

<u>APPLICATION NO:</u>	23/01288/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	ALS Inspection Ltd, Caddick Road, Knowsley Business Park, Knowsley, L34 9HP		
<u>PROPOSAL:</u>	ERECTION OF NEW BOUNDARY FENCING AND ACCESS GATES TOGETHER WITH EXTENSION OF EXISTING CAR PARK AND ALTERATIONS TO EXISTING PROPERTY		

Site Description

The application site is located within Knowsley Business Park which is identified as a Primarily Industrial Area.

The application site contains 1no. commercial building which includes facing brick and accommodates a shallow gable pitch roof and flat roof canopy. In addition, the site includes a small carpark with access gained via Caddick Road and a grassed area together with a number of mature trees present.

The building is screened by natural hedgerow planting and mature trees to the north together with palisade fencing to the western boundary beyond which is further commercial development. There are no man made or natural boundaries to the perimeter of the site at its south and eastern extent.

Proposal

The proposed development consists of new boundary fencing and access gate together with the extension of the existing car park and some minor alterations to the existing property consisting of facing brick wall to side elevation to accommodate a new entrance.

The extended car park will provide a total of 59 car parking spaces and includes 2no. disabled parking spaces.

The new boundary fence would consist of 2.4m high metal post and mesh fencing.

The proposed development would serve the neighbouring facility in terms of parking provision. The internal alterations to the existing building fall outside of the scope of this application.

Consultations

Highways – No objections subject to condition.

Tree Officer – No objection subject to making impact assessment and method statement approved documents and replacement tree provision.

Assets – No response received.

Representations

The application was published with letters sent to 13 neighbours. No representations were received.

Planning History

Ref: 74/03322/HIST – Proposed relay station workshop and officers. Granted 11th August 1978.

Ref: 99/00532/APP – Installation of 3no. windows to school lane elevation. Granted 2nd November 1999.

Ref: 74/03281/HIST – Erection of a bearing store and workshop. Granted 21st July 1978.

Ref: 74/03027/HIST – Illuminated company name sign. Granted 20th March 1978.

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.

SD1 – Sustainable Development
CS1 – Spatial Strategy for Knowsley
CS2 - Development Principles
CS4 – Economy and Employment
CS19 – Design Quality and Accessibility in New Development
EC2 – Sites Allocated for Employment Development
EC3 – Primarily Industrial Areas

The site is identified as a Primarily Industrial Area. As such, development of a car park serving a business operation assists with the overall employment and economic activity within the borough and the principle of development is therefore acceptable

subject to compliance with the aforementioned policies referred to above.

Article 35 Statement

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.

Assessment

Design and Layout

The proposals are simple in design. The existing entrance is clear glazed in situ. The proposals seek to erect a new brick face wall to match the existing and is also considered acceptable in terms of design.

The proposed fencing would be 2.4m in height and surround the perimeter of the application site. This would allow security of the parking area and building and would also ensure that the landscape areas are still visible due to the use of mesh wire fence which reduces the visual impact.

Whilst there would be an increase in hardstanding to accommodate the proposed car park extension there are elements of landscaping and replacement tree planting which reduces its affects in terms of visual amenity.

Overall the development is acceptable in terms of design.

Trees

As originally submitted the plans sought permission for the extension of the existing car park. This resulted in the loss of the majority of grass landscaped area together with 22no. trees.

The applicant initially decided to provide off site tree planting to mitigate against the loss but due to associated cost the Local Planning Authority has agreed with the applicant that a replacement provision for 11no. trees at a 16-18cm girth is to be provided on site. The loss of existing trees in favour of more substantial trees is therefore considered appropriate to mitigate the loss of existing trees. The arboricultural impact assessment and method statement is to be made approved documents and the tree planting is to be secured via condition.

Residential Amenity

There are no residential properties within the immediate vicinity of the site given the wider use as an industrial area. As such, the proposals would not result in adverse impacts to neighbours amenity.

Highways

A new perimeter fence is proposed at 2.4m height and comprises a metal post and mesh fence. The proposed access gate opens internally to the site and is angled to allow for highways visibility.

The Highways Team were consulted as part of the application and confirm no objection to principle of development subject to condition relating to the access gate and the submission of a travel plan. However, submission of a travel plan would not be necessary or reasonable given that the site could already operate within the existing development use. The condition relating to access gate is however necessary to ensure the safety of road users.

Subject to this condition there would be no adverse impact on highway safety.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission will 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) The materials to be used on the external surfaces of the building hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) Any gate or other form of barrier across the access shall either be positioned at least 6m metres back from the nearside edge of the highway boundary of Caddick Road; or to remain open at all times the development is in use and shall be constructed to open into the site only.

Reason: To permit vehicles to pull clear of the highway when entering the site, in the interests of highway and pedestrian safety and to comply with Policy CS19 of the Core Strategy, adopted January 2016

- 5) The tree planting shall be wholly implemented in its finally approved form in accordance with the approved scheme within the first available planting season following the substantial completion of development. Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

Reason: In the interests of visual amenity and to ensure the development complies with Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
27.07.2023	K1086-00		LOCATION PLAN
08.04.2024	PL K1086/04		PROPOSED ELEVATIONS AND TYPICAL BOUNDARY FENCE ELEVATION
23.02.2024	PL K1086/01		PROPOSED SITE PLAN
14.09.2023	RTS/22082023		TREE SURVEY
14.09.2023	RTS/22082023/TC P 001		TREE CONSTRAINTS PLAN
14.09.2023	RTS/22082023/TP P 002		TREE PROTECTION PLAN

Signed Case Officer¹: **John Fleming**

Signed Authorising Officer²: **K Foster**

Date: **10 April 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.

² 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.

APPENDIX 1 SITE VISIT PHOTOGRAPHS

