent with the spatial development framework contained within the SPD, which seeks to showcase the economic and business profile of the site along the M57 corridor, as well as providing a clear connection to the established Kings Business Park. The Masterplan identified Class E (g) and B8 employment uses (logistics & storage and distribution uses) for the eastern employment zone, and logistics (a B8 use) is identified as a growth sector in the Liverpool City Region Growth Strategy. B8 and E (g) uses are therefore considered to be acceptable in principle on this site.
- 8.5 This reserved matters application would therefore be in compliance with the principles of the Outline Planning Permission and the Earlsfield Park masterplan.

Highway Safety & Car Parking

- 8.6 Policy CS7 'Transport Networks' in the Local Plan Core Strategy requires new developments to be located and designed to prioritise accessibility and sustainable modes of travel through a choice of walking, cycling, public transport, and incorporate access for private vehicles. The policy also requires new developments to make adequate provision for cycle and car parking.
- 8.7 The NPPF requires new developments to ensure that appropriate opportunities to promote sustainable transport modes can be taken up, that safe and suitable access to the site can be achieved for all users, and that any significant impacts from the development on the transport network, or on highway safety can be mitigated to an acceptable degree. Furthermore, it 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.
- 8.8 Each unit would have its own car parking and servicing area and would be accessed off the main spine road within the site that has already been partly provided. This access is via a signal-controlled junction at Knowsley Lane / Arley Drive. The internal highway layout serving the individual units is

considered to be acceptable comprising appropriate kerb radii and road widths to accommodate HGV vehicles.

- 8.9 The level of car parking for each plot is considered to be acceptable for the uses requested by the applicant Use Class B8 and E(g)(iii). However the level of parking would be insufficient for office uses which fall within Use Class E g) i). An office use would require a higher level of car parking and therefore any permission granted would need to exclude stand alone office uses which are not ancillary to the use of the buildings for industrial or logistics uses. This can be secured by planning condition.
- 8.10 The application states cycle parking is dependent on the type of occupier for each unit. Therefore, a condition will be included on the decision notice requiring submission and agreement of the cycle storage provision before each unit is occupied.
- 8.11 Footways are required on both sides of the accesses into Units 5 and 6 to provide a direct route to the bus stops on Knowsley Lane. Amended plans have been submitted to address this issue which is now considered to be acceptable. The Highways Engineer previously requested this be provided through a condition. However, as the plans have been amended this condition is not required.
- 8.12 Subject to the above mentioned condition the proposal would be in compliance with Local Plan policy CS7 and guidance in the NPPF.

Residential Amenity

- 8.13 In order for the proposal to be acceptable, it is important that it does not have a detrimental impact on the amenities of existing residents. Core Strategy Policies CS2 'Development Principles' and CS19 'Design Quality and Accessibility in New Development' combine to ensure that new development does not significantly injure the amenities of nearby residential neighbours. Saved Policy ENV2 'Noise and Vibration' of the Knowsley Replacement UDP seeks to ensure that new or existing developments are protected from new or existing noise sources and that, where necessary, effective mitigation measures are secured.
- 8.14 At the outline planning application stage (20/00376/OUT) as there was no certainty over the size of the units that would be constructed or their occupiers so a planning condition (No 19) was attached that would require the submission of an operational management plan and noise mitigation plan for each unit to allow an appropriate level of activity to be established. This was considered to strike an appropriate balance, allowing the local planning authority to ensure harm isn't caused to residential amenity, whilst allowing the developer flexibility in the nature of uses on the site in order to attract potential occupiers.

- 8.15 For reference the wording of condition 19 attached is as follows:

Reserved matters applications shall include a Framework Operational Management Plan and Noise Mitigation Plan for the plot(s) to which they relate which have been informed by an approved noise survey. For the avoidance of doubt, the operational management plan and noise mitigation plans shall seek to ensure that the noise levels within the living rooms, bedrooms and gardens of the adjacent new residential area and the directly facing properties on the southern side of Knowsley Lane do not exceed the relevant standards, including taking account of the impact of HGV's using the junction at the entrance to the site during the evening and night time periods. Plans may include the provision of physical measures such as acoustic barriers etc and/or restrictions for certain types of operation such as HGV servicing or other outdoor activities that cannot be mitigated by physical measures.

