

APPLICATION NO: 25/00613/FUL &
25/00614/FUL

APPLICANT: Commercial
Development Projects (CDP)

WARD AFFECTED: Stockbridge

DEVELOPMENT: 25/00613/FUL - VARIATION OF CONDITION 4 ATTACHED TO PLANNING PERMISSION 24/00687/FUL TO ALLOW FOR A WOODWORKING WORKSHOP (USE CLASS B2 - GENERAL INDUSTRIAL) WITHIN UNIT 2.

25/00614/FUL - VARIATION OF CONDITION 20 ATTACHED TO PLANNING PERMISSION 24/00686/FUL TO ALLOW FOR A WOODWORKING WORKSHOP (USE CLASS B2 - GENERAL INDUSTRIAL) IN UNIT 2.

LOCATION OF SITE: Earlsfield Park, Arley Drive, Prescott, Knowsley

DEVELOPMENT PLAN ALLOCATION:

Sustainable Urban Extension.

REPRESENTATIONS:

None received.

RECOMMENDATIONS:

Application 25/00613/FUL

That Members delegate authority to the Head of Planning & Building Control to grant planning permission under delegated powers subject to:

- (i) the conditions set out in the attached schedule 1, or such additional or amended conditions that the Head of Planning & Building Control, in conjunction with the Chair of Planning Committee consider appropriate.

Application 25/00614/FUL

That Members delegate authority to the Head of Planning & Building Control to grant planning permission under delegated powers subject to:

- (i) the conditions set out in the attached schedule 2, or such additional or amended conditions that the Head of Planning & Building Control, in conjunction with the Chair of Planning Committee consider appropriate.

CASE OFFICER

Mark Quinn -0151-443-2223

SUMMARY:

This report relates to two applications with two separate resolutions concerning Unit 2 on Earlsfield Park, off Knowsley Lane, Huyton which has recently been completed – the applications raise the same matters so a single report with a recommendation for each application has been prepared.

The applications propose to vary the planning conditions on an outline planning permission (ref 24/0686/FUL) and a reserved matters planning permission (ref 24/00687/FUL) to allow a woodworking workshop (Use Class B2 – General Industrial) to operate from unit 2.

The relevant key issues are :

- The principle of development
- Impact on amenity
- Impact on car parking/ highway safety

The application must be decided by Planning Committee because it is a departure from the development plan.

1. SITE AND SURROUNDINGS

- 1.1 The application site relates to a 4,645 sqm commercial unit located in the north west corner of the Earlsfield Park site off Knowsley Lane, Huyton. The unit has been recently constructed and has not as yet been occupied.
- 1.2 Unit 2 is bounded by the M57 to the north, existing commercial units to the east, a drainage balancing pond and vacant land to the south and open space and existing residential development to the west.

2. PROPOSAL

- 2.1 The applications seek permission to use Unit 2 for a woodworking workshop which would fall within use class B2 (general industrial). The outline planning permission and reserved matters permission for the site restrict the use of the industrial buildings on the site to uses falling within use classes E (g) (ii) & (iii) (research and development and industrial process which can be undertaken in a residential area) and B8 (storage and distribution).
- 2.2 Condition number 20 on the outline permission ref 24/0686/FUL) states:

“The buildings hereby approved shall only be used for the following purposes as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended):

Class E (g) comprising

(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 detriment to the amenity of that area)

or

Class B8 comprising storage or distribution

In the case of Unit 3 ONLY – Class F1 a) for the provision of education.”

2.3 Condition number 4 on reserved matters permission 25/00687/FUL states:

“Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) the premises to which this permission relates shall be used only for any use falling within Use Classes E parts (g) (ii) (iii) , Use Class B8 and in the case of Unit 3 only - Use Class F1 a) for the provision of education and for no other purpose, including any other use falling within Class E or Class F of the Schedule to that Order or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, except with the prior grant of a further planning permission.”

2.4 In order to allow the proposed B2 use to take place the application proposes to vary these conditions to say:

Condition 20 attached to 24/00686/FUL

“The buildings hereby approved shall only be used for the following purposes as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended):

Class E (g) comprising

(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 detriment to the amenity of that area)

or

Class B8 comprising storage or distribution

In the case of Unit 3 ONLY – Class F1 a) for the provision of education.

