

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00231/COU

APPLICANT: City Plumbing Supplies

WARD AFFECTED: St Gabriels

DEVELOPMENT: CHANGE OF USE OF UNIT 6B TO FORM A MIXED USE UNIT (USE CLASS B8/E(a))

LOCATION OF SITE: Unit 6B, 1 Stretton Way, Huyton, Knowsley, L36 6JF

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Industrial Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS4 - Economy and Employment

CS6 - Town Centres and Retail Strategy

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

EC3 - Primarily Industrial Areas

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

PLANNING HISTORY

A previous application was approved for the part demolition and reconfiguration of 2no existing units to form 3 no industrial units with a flexible B2/B8Use (21/00432/FUL - approved 7 1 2022).

TECHNICAL CONSULTATIONS:

Environmental Health – No objection.

Highways – No objection subject to conditions to secure parking implementation, cycle parking, travel plan.

NEIGHBOUR NOTIFICATION:

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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This application has been publicised by letters sent to 31 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the change of use of unit 6B to form a mixed use (Use Class B8/E a).

EMPLOYMENT LAND

The application site is situated within a Primarily Industrial Area. Whilst the proposed trade counter use is outside the traditional employment use classes E(G), B2 and B8, it does share those characteristics and it is a mixed use which is appropriate in this location. A condition shall be imposed to restrict the development to a mixed use only and to prevent inappropriate uses under class E which may affect town and local centres. Overall, the proposal is consistent with UDP Policy EC3 and Core Strategy Policy CS4.

AMENITY

The proposal would not harm the amenity of neighbouring properties due to the site's location in an industrial area a significant distance away from any neighbouring houses. The proposal would also not harm the amenity of neighbouring business premises. This view is supported by Environmental Health who have no objection to the development. The proposal is therefore in accordance with Core Strategy Policy CS19.

HIGHWAYS

NPPF para 111 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.

The scale of development would be minimal and would not adversely affect highways safety compared to the previous permission (21/00432/FUL). This is supported by the views of the council's highways department who have no objection subject to conditions.

In relation to a Travel Plan condition. The change of use would be minor in terms of its impact on highways safety and the scale of development would not justify a requirement for a New Travel Plan. This would not meet to necessary test for conditions to be reasonable or proportionate.

However, conditions will be imposed in relation to parking implementation. A condition in relation to cycle parking is not required as cycle parking is already installed on site.

Overall given the above considerations it is considered that there would not be harm to highway safety from the proposal. The proposal is therefore in accordance with Core Strategy Policy CS7.

CONCLUSION

The proposal is acceptable in principle and would not harm the amenity of neighbouring properties or highway safety. The application complies with local planning policies and is recommended for approval.

RECOMMENDATION:

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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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.

- 3) Trade Warehouse

The unit shall only be used as a mixed use trade counter business and for no other use without the express permission of the Local Planning Authority.

Reason: For the avoidance of doubt and to prevent inappropriate uses at the site.

- 4) Parking Areas

The areas indicated on 'Drawing 1-046/LP/02 Rev C be retained for parking, servicing, vehicular manoeuvring for as long as the development remains in operation.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

Informatives

N/A

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
01/06/2022	21-046/LP/02	Rev C	Lease Plan
09/05/2022	01	-	Location Plan
09/05/2022	01	-	Proposed Ground Floor Plan
09/05/2022	01	-	Proposed Mezzanine Floor Plan
09/05/2022	01	Rev B	Site Plan
13/04/2022	01	A	Cover Letter

Informatives

N/A

Andrew Hunt

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PS/DC/OP04/05	003	23/9/02

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7 July 2022

Alan Kilroe
12/7/22

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