Prior to the first occupation of each unit, a detailed operational management and noise mitigation plan based upon the framework operational management and noise mitigation plan shall be submitted to and agreed in writing with the local planning authority. The unit shall then be operated in accordance with the agreed detailed operational management and noise mitigation plan and any physical works required shall be implemented before the first use of the unit they relate to, shall be retained as such thereafter and maintained in accordance with the manufacturers specification

- 8.16 A framework noise management plan has been submitted as part of this reserved matters application and the original document has been revised to include additional information following comments from Environmental Health. This document covers issues such as responsibility for noise management, operation of service yards and instructions to drivers and staff. This document ensures compliance with the first part of condition 19 attached to planning permission 20/00376/OUT. This condition also requires a detailed operational management and noise mitigation plan to be submitted prior to the occupation of each unit. This document can only be prepared when the occupier of each unit is known.
- 8.17 The hybrid planning permission (18/00062/HYB) and the subsequent Outline Planning Permission (20/00376/OUT) considered the impacts of the employment uses alongside the location of residential properties to the east. Whilst at this stage the exact size and position of the employment uses had not been determined this clearly established the principle of siting employment uses to the east of the Bellway development.
- 8.18 The closest commercial unit to the Earlsfield Park (Bellway) residential development to the west would be Unit 2 which would be between 64m to 77m from the closest dwellings. There would be a landscaped buffer of between 9.5m and 17m between the side of unit 2 and the site boundary to the west. The buffer would include tree planting and other landscaping works which over time would soften the appearance of the building when viewed

from the Earlsfield Park residential development. Additionally, an area of open space containing the drainage basin serving the residential development is located between the closest properties and the site boundary. The closest unit to the residential dwellings on Knowsley Lane would be 128m away. Therefore, the separation distances are considered to be acceptable and would not be overbearing to the closest residential dwellings or cause any issues with overshadowing.

- 8.19 It is inevitable that some limited disturbance will occur during construction of the development. However, this would be for a temporary period and separate legislation is in place to ensure this is controlled and does not cause a nuisance to residents. The submission, approval of and compliance with a “Construction Environmental Management Plan” has already been secured under the outline planning permission to ensure that the impacts of construction are minimised.
- 8.20 The conditions on the outline planning approval (20/00376/OUT) require to be complied with a part of the development and therefore remain relevant. The conditions can not be replicated on any reserved matters permission.
- 8.21 Subject to the discharge of the relevant conditions on the outline planning approval, namely submission and agreement of a construction management plan and the detailed operational management and noise mitigation plans. the proposal would be in compliance with saved policy ENV2 and local plan policies CS2 and CS19.

Design & Layout

- 8.22 Policy CS2 ‘Development Principles’ in the Local Plan Core Strategy states that new development in Knowsley will be expected to enhance local character and promote quality of place by promoting good design and ensuring that development respects its setting considering relevant design requirements and best practice.
- 8.23 Policy CS19 ‘Design Quality and Accessibility in New Development’ in the Local Plan Core Strategy sets out several criteria that developments will be expected to conform to so that they enhance local distinctiveness and the identity and accessibility of new places.
- 8.24 The NPPF identifies that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.
- 8.25 The Earlsfield Park SPD set out several design principles such as:
- there will be variations in density and style of building,
 - employment uses should be located and designed to create a prominent and prestigious gateway to Knowlsey and the Knowsley Lane/M57 roundabout but should not dominate views from Knowsley Lane,

- noise mitigation measures should provide a sensitive interface with the residential development while the employment development will positively address the motorway and associated junction.
- 8.26 As part of the outline planning permission, a parameters plan was approved which guides the layout of the development and intervening landscaping. The parameters plan shows the retention of a woodland area to the north of the site which is shown to be retained on this reserved matters application and will be maintained in perpetuity by a management company to be appointed by the applicant. The parameters plan also showed landscaped buffer areas along the site frontage between the internal access road and the units which is replicated in the landscape proposals submitted with this application.
- 8.27 The parameters plan also established the maximum heights of the units. The maximum height permitted for the units on the northern most plots is 19m to the ridge. This reserved matters application would be in compliance with the maximum height with heights ranging between 12.8m and 15.3m. This reserved matters application would therefore be in compliance with the parameters plan.
- 8.28 The external appearance of the units has to a large extent been driven by function and operational requirements. The proposed units would be steel portal frames consisting of composite cladding to the office areas and to the corner of the units with twin skin cladding to the main elevations. The mushroom and cream coloured cladding would link through with the cladding used on the adjacent Starbucks building. The choice of colour palette has also been proposed to provide a link to the historic agricultural use of the site with the colour tones proposed similar to that of hay bales. The roof of the buildings would be goosewing grey cladding and the windows, doors and curtain walling would be polyester powder coated frames in a dark grey contrasting colour.
- 8.29 The palette of materials proposed and colours would present a modern commercial development. All the units are proposed to be in the same colours to provide a strong identity for the business park to attract companies to the park.
- 8.30 With regards to boundary treatments a 2.4m high weld mesh fence is proposed to the northern site boundary, adjacent to the boundary of the motorway and the individual units. This fencing would also be used to the other boundaries of the units with the exception of the majority of the landscaping to the frontage of the plots which would remain open. The site layout, appearance and proposed materials are considered to be acceptable for a modern business park and would be in compliance with Local Plan policies CS2 & CS19 and guidance on design in NPPF.