In the case of Unit 2 ONLY – Class B2 for a woodworking workshop only and no other use within Use Class B2”

Condition 4 attached to 24/00687/FUL

“The buildings hereby approved shall only be used for the following purposes as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended):

Class E (g) comprising

(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 detriment to the amenity of that area)

or

Class B8 comprising storage or distribution

In the case of Unit 3 ONLY – Class F1 a) for the provision of education.

In the case of Unit 2 ONLY – Class B2 for a woodworking workshop only and no other use within Use Class B2”

- 2.5 There are no external changes proposed to the building nor are there any changes proposed to the car parking / site access.

3. RELEVANT SITE HISTORY

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

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

APP. NO: 24/00687/FUL

PROPOSAL: VARIATION OF CONDITION 4 ATTACHED TO PLANNING PERMISSION 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) TO ALLOW FOR THE EXTENDED USE OF UNIT 3 FROM CLASS B1 (NOW CLASS E (G) (II) (III)) AND CLASS B8 TO INCLUDE CLASS F1 (A), TRAINING FACILITIES
DECISION: GRANTED

APP. NO: 24/00686/FUL

PROPOSAL: VARIATION OF CONDITION 26 ATTACHED TO 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) TO ALLOW FOR THE EXTENDED USE OF UNIT 3 FROM CLASS B1 (NOW CLASS E (G) (II) (III)) AND CLASS B8 TO INCLUDE CLASS F1 (A), TRAINING FACILITIES.
DECISION: GRANTED

4. ARTICLE 35 STATEMENT

- 4.1 As required by paragraph 39 of the National Planning Policy Framework (NPPF) Officers have worked with the applicant in a positive and proactive manner to seek solutions to the issues relevant to the proposed development

5. EQUALITIES ACT 2010

- 5.1 In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equalities Act 2010.
- 5.2 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.
- 5.3 In this case, the proposed development is not anticipated to have any potential impact from an equalities perspective.

6. REPRESENTATIONS

- 6.1 This application was publicised by way of letter sent to neighbouring properties, site notice and a public notice in The Metro newspaper. As a result of this publicity no representations have been received.

7. CONSULTATIONS

Environmental Health (Knowsley Council) – No objections in principle subject to a planning condition controlling noise from fixed plant.

Local Highway Authority (Knowsley Council) – No objections

8. POLICY CONTEXT

- 8.1 Paragraphs 11 and 12 of the NPPF 2024, 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

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.

- 8.2 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 232 of the latest NPPF. The Joint Merseyside and Halton Waste Local Plan was adopted in 2013 and is also part of the development plan.
- 8.3 The site is designated as a sustainable urban extension on the Local Plan Policies Map. The relevant adopted policies for the assessment of the application are listed below.

KNOWSLEY LOCAL PLAN: CORE STRATEGY (2016)

CS2 - Development Principles

CS4 – Economy & Employment.

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

SUE1 – Sustainable Urban Extensions and Safeguarded Land

SUE 2 – Sustainable Urban Extensions – Development Principles.

SUE2a – Sustainable Urban Extensions – Knowsley Lane

KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (Saved Policies 2009)

ENV2 - Noise and Vibration

SUPPLEMENTARY PLANNING DOCUMENTS

Earlsfield Park (Knowsley Lane SUE)

Earlsfield Park Masterplan Document.

9. ISSUES AND ASSESSMENT

Principle of Development

- 9.1 Local Plan Policy CS1 (Spatial Strategy for Knowsley) states that the spatial development of Knowsley will be achieved by:
- A focus on development within existing urban areas.
 - An efficient and sustainable use of land and infrastructure, encouraging where possible the reclamation and reuse of previously developed land.
 - Maximising Knowsley's contribution to the development of the Liverpool City region and sub regional projects.
 - Removal of the Sustainable Urban Extensions from the green belt to help meet needs for housing and employment development.

The policy also states the priorities for the development of Knowsley up to 2028 include:

- Enhance existing employment areas and provide a suitable range of sites and premises for new employment development.
- 9.2 Local Plan Policy CS2 (Development Principles) states that new development in Knowsley will be expected to
- meet the needs for new housing, employment, retail and other service provision.
 - improve business productivity and employment levels in Knowsley.
- 9.3 Local Plan Policy CS4 (Economy & Employment) states that planning, site assembly and other available interventions will be used to support sustainable economic growth and meet the development needs of established and

emerging employment sectors, including the Liverpool City Region key economic sectors.

