



Planning and Development Control
Knowsley Council
Nutgrove Building - Second Floor
Westmorland Road
Huyton, Knowsley
L36 9FB

5th January 2023

Dear Sirs

RE: PLANNING PERMISSION – WIDENING OF EXISTING ACCESS FOR MIXED COMMERCIAL AND AGRICULTURAL ACCESS (EXISTING USE)

The application seeks full planning permission for the proposed widening of the extant access at Netherley Road for continuation of use by the mixed operation (commercial recycling (brownfield site) and agricultural land. Prepared by OS PLANNING LTD [the Agent] on behalf of our client, Prescott Farms LTD [The Applicant].

The application is submitted to Knowsley Metropolitan Borough Council and is to be assessed in line with Section 38(6) of the Planning and Compulsory Purchase Act 2004 whereby it provides that where regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The application site extends to 2.078 hectares and comprises a large area of hardstanding enclosed by natural established boundaries and a bunded screened area, this being the commercial operations, with 1.065 hectares being allocated as agricultural land.

Both uses utilise the extant access located off Netherley Road, in between the settlements of Tarbock and Tarbock Green as shown on the following extract and site images:

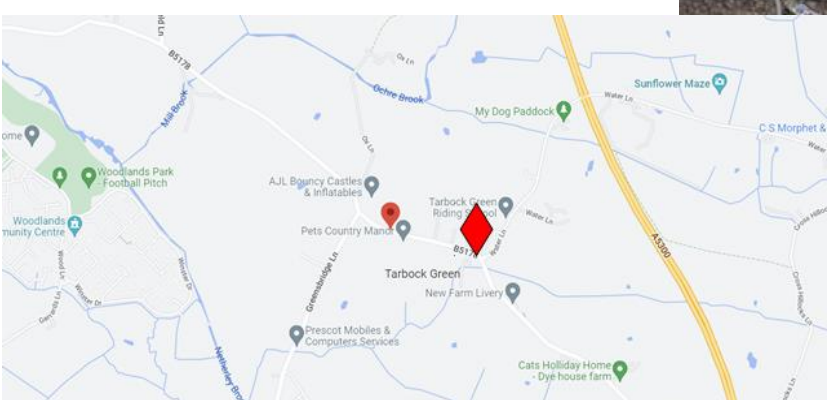


07815 105595 olivia@osplanning.co.uk

Orchard Cottage, Town Farm Lane, Norley, Cheshire, WA6 8NH



In terms of aerial view the site is identified below with a red diamond:



The subject application has been prepared to address the safety concerns with the existing access and by widening the access constructed to Highway Authority Standard with kerbed 10.5m radius entrance set back 15m from the highway with new security gates and fencing constructed, as shown below would be a significant enhancement to all user, access and egress and users of Netherley Road. Fencing material and detail as follows: W Section Pale Triple Point Constructed of 2.00mm Galvanised Steel Powder Coated RAL6005 Green. Compliant to BS EN ISO 1461:2009

The proposal enhances the visibility and connects to an extant access track internally. A small section of scrubland of no benefit will be removed and there will be no lose of key agricultural land. There is no change of use proposed.

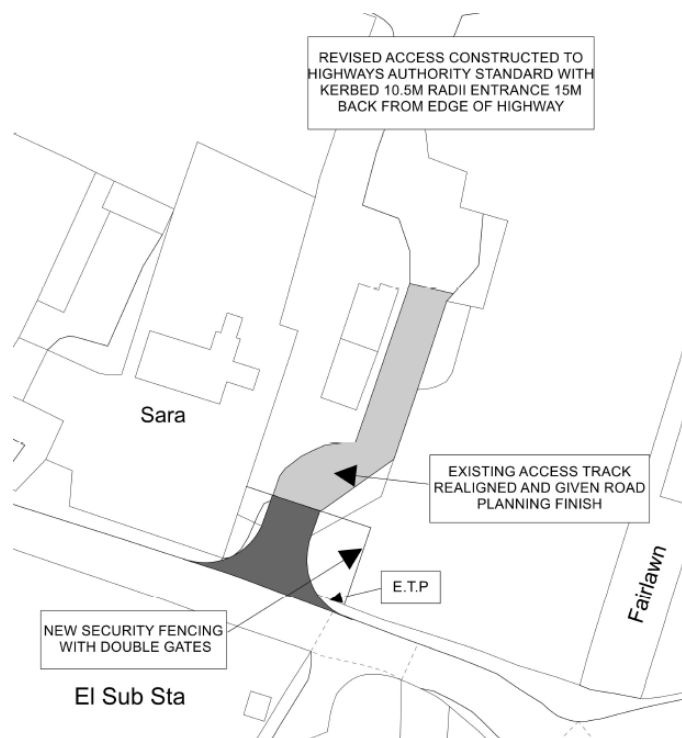


07815 105595 olivia@osplanning.co.uk

Orchard Cottage, Town Farm Lane, Norley, Cheshire, WA6 8NH

The site will remain as existing. The access improvements will not increase or generate any increase in vehicular movements that are experienced, and use associated.

At present the existing entrance has provided a simple priority-controlled access which for both users is substandard especially with the size of vehicles, in particular the agricultural vehicles that operate from site which have a large bonnet length makes leaving substantially harder.



The relevant development plan for consideration against the proposed development is the NPPF and Knowsley Local Plan Core Strategy (January 2016), with some saved policies from the Knowsley Replacement Unitary Development Plan (June 2006). Policy CS7 - Transport Networks relates to the highway and access solutions (old and new) which when reviewed on balance the proposal would comply with Local Plan policy CS7.

It is therefore concluded that there is no highway-related reason to withhold planning permission for the scheme and the proposed development, widening of an existing access therefore we welcome your feedback.

We look forward to hearing from you at your earliest convenience

Kind regards

Yours sincerely

Mrs Olivia Starkey
OS PLANNING AND DEVELOPMENT



07815 105595 olivia@osplanning.co.uk

Orchard Cottage, Town Farm Lane, Norley, Cheshire, WA6 8NH