

<u>APPLICATION NO:</u>	24/00164/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	AXA Training Centre, The Liverpool Academy, The Liverpool Way		
<u>PROPOSAL:</u>	CHANGES TO EAST AND NORTH ELEVATIONS COMPRISING REMOVAL OF REVOLVING DOOR AND REPLACEMENT WITH GLAZED PANELS (GROUND FLOOR - EAST ELEVATION) AND GLAZED PANEL CHANGED TO SOLID SPANDREL PANEL (FIRST FLOOR - NORTH ELEVATION).		

Site Description

The application relates to the main building within the training ground of LFC, with the training ground located between Simonswood Lane and Arbour Lane, Kirkby. The overall site includes the main building, training pitches and facilities, car parks, the Academy which is where the younger players are based and other associated works.

Proposal

The proposal is for modest changes to the north and east elevations of the main training ground building comprising the removal of a revolving door on the ground floor on the east elevation with glazed panels and the replacing of a glazed first floor panel on the north elevation with a solid spandrel panel. A spandrel panel is a non-structural panel located between the floor slab and the window head in a building façade and helps to conceal the floor structure and provide a continuous surface for the façade.

Consultations

None Required

Representations

This application has been publicised by letters sent to 171 neighbours. No representations have been received.

Relevant Planning History

17/00324/HYB - HYBRID APPLICATION TO CREATE A TRAINING CAMPUS FOR LIVERPOOL FOOTBALL CLUB & IMPROVEMENTS TO THE EDDIE MCARDLE COMMUNITY PITCHES COMPRISING:

(I) FULL PLANNING APPLICATION FOR CONSTRUCTION OF: A SINGLE STOREY SIDE EXTENSION TO EXISTING ACADEMY INDOOR PITCH; FIRST FLOOR EXTENSION & EXTERNAL ALTERATIONS TO MAIN ACADEMY BUILDING; UPGRADED EXTERNAL TRAINING GROUND PITCHES; CONSTRUCTION OF 499 SEAT SPECTATOR STAND; UPGRADE COMMUNITY PITCHES; LANDSCAPING; PEDESTRIAN & CYCLE LINK; & ASSOCIATED INFRASTRUCTURE (INCLUDING ACCESS ROADS, DRAINAGE, PARKING, FENCES & EXTERNAL LIGHTING); INCLUDING HIGHWAY CLOSURE OF MOSS

LANE

(II) OUTLINE PLANNING APPLICATION FOR CONSTRUCTION OF: A TRAINING CENTRE BUILDING; A FAMILY BUILDING; A GROUNDS MAINTENANCE BUILDING; COMMUNITY CHANGING FACILITY & A COVERED PITCH (EXTERNAL APPEARANCE RESERVED FOR FUTURE APPROVAL). Granted: 15.09.2017.

17/00597/REM - RESERVED MATTERS APPLICATION FOR THE EXTERNAL APPEARANCE OF THE TRAINING CENTRE & THE GROUND MAINTENANCE BUILDING PURSUANT TO THE OUTLINE PLANNING PERMISSION 17/00324/HYB. Granted: 17.01.2018.

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

CS19 - Design Quality and Accessibility in New Development

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

The proposal is for changes to the elevations of an approved building and is acceptable in principle.

Visual Amenity Considerations

The replacement of the door with glazed panels on the ground floor of the east elevation of the building together with the installation of a spandrel panel replacing a first floor glazed panel on the north elevation of the building is acceptable in terms of appearance and would not be detrimental to the appearance of the building or the visual amenities of the area.

The proposal would therefore comply with Policies CS2 and Cs19 of the Core Strategy.

The works would have no impact on parking or highway safety and would not impact on residential amenity of nearby dwellings.

Conclusion

The works are acceptable in terms of appearance and visual amenity and would have no impact on parking or residential amenity. The application complies with planning policies and is therefore recommended for approval.

Recommendation

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

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out 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
29/03/2024	23029-KSS-SW-ZZ-DR-A-00001	P01	LOCATION PLAN
29/03/2024	23029-KSS-TC-00-DR-A-00301	P01	GROUND FLOOR PLAN - PROPOSED
29/03/2024	23029-KSS-TC-01-DR-A-00301	P01	FIRST FLOOR PLAN - PROPOSED
29/03/2024	23029-KSS-TC-ZZ-DR-A-03301	P01	ELEVATIONS - EXISTING AND PROPOSED

Signed Case Officer¹: **Lee Osborne**

Signed Authorising
Officer²: **K Foster**

Date: **2 October 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

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