9.4 The policy goes on to say that sites identified in Policy SUE1 have been allocated to meet the needs for a high-quality business park, large scale distribution/ logistics and any other appropriate uses within the Liverpool City Region key economic sectors up to 2028. The policy also states that land for employment development will be made available to ensure that at all times there is a sufficient range of available and deliverable sites and premises by size, location, type and suitability to meet the needs of employment development over the following five-year period.

9.5 Policy SUE2 (Sustainable Urban Extensions: Development Principles) sets out overarching principles for the delivery of SUEs, including the requirement that development:

- is comprehensive in nature;
- is consistent with a single detailed masterplan approved by the Council; and
- accords with the development plan and any associated supplementary planning guidance.

This policy reinforces the need to assess proposals affecting individual parcels or units within the SUE in the context of their implications for the overall strategic function and delivery of the allocation.

9.6 Policy SUE2a (Sustainable Urban Extension: Knowsley Lane, Huyton) allocates the SUE for new housing development, public open space and requires the delivery of at least 16 hectares of employment development, comprising:

- Business Uses (Use Class B1); or
- other appropriate employment uses within the Liverpool City Region (LCR) key economic sectors, unless it can be demonstrated, having regard to up-to-date evidence, that such provision is no longer required.

9.7 The policy also requires that employment uses be of a nature that would not cause detriment to nearby residents. Policy SUE2a therefore establishes a qualitative framework for the type of employment development expected within the SUE, rather than allocating the site for unrestricted employment uses.

9.8 The Earlsfield Park SPD (2017) is an adopted document that supplements the Core Strategy and attracts material weight. The SPD:

- confirms that the 16-hectare employment requirement is a minimum;
- explains that the employment component of the SUE is intended to address needs for B1 business space and/or premises suitable for LCR key economic sectors; and identifies a land use breakdown as a

benchmark against which proposals should be assessed to ensure comprehensive delivery of the SUE.

The SPD does not introduce new policy requirements but provides site-specific guidance on how the Core Strategy's employment strategy for the Knowsley Lane SUE is to be delivered.

- 9.9 The Earlsfield Park Masterplan Report (2017) is an approved supporting document that provides additional context for the spatial distribution, character and function of development across the site. The Masterplan supports delivery of the Knowsley Lane SUE in accordance with Core Strategy Policies SUE2a and SUE2, and envisages Earlsfield Park as a hybrid employment park, with employment development widened to include B1 (now Class E -g) and B8 uses, focused on business uses and employment activity aligned with the LCR's key economic sectors.
- 9.10 While the Masterplan does not form part of the statutory development plan, it is a material consideration that assists in understanding the intended role and function of the employment element of the SUE when assessing proposals.
- 9.11 Paragraph 85 in the NPPF states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 9.12 Paragraph 87 in the NPPF states that planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for the expansion or modernisation of other industries of local, regional or national importance to support economic growth and resilience.
- 9.13 The proposal for a B2 use on the Earlsfield Park site would not be in accordance with the Knowsley Local Plan policies listed above or the Earlsfield SPD and masterplan.
- 9.14 The applicant has argued that there are material considerations which should be taken into account when coming to a decision that mean that a B2 use of the building is appropriate and that planning permission should be granted. The applicant's case is set out below
- 9.15 The applicant states that the end user of the site cannot be confirmed at this point due to sensitivities around the land deal, but they are a major national business within their market area. The applicant states that if it is allowed the use would bring in a significant investment to the local economy and opportunities for skilled jobs (through carpentry and associated trades). The occupier's intention is for a long-term commitment to the use of the unit and has the intention to spend in the region of £20,000,000 to purchase and fit out the unit to meet its requirements. This also represents a significant investment in Knowsley.