Ecology

- 8.31 Local Plan Policy CS8 seeks to promote effective movement of wildlife through a network of strategic green links by protecting, maintaining and improving existing and new open spaces and biodiversity assets. This is achieved on this site by retaining the existing woodland area and incorporating a woodland belt

to the rear of the site which would complement the existing planting adjacent to the motorway.

- 8.32 Ecological constraints such as sensitive lighting, precautionary methods of working for amphibians and ecological enhancements have been secured as separate planning conditions in relation to the granted outline planning application (ref 20/00376/OUT).
- 8.33 A bat activity survey was undertaken in July 2023 concluded that the woodland to the north is still a commuting resource to multiple species of bat. The lighting plans submitted under the outline consent are considered acceptable in minimising light spill to this bat commuting corridor. The proposal would therefore be in compliance with Local Plan policy CS8.

Trees & Landscaping

- 8.34 Saved Policy DQ4 in the Knowsley Replacement Unitary Development Plan (UDP) states that where tree loss is unavoidable the applicant will be required to make adequate provision for their replacement, normally two trees for each tree lost.
- 8.35 It is proposed to remove several trees from the site including one Ash on the edge of the woodland which is in poor condition and several trees infected with disease (Armillaria) within the main woodland area.
- 8.36 The proposed tree removal is considered to be acceptable and would be adequately mitigated in the proposed landscaping scheme which has been revised during the application to provide a more coherent scheme and includes repositioning the fencing to provide a wider woodland planting area, changes to the species mix, additional woodland planting and improved maintenance access to both the existing woodland and woodland planting areas to the north of the fence line.
- 8.37 The submitted landscaping plans proposed the planting of 249 mixed trees of native species. Trees will be planted along hedgerow lengths, as part of boundary buffers with shrub mix understory or wildflower strips and individually within communal areas and as a mix of feathers, heavy and extra heavy specimens. The retained woodland will be buffered by woodland planting and wildflower seed mix. A management and maintenance plan for the landscaping and woodland areas can be secured by planning condition.
- 8.38 The proposed tree removal and replacement landscaping is considered to be acceptable and would ensure compliance with Saved UDP policy DQ4.

Waste Management

- 8.39 Insufficient information has been submitted in respect of waste/ recycling storage areas. These details can be secured by planning condition to ensure compliance with Waste Local Plan policy WM9.

Other Issues Raised by Objectors

- 8.40 The reduction in the value of dwellings is not a planning matter and would therefore not be a material consideration in the determination of this application. There is a pedestrian crossing over Knowsley Lane at the traffic lights at the site access junction. The acceptability of Knowsley Lane to accommodate the estimated number of HGV's. Although a public house was originally approved on the site this has never been implemented and the site has never been allocated for a park or retail development. The fact that Bellway did not inform prospective purchasers of the new houses about what development was proposed on this site is not a material consideration for the determination of this application and would need to be taken up with Bellway direct.

9 Conclusion.

- 9.1 The principle of commercial units falling within use class E (g) (iii) and use class B8 has already been established by the granting of Outline Planning Permission in 2021 (20/00376/OUT). The appearance, landscaping, layout and scale elements of the proposal are considered to be acceptable. Sufficient car parking has been provided for each unit and the internal access points to each unit are acceptable. The units are considered to be sited a satisfactory distance from the closest dwellings at Earlsfield Park and Knowsley Lane to avoid being overbearing to local residents.
- 9.2 With regard to noise impacts the Framework Noise Management Plan is considered acceptable however prior to any unit being brought into use, a site-specific noise management and mitigation plan would be required for each individual unit regardless of the proposed use.
- 9.3 Subject to the submission and approval of the site-specific noise management plans the proposal would be in compliance with the Local Plan and Saved UDP policies listed above and the Earlsfield Park SPD and masterplan.
- 9.4 The proposals comply with all the relevant policies within the Knowsley UDP and the Local Plan Core Strategy. No material considerations indicate that the application should not be granted.

