

<u>APPLICATION NO:</u>	25/00091/FUL	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	Unit 3, Earlsfield Park, Arley Drive		
<u>PROPOSAL:</u>	INSTALLATION OF 2NO. CONTAINERS ASSOCIATED WITH TRAINING PURPOSES (F1)		

Site Description

This application relates to a Unit on the Earlsfield Park commercial development off Knowsley Lane. Unit 3 located to the rear of the site is substantially completed but not yet occupied and has planning permission for B1, B8 and Training Uses (F1).

Proposal

It is proposed to install two containers (shipping containers) towards the rear of the site. The containers would be sited on an area of hardstanding adjacent to the car parking area. They would be sited in an L shape and would each measure 6m by 2.4m with a height of 2.6m.

Consultations

Knowsley Parish Council - No Comments Received
Highway Authority - No objections raised.

Representations

This application has been publicised by Site Notice . No representations have been received.

Planning History

APP. NO:	20/00376/OUT
PROPOSAL:	OUTLINE PLANNING PERMISSION FOR 30,530 SQ M OF EMPLOYMENT FLOOR SPACE (USE CLASS B1 / B8) - ACCESS TO BE CONSIDERED AT THIS STAGE (ALL OTHER MATTERS RESERVED)
DECISION:	Granted
DECISION DATE:	3 February 2021

APP. NO:	23/01429/REM
PROPOSAL:	APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION 20/00376/OUT (OUTLINE PLANNING PERMISSION FOR 30,530 SQ M OF EMPLOYMENT FLOOR SPACE (USE CLASS B1 / B8) - ACCESS TO

BE CONSIDERED AT THIS STAGE (ALL OTHER MATTERS RESERVED) - APPROVAL SOUGHT FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE

DECISION: Granted

DECISION DATE: 8 December 2023

APP. NO: 24/00686/FUL

PROPOSAL: VARIATION OF CONDITION 26 ATTACHED TO PLANNING PERMISSION 20/00376/OUT (OUTLINE PLANNING PERMISSION FOR 30,530 SQ M OF EMPLOYMENT FLOOR SPACE (USE CLASS B1 / B8) - ACCESS TO BE CONSIDERED AT THIS STAGE (ALL OTHER MATTERS RESERVED) TO ALLOW FOR THE EXTENDED USE OF UNIT 3 FROM CLASS B1 (NOW CLASS E (G) (II) (III)) AND CLASS B8 TO INCLUDE CLASS F1 (A), TRAINING FACILITIES

DECISION: Granted

DECISION DATE: 13 March 2025

APP. NO: 24/00687/FUL

PROPOSAL: VARIATION OF CONDITION 4 ATTACHED TO PLANNING PERMISSION 23/01429/REM (APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION 20/00376/OUT (OUTLINE PLANNING PERMISSION FOR 30,530 SQ M OF EMPLOYMENT FLOOR SPACE (USE CLASS B1 / B8) - ACCESS TO BE CONSIDERED AT THIS STAGE (ALL OTHER MATTERS RESERVED) - APPROVAL SOUGHT FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) TO ALLOW FOR THE EXTENDED USE OF UNIT 3 FROM CLASS B1 (NOW CLASS E (G) (II) (III)) AND CLASS B8 TO INCLUDE CLASS F1 (A), TRAINING FACILITIES

DECISION: Granted

DECISION DATE: 13 March 2025

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

CS19 - Design Quality and Accessibility in New Development

CS7 - Transport Networks

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

The main considerations in the determination of this application relates to the siting and appearance of the containers and impacts on visual amenity and highway safety.

Need for the Containers

The proposed containers are specifically needed to support the training to be undertaken at the unit (Use Class F1 A) which was granted approval under planning permissions 24/00686/FUL & 24/00687/FUL.

Within the connected containers would be various “rooms” which would be used to assist evacuation training to practice in the event of a fire. As “ rooms” need to be created to simulate evacuation from a building these need to be provided in a separate area to the main building.

It should be noted that there is no smoke involved in the escape scenarios as the applicant uses misty goggles. These are goggles designed to simulate the appearance of smoke without the need for actual smoke. In addition to the training associated with fire evacuation, the containers are also used to support training for use of water and CO2 fire extinguishers.

The applicant has stated that if the training uses should cease to operate on the site then the containers can be removed so they are not just used for storage (this can be secured by way of a planning condition).

Whilst the Local Planning Authority would not normally encourage external storage on a new business park, in this instance the containers are not required for storage but specifically required for training purposes associated with the use of the main building and therefore in this instance the principle of the containers is considered acceptable subject to a planning condition requiring their removal from the site should the training use ever cease to operate.

Highway Safety

The containers would be sited on a hardstanding area, however they would not reduce the number of available car parking spaces which would remain unchanged. As the containers would be used for training in association with the main building, there would be no additional vehicular movements and no risk of overspill parking to the adjacent internal access road.

It is recommended that the applicant consider installing road markings to designate a pedestrian walkway to the containers. This would help inform parking area users of the potential for pedestrian movement to and from the containers, beyond the normal use of the car park. This can be an informative to the applicant.

The proposal would therefore be in compliance with Local Plan policy CS7.

Visual Amenity Considerations

The containers would be sited to the rear of the existing building (Unit 3). As such they would not be visible from Knowsley Lane or from the internal site access road.

Located in between the shipping containers and the site boundary with the M57 would be an area of landscaping comprising tree and woodland shrub mix planting. In the short term whilst the landscaping is being established there may be some transient views of the containers from the M57 however the hardstanding area is set at a slightly lower level than the M57 and given this level difference and the height of the containers at 2.6m the visual impact is considered to be minimal and over time the landscaping will further screen the containers from the north.

The containers would be finished in black and overall the impact of the proposal is considered to be minimal and would not be considered detrimental to visual amenity. The proposal would therefore be in compliance with Local Plan policy CS19.

Conclusion

The containers are required in association with the approved training use and the principle of siting the containers is acceptable.

The proposal would not result in any highway safety or visual amenity concerns and would be in accordance with policies CS7 and C19 in the Knowsley Local Plan.

Recommendation

That Planning permission be granted subject to the following conditions:-

- 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 containers hereby permitted shall only be used in association with the Training Use (Use Class F1 - A) granted planning permission under refs 24/00686/FUL & 24/00687/FUL. Should the training use cease to operate at any time the containers shall be removed from the site and the land returned to its original condition.

Reason: The containers are granted for a specific purpose associated with the training use approved for Unit 3 and for no other purpose and in the interests of visual amenity to ensure compliance with Policy CS19 in the Knowsley Local Plan Core Strategy (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06/03/2025	P24-2766-P-3EP-1250	S02	LOCATION PLAN
11/02/2025	P24-2766-P-3EP-200	S01	PROPOSED SITE LAYOUT
04/03/2025	-	-	SUPPORTING LETTER & PHOTOGRAPHS

Signed Case Officer¹: Mark Quinn

Signed Authorising Officer²: Jo Sheridan

Date: 02/04/2025

Informatives

- 1. It is recommended that the applicant consider installing road markings to designate a pedestrian walkway to the containers.. This would help inform parking area users of the potential for pedestrian movement to and from the containers, beyond the normal use of the car park

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