- 9.16 The Local Planning Authority consider the applicant's assessment of the proposed investment to be reasonable for the purchase and fit out of the building. The opportunity for skilled jobs is also reasonable in terms of a material consideration and these factors would both carry significant weight in favour of the proposed development.
- 9.17 The applicant says that the end user manufactures timber products and their intention is to use the unit as the sole manufacturing workshop for their national operations, hence the willingness for a long-term commitment of the use of the unit. The end product would be distributed across the UK using Earlsfield Park as its base.
- 9.18 The applicant states that the proposal would provide significant job opportunities, with current estimates indicating an initial proposal for more than 60 staff to be employed at the facility with scope to expand should future demand require.
- 9.19 The Local Planning Authority consider the employment of 60 staff is a significant factor weighing in favour of the proposal which should be given significant weight in the consideration of the acceptability of a B2 use.
- 9.20 The applicant states that the Homes and Communities Agency Employment Density Guide 2015 data shows that for regional B8 distribution centres there is one full time employee per 77sqm. Whereas for a B2 use the comparable figure is one full time employee per 36sqm – demonstrating that using this metric the employment density is higher on average for a B2 use. The applicant states that whilst this 2015 data is still the used standard.
- 9.21 The applicant accepts that the units at Earlsfield Park are letting well, and have proven attractive to the market, but notes that all interest expressed by potential occupiers (with the exception of Unit 3) has been from B8 occupiers, and there has not been the Use Class E (g) interest as initially anticipated when the Earlsfield Park SPD and Masterplan Report were originally prepared. To that end, all interest in the units has been from B8 occupiers including a stage lighting supplier, a car storage company and food companies.
- 9.22 The Local Planning Authority notes the evidence submitted by the applicant and this is considered to be a reasonable factor in favour of the proposal and would carry a moderate degree of weight in the consideration of the acceptability of a B2 use.
- 9.23 The applicant says that the proposed use would provide significant upskilling of local carpenters and associated ancillary staff. The occupier is willing to commit to providing training and upskilling for recruits with existing experience in timber product manufacturing along with those that are new to the industry, this could be secured by planning condition if members are minded to grant these applications. While there is no apprenticeship scheme immediately planned, the proposed occupier does run these in other parts of their business and has

close links to schools offering learning and training opportunities to young people. Skills development will be key aspect for those employed at this location, thus providing an educational aspect to the proposals (albeit ancillary to its primary function).

- 9.24 The Local Planning Authority consider this statement is reasonable and should be given significant weight in assessing the acceptability of a B2 use on this site. Training and upskilling for employees is vital to employers have staff with the right skill set and should be given significant weight when assessing the acceptability for a B2 use on this site.
- 9.25 The applicant says that permitting a B2 use in an existing building would not erode the possibility or acceptability of E(g) or B8 users occupying the unit in future. The building has already been built and is exactly what the applicant is looking for in terms of specification and location. If the B2 use ceases at any time in the future the building will remain for future use in the intended permitted Use Classes – this proposal does not represent a permanent removal of the unit from these uses.
- 9.26 The Local Planning Authority consider this statement from the applicant is reasonable and it is correct that granting a B2 use for Unit 2 would not prevent the building being used for E(g) or B8 use at some time in the future. This should be given significant weight as the proposal would still maintain the Council's employment land supply on a high quality employment site that has been attractive to the market.
- 9.27 The applicant has presented the above arguments noting that this specific use would bring about the benefits and these are the material considerations that they have asked the Council to consider when deciding whether or not to grant planning permission for this use. In order to ensure that these benefits are secured and that unit 2 cannot be occupied by any other B2 use that has not been fully assessed , and may not bring about the benefits as set out it is reasonable and necessary in this instance to restrict the occupation of unit 2 to the manufacture of timber products only and for no other use falling within use class B2. This can be secured by way of planning condition.
- 9.28 The Earlsfield Park SPD states that the vision is for a *“prestigious employment and housing location. The business park and employment uses on the site will ensure that this part of Huyton continues to contribute to the City Region's economic growth, building on the success of the nearby Kings Business Park”*.
- 9.29 Paragraph 2.6 of the SPD notes that a principle objective for development on Earlsfield Park is to *provide employment and supply opportunities for local residents and businesses*. Paragraph 2.9 also expresses a desire to invest in the “best in class” in employment sectors with the intention of promoting and enhancing the Borough's “prestige employment offer”. This is considered to align with the current proposal.