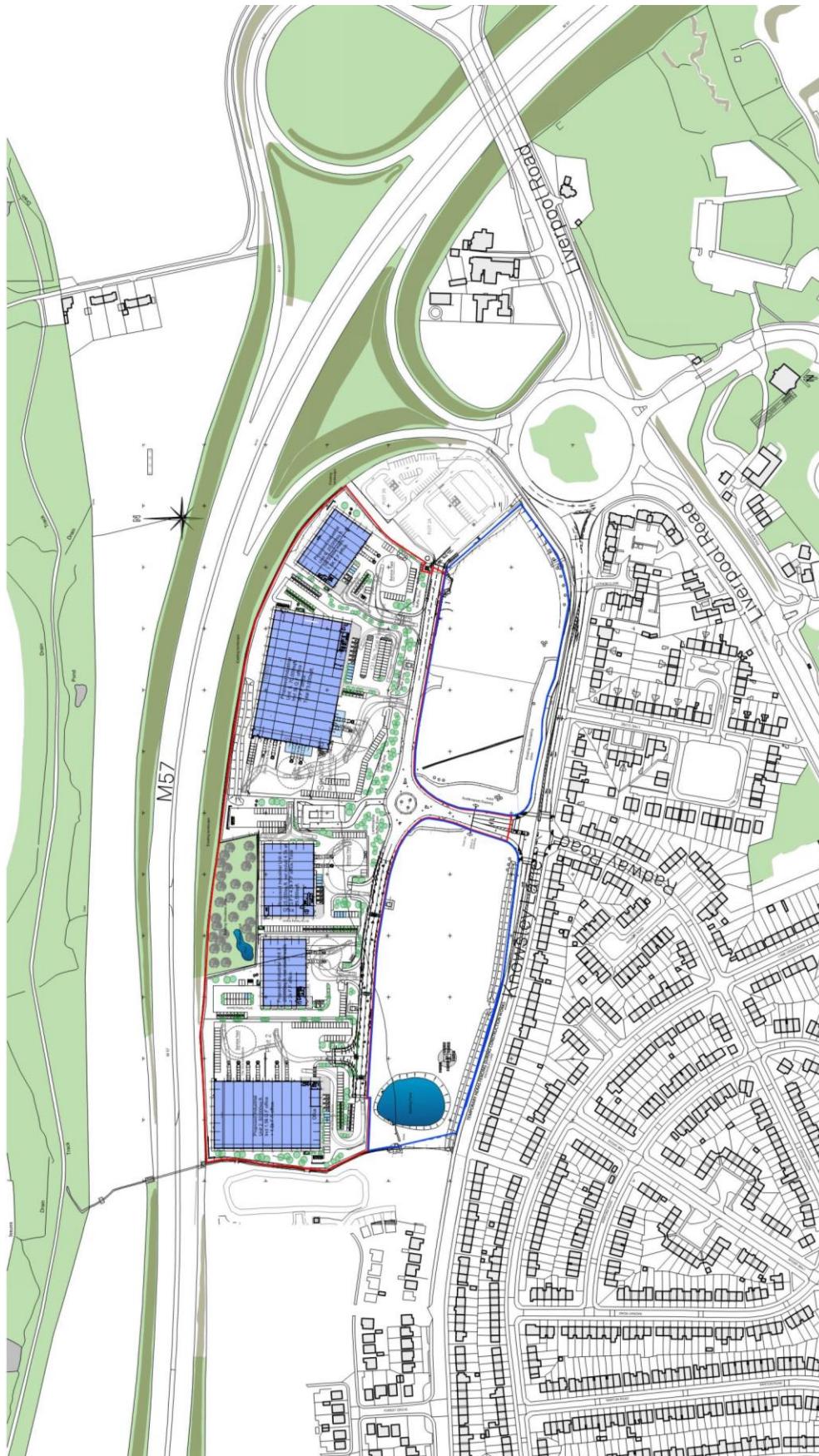
10 RECOMMENDATION

- 10.1 That Reserved Matters be granted subject to the following conditions:-

SCHEDULE OF CONDITIONS

	Condition	Trigger
1	List of approved plans and documents	Advisory
2	Submission and approval of waste storage/management	Prior to first occupation
3	Submission and approval of the cycle storage for each unit	Prior to first occupation.

4	Restricting the use of Units 2- 6 (inclusive) to Uses falling within Use Class B8 and Class E(g) (ii),(iii)	Advisory
5	Submission and approval of a Landscape Management/Maintenance Plan	Prior to first occupation.
6	Installation of tree protection fencing 5 days before development commences to allow for inspection.	Prior to commencement



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The site plan illustrates the layout of an industrial development. Key features include:

- Proposed Industrial Unit 1:** 1.5k G.F. office + 1.5k F.F. office.
- Proposed Industrial Unit 2:** 2k F.F. office.
- Proposed Industrial Unit 3:** 20,000 sq ft net inside with 4.5k sq ft F.F. office.
- Proposed Industrial Unit 4:** 25,000 sq ft net inside with 4.5k sq ft F.F. office.
- Total F.F. office:** 74,000 sq ft.
- Other features:** Parking areas, landscaping, existing pond, and a road labeled M57.
- Orientation:** A north arrow is located in the top left corner.