

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 24/00297/KMBC1 **CASE OFFICER:** Andrew Hunt

WARD: Halewood South **PARISH:** Halewood
Town Council

LOCATION: Halewood Leisure Centre, Baileys Lane, Halewood, Knowsley, L26
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PROPOSAL: ERECTION OF SUB-STATION BUILDING.

Site Description

This application site is a large leisure centre building within extensive grounds with grassed areas, a car park to the south and football pitches to the north. There is housing to the north, east, west and south of the site.

Proposal

The proposal is for the erection of a substation building.

Consultations

N/A

Representations

This application has been publicised by letters sent to 16 neighbours. No representations have been received.

Planning History

Applications have been approved at the site, however none are directly relevant.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS19 - Design Quality and Accessibility in New Development

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

N/A

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

Streetscene

In relation to streetscene impacts, the substation would be visible from Baileys Lane to the east, however, its impact would be reduced by the Green fencing around the site and it would be viewed against the backdrop of the large leisure building reducing its visual impact. From the west, the site would be screened by the leisure centre and would not be readily visible. The location of the building is not particularly prominent and is located away from the main car and pedestrian entrances to the site. Its appearance is compatible with the character of the area and its existing leisure use. Overall, there would be no harm to the streetscene.

Other Considerations

In relation to biodiversity net gain. The development would not impact on any existing habitat (as it would occupy the space of the existing roundabout and gravel area) and therefore meets the requirement for an exemption. Any grassed area affected would

be below 25sqm.

Conclusion

The proposal would be acceptable in relation to Street scene. The application complies with local planning policies and is recommended for approval.

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 following approved plans and documents :-
 - a. Proposed Substation Elevations -001 – Rev 001 - (Received 26/06/2024).
 - b. Proposed Site Plan – 6200 – Rev T1 (Received 09/07/2024)
 - c. Location Plan – (Received 04/07/2024)

Reason: For the avoidance of doubt.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising Officer²: **K Foster**

Date: **29 August 2024**

Informatives

- 1) It should be noted that this permission does not grant consent for any changes to the existing internal roundabout and that a separate planning application would be required for any change.

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