

<u>APPLICATION NO:</u>	24/00179/FUL	<u>CASE OFFICER:</u>	Jo Sheridan
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	Jaguar Land Rover , North Road, Halewood		
<u>PROPOSAL:</u>	ERECTION OF THREE TEMPORARY STRUCTURES (5 YEARS) TO PROVIDE MANUFACTURING AND STORAGE SPACE (USE CLASSES B2/B8) (RETROSPECTIVE)		

Site Description

The Jaguar Land Rover Halewood operation is a well-established motor vehicle manufacturing facility located in the south of Knowsley. The site lies within a designated industrial area under Saved Policy EC3 of the Knowsley Replacement Unitary Development Plan. The Local Plan Core Strategy further supports the site's employment status through Policy CS4, which directly supports the principle of new development.

Proposal

The application seeks full planning permission for the erection of three temporary structures (5 years) to provide manufacturing and storage space (Use classes B2/B8). The application is retrospective as the temporary structures are already in situ.

Temporary building 1:

The building has the following dimensions: 30m wide by 25m deep; 6.2m high to the eaves and 10.2m high to the ridge.

Temporary building 2:

The building has the following dimensions: 50m wide by 44m deep; 6.2m high to the eaves and 12.9m high to the ridge.

Buildings 1 and 2 are known as the '109' and consist of two linked buildings. At the time of the site visit, this structure was complete.

Temporary building 3:

The building has the following dimensions: 22m wide by 45m deep; 6.2m high to the eaves and 9.8m high to the ridge. This building is known as the sunken dock building as it is proposed to be sited within a sunken dock. It was constructed in September 2023.

All three buildings are sited adjacent to the existing Jaguar Land Rover plant.

Car parking provision would be unaffected by the proposal. No additional spaces are proposed; nor are any lost. The wider site's internal road (North Road and South Road) would be unaffected.

The following is taken from the supporting document 'Planning, Design & Access Statement:'

“The proposed development is part of a wider strategy for the Halewood site to increase the operational efficiency of the manufacturing facility, allowing the business to be economically resilient for the long term and responds to future demands of car manufacturing.

The proposed development plays a vital role in supporting JLR’s transition to manufacturing electric cars at Halewood.

The 109 structures will offer approximately 2,950sq.m across two temporary structures that will offer storage for production pallets which support current and future car production at Jaguar Land Rover (JLR). JLR plans to run two vehicles architecture concurrently from the same production line, which requires additional panels to be stored. Once the earlier vehicle architecture program concludes and JLR becomes an all electric production facility, there will be large areas of redundant equipment that will be no longer required. The structures will offer a temporary solution for the removal of these parts to be stored.

The sunken dock structure forms approximately 90sq.m of additional floor space which will be used by JLR to store empty pallets. Due to additional production equipment required internally, these materials often end up displaced. The sunken dock structure would offer a temporary storage solution. Once the additional internal equipment is no longer required, the structure will be removed and the pallets returned to the internal production line.”

Consultations

Highway Authority: No objections; no conditions requested.

Environmental Health: No objections; no conditions requested.

Halewood Town Council: no comments received.

Representations

This application has been publicised by letters sent to 22 neighbours, by the erection of 3 site notices and a notice in the local press. No representations have been received as a result of the publicity given to the application.

Planning History

24/00052/FUL: Erection of 1no. industrial building (Use Classes B2/B8) together with other associated works. Planning permission granted 09/07/2024.

23/02120/FUL: Erection of 1no. industrial building (Use Classes B2/B8) together with other associated works (retrospective). Planning permission granted 12/03/2024.

23/01873/FUL: Erection of three temporary structures and canopy (5 years) to provide manufacturing and storage space (Use Class B2 and B8) and associated works (retrospective). Planning permission granted 23/01/2024.

22/00458/FUL: Erection of 1 no. industrial building (Use Class B2/B8) including associated amenity facilities and multiple connection links with existing manufacturing unit together with other associated works. Planning permission granted 10/01/2023.