- 9.30 The Local Planning Authority consider significant weight should be given to the above statements in the SPD as this proposal would provide employment and supply opportunities for local residents and would provide employment and training in the woodworking sector which can only add to the employment offer in the borough
- 9.31 It is considered that the occupation of the building for B2 use would be indistinguishable from a E(g) or B8 unit , there would be no alteration to the external elevations and would be occupied by a nationally-known company providing significant job opportunity. The proposal would therefore not clash with the vision of the development of Earlsfield Park or have any impact on the character of the business park in this regard as demonstrated in the paragraphs above. This should be given significant weight.
- 9.32 As a material consideration the benefits of the proposal are clearly capable of outweighing the conflicts, and the proposed development would not undermine this vision, or ambitions of the SPD, but would allow for a greater level of employment within the unit than originally proposed and would, therefore, be acceptable, despite representing a departure from elements of the SPD itself. The employment and growth which the masterplan sought to deliver for the site will still be delivered, but also expanded from that previously envisioned.
- 9.33 Whilst the proposal would not be in accordance with the development plan , given that the unit has already been constructed visually there would be no difference between a B2 use or a E(g)/B8 use occupying this unit. Therefore there would not be any adverse impact on the character and appearance of the business park. The benefits generated by this proposal for timber manufacture in terms of training and upskilling of local carpenters, significant investment into the local economy, employment provision (and improved job density over a B8 use which is where the majority of interest has been for units on the site) are considered to outweigh the fact that Unit 2 is not specially allocated for a B2 (general industrial) use. Therefore on balance the principle of the proposal can be supported subject to the use not having an unacceptable impact on residential amenity or highway capacity/safety.

Amenity Considerations

- 9.34 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 and CS19 combine to ensure that new development does not significantly injure the amenities of nearby residential neighbours. Saved Policy ENV2 of the Knowsley UDP states that development that will cause an unacceptable increase in noise or vibration levels would not be permitted. And 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.
- 9.35 Unit 2 is the closest unit to existing residential development, 65m to the west of the site. Therefore the application has been supported by a noise impact

assessment. The assessment of operational noise from the proposed premises, including vehicles, loading and unloading, and activities within the warehouse, indicates that cumulative noise levels from all activities within the site will be below the representative background sound levels during the most sensitive hours of operation and would therefore meet the requirements set out in planning condition 14 attached to planning permission 24/00686/FUL. The noise impacts would therefore have no adverse impacts on the closest residential properties nor on the occupiers of the adjacent commercial units including Unit 3 which is in use for education/training purposes.

9.36 The report states that noise emitting activities are as follows:-

- Loading events associated with the dispatch of completed timber products, including; (i) Four or five HGVs will depart from the site to deliver completed timber products between 07:00 – 08:00 daily, (ii) Four or five HGVs will return to site following deliveries around 16:00 – 17:00 daily. The vehicles will reverse up to dock levellers, which will seal the opening of the lorry from the service yard. They will then be internally loaded via forklift for delivery next day.
- Loading events associated with material deliveries to the site, including; (i) 4no. HGV timber-sheet deliveries per week. These deliveries will be unloaded externally, with forklifts used to move the palletised materials inside; (ii) 2no. Luton-type van deliveries will occur weekly.
- Breakout noise through the building structure due to manufacturing activities inside. These will be ongoing throughout the course of a workday and includes but not limited to; timber components being manufactured using a CNC cutter, router and sander; manual assembly; lacquering of products; and the packing and stacking of finished products.
- Noise from ventilation and similar plant.

9.37 Condition 14 from planning permission 24/00686/FUL states :-

“The level of noise emitted from activities associated with the site shall not exceed the existing LA90 background noise level as set out within the Noise Impact Assessment submitted with the application (AC103830-1R13) and as measured at the following times:

- LAeq (1 hour) between 0700-2300
- LAeq (15 mins) between 2300-0700

Noise limits are to apply at a position 1 metre from the closest affected window of the nearest noise sensitive property on Knowsley Lane, Fountain Way and Highfield Crescent.”

9.38 Noise from activities at the premises are predicted to be no louder than the existing background sound level outlined in condition 14 attached to planning permission 24/00686/FUL. The Council’s environmental health team concur with these findings and have raised no objections subject to the above planning

condition and a further condition relating to the control of fixed plant noise. Subject to these conditions the proposed development would not have an unacceptable impact on local amenity and accords with Policy CS19, CS2 and Policy ENV2

Car parking/ Highway Safety considerations.

- 9.39 Paragraph 115 of the NPPF states that in assessing applications for development, it should be ensured that:
- Sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;
 - Safe and suitable access to the site can be achieved for all users, and;
 - Any significant impact from the development on the transport network (in terms of capacity and congestion), or on highway safety can be cost effectively mitigated to an acceptable degree through a vision-led approach.
- 9.40 Paragraph 116 in the NPPF 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, following mitigation would be severe taking into account all reasonable future scenarios.
- 9.41 Policy CS7 (Transport Networks) in the Core Strategy states that new development will be required 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; and
 - In compliance with adopted cycle, car, disabled and service vehicle parking standards.
- 9.42 The Highways team have assessed the submitted layout and the proposed car and cycling parking provision and consider that it is acceptable for the proposed use B2 and that it has been demonstrated that the development can operate safely and in accordance with national guidance and Local Plan Policies CS2 and CS7.

