

APPLICATION NO: 23/02782/NMA **CASE OFFICER:** Mark Quinn

WARD: St Gabriels **PARISH:**

LOCATION: Sovereign Industrial Park, Wilson Road, Huyton

PROPOSAL: NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 23/02782/FUL (ERECTION OF 1NO. RETAIL UNIT (USE CLASS E(A) WITH EXTERNAL DISPLAY AREA AND CAR PARKING AND SERVICING ARRANGEMENTS. PARTIAL DEMOLITION, RECONFIGURATION AND REFURBISHMENT OF EXISTING EMPLOYMENT BUILDING TO CREATE 3NO. INDUSTRIAL/ WAREHOUSE BUILDINGS WITH ANCILLARY OFFICES (USE CLASSES E(G)(III), B2 AND B8) WITH SERVICING AND CAR PARKING ; RETENTION AND AMENDMENT OF EXISTING SITE ACCESSES ALONG WITH INTERNAL ESTATE ROADS; 2NO. SUBSTATIONS; LANDSCAPING; AND ASSOCIATED WORKS) AMENDMENT SOUGHT TO VARY THE WORDING OF CONDITIONS 5 & 6 WITH REGARD TO THE TIMING OF THE SUBMISSION.

Site Description

The application site comprises 6.54 hectares of land located to the western side of Wilson Road, Huyton, forming part of the former Sovereign Distillery site which has been vacant since 2022. The site currently comprises 3 warehouse buildings which are linked together forming an L shape with areas of hardstanding which comprised the former parking and loading/unloading areas. There is an existing woodland area/landscaping located to the northern (part), western and southern site boundaries.

The application site is bounded by existing residential development and phase 1 of the former Sovereign Distillery to the north (phase 1 which proposes the erection of two industrial units with the part demolition/remodelling of an existing industrial building to form 7 units within use classes E (G)(II) (III), B2 and B8 is currently under construction), a building and garden supplies business to the west, a public house, existing residential development and Cronton Road to the southern boundary and Wilson Road to the eastern site boundary.

Proposal

This application proposes that two of planning conditions attached to planning permission 23/02782/FUL (Conditions 5 & 6) be varied to reflect the timing of the submission so that it corresponds with the schedule of planning conditions contained within the planning committee report.

Consultations

Non Applicable.

Representations

Not Applicable

Planning History

APP. NO. APP/99/00279

ERECTION OF APPROX. 25,870SQ.M EXTENSION TO PROVIDE WAREHOUSE

GRANTED JUNE 1999

APP. NO. 00/00155/FUL

AMENDMENTS TO PLAN APP. APP/99/00279 (25,870SQM EXTENSION TO PROVIDE WAREHOUSE) COMPRISING ALTERATIONS TO ELEVATIONS OF THE FORMER TRADE TEAM BUILDINGS, AMENDMENTS TO LANDSCAPED EMBANKMENT, WIDENING OF ACCESS ROAD AND AMENDS TO LOADING

GRANTED APRIL 2000

APP NO. 13/00073/FUL

ERECTION OF EXTENSION TO SOUTH EAST ELEVATION OF EXISTING BUILDING TO FORM AUTOMATED STORAGE AREA FOR FINISHED PRODUCTS (USE CLASS B8) TOGETHER WITH ASSOCIATED WORKS.

GRANTED MAY 2013

APP NO. 23/02782/FUL

ERECTION OF 1NO. RETAIL UNIT (USE CLASS E(A) WITH EXTERNAL DISPLAY AREA , CAR PARKING AND SERVICING ARRANGEMENTS. PARTIAL DEMOLITION, RECONFIGURATION AND REFURBISHMENT OF EXISTING EMPLOYMENT BUILDING TO CREATE 3NO. INDUSTRIAL/ WAREHOUSE BUILDINGS WITH ANCILLARY OFFICES (USE CLASSES E(G)(III), B2 AND B8) WITH SERVICING AND CAR PARKING; RETENTION AND AMENDMENT OF EXISTING SITE ACCESSSES ALONG WITH INTERNAL ESTATE ROADS; 2NO. SUBSTATIONS; LANDSCAPING; AND ASSOCIATED WORKS.

GRANTED JULY 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

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

National Planning Policy Framework

Assessment

Condition 5 – (Design and Layout of vehicular access junctions) currently states “*No development shall take place until a scheme for the design and layout of the vehicular site access junctions has been submitted to and approved in writing by the Local Planning Authority. The vehicular site access junctions shall both be implemented in accordance with the approved details and shall be available for use prior to first occupation. The access shall be kept available for use at all times.*”

The planning committee report states:-

	Condition	Trigger
5.	Design and Layout of vehicular access junctions to be submitted for approval.	Prior to the commencement of works to any vehicular access point.

The applicant has requested that the condition be re-worded to “ *Prior to the commencement of*

works to any vehicular access point a scheme for the design and layout of the vehicular site access junctions shall be submitted to and approved in writing by the Local Planning Authority. The vehicular site access junctions shall both be implemented in accordance with the approved details and shall be available for use prior to first occupation. The access shall be kept available for use at all times.”

This re-wording of condition 5 is considered to be acceptable and would now correspond with the trigger set out within the committee report.

Condition 6 (Cycle/Motor Cycle parking) is currently worded as follows :- *“No development shall take place in any building until a scheme for the provision of cycle and motorcycle parking for said building, in accordance with the Council's current standards, has been submitted to and approved in writing by the Local Planning Authority. Each scheme shall be implemented as approved before any part of the building in question is brought into use and shall be retained as such thereafter. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.”*

The planning committee report states :-

	Condition	Trigger
6.	Details of cycle/motor cycle parking for each unit to be submitted for approval.	Prior to the first occupation of each unit.

The applicant has requested that the condition be re-worded to *“Prior to first occupation of each unit a scheme for the provision of cycle and motorcycle parking for said building, in accordance with the Council's current standards, shall be submitted to and approved in writing by the Local Planning Authority. Each scheme shall be implemented as approved before any part of the building in question is brought into use and shall be retained as such thereafter. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.”*

This re-wording of condition 6 is considered to be acceptable and would now correspond with the trigger set out within the committee report.

Conclusion

The proposed amendments to planning conditions 5 and 6 attached to planning permission 23/02782/FUL are considered to be non material amendments and the amended wording would correspond with the schedule of conditions within the planning committee report.

Recommendation

The non material amendment be granted and Condition 5 & 6 be re-worded as follows.

5. Prior to the commencement of works to any vehicular access point a scheme for the design and layout of the vehicular site access junctions shall be submitted to and approved in writing by the Local Planning Authority. The vehicular site access junctions shall both be implemented in accordance with the approved details and shall be available for use prior to first occupation. The access shall be kept available for use at all times.

Reason: To ensure the provision of safe and adequate means of access to the development in the interests of highway safety and amenity and to comply with Policy CS19 of the Core Strategy, adopted January 2016

6. Prior to first occupation of each unit a scheme for the provision of cycle and motorcycle parking for said building, in accordance with the Council's current standards, shall be submitted to and approved in writing by the Local Planning Authority. Each scheme shall be implemented as approved before any part of the building in question is brought into use and shall be retained as such thereafter. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.

Reason: To ensure that adequate provision is made for parking cycles and motorcycles on the site and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

Signed Case Officer¹:

Mark Quinn

**Signed Authorising
Officer²:**

Jo Sheridan

Date:

04/09/2025

Informatives

n/a

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