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 ALLOCATION:

Primary Industrial Area

KNOWSLEY LOCAL PLAN CORE STRATEGY (JANUARY 2016)

SD1 – Sustainable Development
CS1 - Spatial Strategy for Knowsley
CS2 - Development Principles
CS4 – Economy and Employment
CS7 - Transport Networks
CS11 - Principal Regeneration Area - Knowsley Industrial and Business Parks
CS19 - Design Quality and Accessibility in New Development

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

EC3 - Primarily Industrial Areas
ENV2 - Noise and Vibration
ENV5 - Contaminated Land

SUPPLEMENTARY PLANING DOCUMENTS

Ensuring a Choice of Travel
Design Quality in New Development

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National

Planning Policy Framework.

Assessment

Principle of the development:

The site is allocated within a Primary Industrial Area in Knowsley's Local Plan Core Strategy and the proposed use would be a conforming use and fall within Use Classes B2 and B8. The proposal would therefore comply with Saved Unitary Development Plan Policy EC3 'Primarily Industrial Areas.'

Siting, design and layout:

The structures are sited adjacent to the main JLR building for ease of operational use.

The three structures are constructed of 40mm composite wall panels in Goosewing Grey and the roofs are insulated PVC in white. The structures fit well within the context of the site.

The proposal complies with Local Plan Core Strategy policy CS19 'Design Quality and Accessibility in New Development' which seeks to ensure that new development in Knowsley responds to and positively integrates with its immediate surroundings in terms of its scale, mass, form and materials.

Residential amenity:

The closest residential properties to the temporary structures are on Redbourne Avenue, approximately 300m north of the site. The properties are separated from the site by North Road, a railway line and existing landscaping.

The buildings are primarily to be used for storage which would not cause any adverse issues regarding residential amenity. Environmental Health have raised no objections to the proposal and have not requested any conditions.

The proposal complies with Local Plan Core Strategy Policy CS2 'Development Principles' which seeks to protect and enhance local character.

Highways:

There are no highway implications of the proposed retrospective development given that the main use of the three temporary structures are storage whilst JLR are running two lines in their transition to all electric.

Social Value:

Given that the floorspace of the proposed development exceeds 1,000 sqm, a 'Social Value Strategy'(SVS) would be required. The SVS was submitted during the consideration of the application and is accepted by Fusion 21 – the Council's partner in delivering and monitoring Social Value.

A contribution towards Social Value has not been sought in this instance as the buildings are prefabricated, are a temporary structure with no 'build out' period and were in situ at the time of the site visit.

A financial contribution of £20,187 towards Social Value was secured for the implementation and monitoring of the strategy under planning application 22/0058/FUL by way of a S106 legal agreement.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement Unitary Development Plan Policies and guidance in the National Planning Policy Framework and is therefore recommended for approval.

Core Strategy Local Plan policy CS4 states that planning will support sustainable economic growth to meet the development needs of established employment sectors.

Recommendation

That planning permission be granted subject to the following condition:

- 1) The development hereby permitted shall be carried out in accordance with the approved plan and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 2) This permission is for a limited period only. The three temporary structures hereby permitted shall be removed and the land restored to its former condition on or before 12th July 2029.

Reason: To enable the local planning authority to re-assess the proposal on the expiry of the permission.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/05/2024	WSP-0160-LP-002	Rev A	Location Plan
13/05/2024	SS-051-BC		Existing Site Plan
07/05/2024	SS-051-BC		Proposed Site Plan
07/05/2024	SS-123-BC-03		Proposed Plans and Elevations (sunken dock building)
07/05/2024	SS-263-BC		Proposed Elevations (109)
07/05/2024	SS-2641-BC-02		LR 109 – Proposed Plans and Elevations (109)
09/04/2024	PS.AK.RPT.001	January 2024	Planning, Design & Access Statement

Signed Case Officer¹:

Jo Sheridan

Signed Authorising Officer²:

K Foster

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

Date:

12 July 2024