10. CONCLUSION & PLANNING BALANCE

- 10.1 The proposed development is not in accordance with the development plan as the development plan does not identify this form of B2 use as an appropriate use on the Earlsfield Park development. The proposal would therefore be contrary to Local Plan policy SUE2B and the guidance in the Earlsfield Park SPD and masterplan.
- 10.2 However, in this instance it is considered that there are material considerations which would justify a determination other than in accordance with the development plan.

- 10.3 The proposed investment and employment numbers, training and upskilling, employing local carpenters and no impact on the character or appearance of the park would weigh heavily in the applicant's favour and are considered to be material considerations enough to support the grant of permission, subject to the necessary conditions.

11. RECOMMENDATIONS

Application 25/00613/FUL

That Members delegate authority to the Head of Planning & Building Control to grant planning permission under delegated powers subject to:

- (i) the conditions set out in the attached schedule 1, or such additional or amended conditions that the Head of Planning & Building Control, in conjunction with the Chair of Planning Committee consider appropriate.

Application 25/00614/FUL

That Members delegate authority to the Head of Planning & Building Control to grant planning permission under delegated powers subject to:

- (i) the conditions set out in the attached schedule 2, or such additional or amended conditions that the Head of Planning & Building Control, in conjunction with the Chair of Planning Committee consider appropriate.

SCHEDULE 1 - CONDITIONS FOR PLANNING PERMISSION 25/00613/FUL

	Condition	Trigger
1.	List of approved plans and documents	Advisory
2.	Details of waste/ recycling storage areas and collection /management arrangements to be submitted.	Prior to the 1 st occupation of each unit
3.	Details of cycle/motorcycle parking to be submitted	Prior to the occupation of each unit.
4.	Specifying the permitted use of each unit..	Compliance
5.	Landscaping areas to be managed in accordance with approved landscaping management plan.	Compliance
6.	Installation of protective tree fencing.	Compliance
7.	Scheme for the training and upskilling of employees with or without experience in the woodworking trade.	Prior to the first occupation of Unit 2

SCHEDULE 2 - CONDITIONS FOR PLANNING PERMISSION 25/00614/FUL

	Condition	Trigger
1.	Applications for the approval of reserved matters.	Advisory
2.	No part of the development relating to any plot shall commence until details or reserved matters have been submitted.	Advisory
3.	Approved plans and documents.	Compliance
4.	Applications for reserved matters shall be in accordance with the approved parameters plan.	Compliance
5.	Landscaping to be implemented in accordance with scheme approved pursuant to condition 4 attached to planning permission 20/00376/OUT	Compliance
6.	Development to be carried out in accordance with approved Construction Management Plan	Compliance
7.	Development shall be carried out in accordance with approved management company details/responsibilities.	Compliance
8.	Implementation of approved travel plan	Compliance
9.	Implementation of approved surface water drainage scheme.	Compliance
10.	Development to be carried out in accordance with approved sustainable drainage management and maintenance plan.	Compliance
11.	Contaminated land remediation strategy to be fully implemented, no top soil to be imported until to has been adequately tested.	Compliance
12.	Piling shall be undertaken in accordance with approved scheme.	Compliance
13.	Development to be carried out in accordance with approved coal mining remediation works/strategy.	Compliance
14.	Fixed plant noise to be at least 5dB(A) below the existing LA90 background noise level.	Compliance
15.	Noise limits to be complied with	Compliance
16.	A detailed management and noise mitigation plan to be submitted for approval.	Prior to the occupation of each unit.
17.	Ecological reasonable avoidance measures to be implemented.	Compliance.
18.	External lighting to be installed in accordance with approved scheme.	Compliance.
19.	No drainage from development shall connect into the M57 drainage system.	Compliance.
20.	Approved foul water scheme to be fully implemented.	Compliance.
21.	Specifying the use class for each unit	Compliance.
22.	Scheme for the training and upskilling of employees with or without experience in the woodworking trade.	Prior to the first occupation of Unit 2

