

APPLICATION NO: 21/00398/NMA3 **CASE OFFICER:** Lee Osborne

WARD: Roby **PARISH:**

LOCATION: Wheathill Riding Centre, Naylor's Road, Roby

PROPOSAL: APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 21/00398/FUL (DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF A NEW SECONDARY SCHOOL BUILDING, MULTI USE GAMES AREA (MUGA) AND ASSOCIATED CAR PARKING AND LANDSCAPING) - AMENDMENTS SOUGHT FOR THE FOLLOWING: REVISED MUGA PERIMETER FENCING SPECIFICATION AND LAYOUT INCLUDING BASKETBALL HOOPS AND BOARDING BEHIND TO A HEIGHT OF 3.75M AT EITHER END OF MUGA PITCH TOGETHER WITH INCREASED HEIGHT OF FENCING TO 3.75M EITHER SIDE OF BASKETBALL HOOPS THE WIDTH OF THE MUGA PITCH; CHANGED DESIGN/SPECIFICATION OF BIKE AND BIN STORE; INCREASED FENCE HEIGHT FROM 2.4M TO 3M TO INNER PLAYGROUND BOUNDARY ONLY (NOT SITE PERIMETER); REVISED SIZE OF ROOFLIGHTS AND REVISED LOUVRE POSITIONS TO DINING HALL; REVISED POSITION OF FLUE AND LOUVRE ABOVE PLANT ROOM AND KITCHEN.

Site Description

The application site has an area of around 1.7 hectares and is roughly rectangular, it lies to the north of Naylor's Road and is allocated as Green Belt. The site includes both Lakeside School, a primary school for 34 children with complex educational needs aged between 5-13 and several areas of hardstanding and vacant moribund buildings, which were formerly part of an equestrian centre.

Despite the proximity of nearby urban settlements and the nearby M62 motorway to the north, the area has a semi-rural feel due to the character of the road which includes narrow footpaths and the presence of mature trees and hedges.

Proposal

The application is for a non-material amendment following the grant of planning permission 19/00398/FUL allowing the demolition of existing buildings and the erection of a new secondary school building, multi-use games area (MUGA) and associated car parking and landscaping at the former Wheathill Riding School on Naylor's Road. The site neighbours Lakeside Special Needs Primary School and will allow students at that school to continue their education in an environment and area familiar to them. Approval is now sought for the following amendments to the approved scheme: -

1. Revised perimeter fencing specification to the MUGA and installation of basketball hoops on backboards.
2. Changed specification to the bike and bin store fencing and roof.

3. Fence height increased from 2.4m to 3.0m to inner playground area only.
4. Revised size of rooflights, revised louvre positions and rooflights to dining hall.
5. Revised position of flue and louvre above plant room and kitchen.

Consultations

None Required

Representations

NA

Planning History

21/00398/FUL - DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF A NEW SECONDARY SCHOOL BUILDING, MULTI USE GAMES AREA (MUGA) AND ASSOCIATED CAR PARKING AND LANDSCAPING. Granted: 18.11.2021.

21/00398/NMA - NON MATERIAL AMENDMENT TO PLANNING APPLICATION 21/00398/FUL (DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF A NEW SECONDARY SCHOOL BUILDING, MULTI USE GAMES AREA (MUGA) AND ASSOCIATED CAR PARKING AND LANDSCAPING) AMENDMENT SOUGHT TO ALLOW CHANGES TO APPROVED PLANS - WINDOW AND DOOR POSITIONS UPDATED TO REFLECT DETAILED DESIGN (WINDOWS IN FRONT OF STRUCTURAL STEELS), PV REMOVED FROM TWO STOREY BLOCK ROOF, ROOF MATERIAL CHANGED TO COMPOSITE SLATES ON TWO STOREY BLOCK ROOF TO MATCH SINGLE STOREY ROOF (P1 TYPE) AND TO CONDITION 21 TO ALLOW ESSENTIAL (INTERNAL) NON-NOISY WORKS TO TAKE PLACE ON SITE OUTSIDE OF THE IDENTIFIED HOURS OF OPERATION. Granted: 08.02.2022

21/00398/NMA1 - NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 21/00398/FUL TO ALLOW THE INSTALLATION OF WATER TANKS. Granted: 04.02.2022.

21/00398/NMA2 - APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 21/00398/FUL (DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF A NEW SECONDARY SCHOOL BUILDING, MULTI USE GAMES AREA (MUGA) AND ASSOCIATED CAR PARKING AND LANDSCAPING) - AMENDMENT SOUGHT TO AMEND THE WORDING OF CONDITION 14. Granted: 25.04.2022.

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

CS5 - Green Belt

CS19 - Design Quality and Accessibility in New Development

Article 35 Statement

NA

Assessment

The Local Planning Authority must have regards to whether the proposal would present a material change from the previously approved permission and what material effects it would have. The principal consideration for this application relates to the effect of the development on the visual amenity of the area and the openness of the Green Belt. The application complies with the above noted planning policies.

Visual Considerations

The proposed changes relate to the fabric of the building, minor changes to the bike and bin stores and to the perimeter of the MUGA and inner playground. The proposed changes to the fabric of the building are acceptable, minor in nature and would not unduly impact on the appearance of the building as approved. The proposals for the cycle and bin stores are modest in nature and would not have no material impact on the site visually. The proposed changes to the MUGA and the inner playground are within the site away from boundaries and would have little impact on the visual appearance of the site viewed from outside the site and from public vantage points. Materials would match or tie in with the approved scheme. The proposals would not materially impact on the openness of the Green Belt above the approved scheme.

The proposals therefore comply with Policies CS2, CS5 and CS19 of the Core Strategy.

Amenity Considerations

The application is for low-key changes to the cycle parking and bin storage facilities, changes to fencing within the site and installation of basketball hoops and backboards within the site and minor changes to the fabric of the building. There are no residential properties adjoining or in close proximity to the site, with the nearest residential property being in excess of 100m from the site entrance and on the opposite side of Naylor's Road. As such the proposals raise no amenity concerns,

either to the nearest properties or to the locality in general.

The proposals therefore comply with Policies CS2 and CS19 of the Core Strategy.

Highways Considerations

The proposals do not raise any highways issues.

Conclusion

As result of the proposals the overall appearance of the site would not be significantly different to that which was previously approved and the impact on the openness of the Green Belt and the visual amenity of the area would be negligible, whilst there would be no impact on the residential amenity of the nearest dwelling over 100m away. The application therefore constitutes a non-material amendment and would comply with relevant planning policies; it is consequently recommended for approval.

Recommendation

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

- 1) 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
21/11/2022	20034-C4P-BB-ZZ-DR-A-2101	P13	Elevations as Proposed Primary - School B1 and Secondary School B3
21/11/2022	20034-C4P-AV-ZZ-DR-A-0511	P2	MUGA Plan as Proposed including boundary details
21/11/2022	20034-C4P-V1-00-DR-A-0516	P11	External Furniture and Boundary Treatments
21/11/2022	20034-C4P-BB-ZZ-DR-A-3301	P10	
21/11/2022	Letter	-	NMA covering letter (Cushman and Wakefield)

Signed Case Officer: Lee Osborne

Signed Authorising Officer: Alan Kilroe

Date: 22/12/22

Appendix 1 – Site Photographs