

<u>APPLICATION NO:</u>	23/01873/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	Jaguar Land Rover, South Road, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF THREE TEMPORARY STRUCTURES AND CANOPY (5 YEARS) TO PROVIDE MANUFACTURING AND STORAGE SPACE (USE CLASS B2 AND B8) AND ASSOCIATED WORKS (RETROSPECTIVE)		

Site Description

The application site is located within the confines of Jaguar Land Rover (JLR). The Halewood operation is well established motor vehicle manufacturing facility located in the south of Knowsley and is a significant local employer.

The application site is comprising an irregular parcel of land which extends to 3,210sqm and is situated to the immediate southern extent of the existing storage building.

The site is surrounded on all sides by industrial uses associated with activities associated with JLR operations. It is bound by South Road to the north which runs to the north of the application site, this road facilitates access to the wider JLR complex. An internal link road is found to the site's immediate east which provides access to existing MP&L operations seen to the north.

The closest residential properties are located along Clough Road, approximately 250m to the south of the application site and is separated by Speke Boulevard together with associated landscape buffers to the north of existing properties.

Proposal

The application seeks retrospective consent for the erection of 3no. temporary structures that are interconnected to a canopy. The structures and canopy subject to this application were constructed in October 2022 and therefore retrospective consent is sought for a period of 5 years.

The 3no. structures measure as follows:

50m width by 30m depth
30m width by 35m depth
30m width by 15m depth

The 3no. structures would include a gable roof measuring 5.91m at the eaves and 11.44m at their highest point.

The smart space canopy structure measures a footprint of 14.5m². It measures 5.91m at the eaves and attains a maximum height of 8.55m.

The development provides a temporary facility for Materials Planning & Logistics (MP&L) operations to expand and will be used for storage.

Consultations

Highways – No objections

Local Plans – No objections

Merseyside Fire & Rescue – No objections. Requests informative to be added to decision notice.

Environmental Health – No objection in principle.

Representations

Given the scale of the JLR operation there are no immediate neighbours to be consulted given that the proposed development is located centrally within the JLR site compound. However, the application was advertised via site and press notice to which no representations have been received.

Planning History

Ref: 14/00554/NMA1 - non material amendment to previously approved application 14/00554/ful (erection of extension to existing lcb2 building) to allow for inclusion of an external 'cat ladder' to the east elevation. granted 12th august 2015.

Ref: 14/00554/NMA - non material amendment to previously approved application 14/00554/ful (erection of extension to existing lcb2 building) to allow for amendments to vehicle access door sizes, position & number of. addition of a vehicle canopy to west elevation. removal of parapet. removal of external roof access tower & ladder. clarification on louvre positions to east elevation. granted 12th march 2015.

Ref: 14/00554/FUL - erection of extension to existing lcb2 building. granted 9th October 2014.

Ref: 06/00560/COU - change of use of part of existing transmission plant building to form training facility together with recladding of external elevations, formation of new entrances, construction of car parking areas & associated external works. granted 31st august 2006.

Ref: 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. granted 10th January 2023

Ref: 74/04149/HIST - erection of bldg to house fire pumps and water control gear. granted 3rd July 1979.

Ref: 16/00417/SO - request for screening opinion relating to proposed temporary extension to "b-i-w" building, road re-alignment & associated works. EIA not required. dated 9th January 2017.

Ref: 16/00452/FUL - realignment of existing internal site road and south road, provision of staff parking spaces and product parking spaces and the erection of a temporary extension (5 years) to provide 14,969 sq m of manufacturing and storage space (use

classes b2/b8) and associated works. granted 12th January 2017.

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.

SD1 – Sustainable Development
CS1 – Spatial Strategy for Knowsley
CS2 - Development Principles
CS4 – Economy and Employment
CS11 – Principal Regeneration Areas
CS19 – Design Quality and Accessibility in New Development
CS22 – Sustainable and Low Carbon Development
CS23 – Renewable and Low Carbon Infrastructure
EC2 – Sites Allocated for Employment Development
EC3 – Primarily Industrial Areas
ENV2 – Noise and Vibration
ENV5 – Contaminated Land

The site is identified as a Primarily Industrial Area and is one of the main operations of JLR for vehicle production. It is a key employment site which forms part of the borough's overall employment land supply and therefore the principle of development is accident, subject to compliance with local planning policy and guidance referred to above. This will be addressed in the officer's appraisal below.

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

Context

The application site is for B2/B8 use and falls within land currently allocated by saved Policy E3 as a Primarily Industrial Area in the adopted Development Plan

The development would not result in any increase in terms of employment numbers but instead enables JLR to maintain and enhance its operations at the Halewood facility as they move towards electrical vehicle manufacturing which ultimately assists in the production of sustainable modes of transport and continuing its economic output as a key local employer.

Design and Layout

Whilst the size and scale of development is large, it is within a primarily industrial area and is small in comparison to neighbouring industrial buildings. The planning statement suggests that the temporary structure should be considered on the basis of an extension to the existing MP&L storage facility. The Local Planning Authority agree with this given that the development is designed in a manner which is reflective of the industrial setting and is in keeping with other industrial units found within the JLR complex.

The development is simple in its design and features an irregular pattern in an L shape arrangement featuring 3no. gable roofs together with the open canopy structure.

The materials used in the construction are specified on the plan and include:

- Twin layer insulated PVC roof cover in white;
- 40mm composite wall panels finished in Goosewing Grey;
- 8no pedestrian doors finished in grey; and
- 1no. galvanised roller door.

Overall, the development is considered appropriate in terms of design and would not be considered an incongruous addition in the context of its current setting.

Residential Amenity

The application site is located centrally within the JLR compound. The nearest noise sensitive property is approximately 250m away located on Clough Road. The application property is separated by Speke Boulevard and North Road and given traffic noise associated with these roads together with landscape which provides natural acoustic barriers it is not considered that residents will be adversely affected by way of visual intrusion or noise.

Noise and Contaminated Land

Environmental Health were consulted as part of this application and a request was made for a contaminated land report together with noise condition.

The applicant confirmed that the area is used solely for temporary storage solution for car panels and redundant stock during transition to new model lines which was confirmed during site visit. As such there is no fixed plant noise or machinery associated with the tent and given the context to which the site is located i.e. an employment site it would be unnecessary to include such a condition.

In addition, a request was made for the submission of a contaminated land report. However, the development has already been erected on pre-existing hardstanding previously used for structures of a similar orientation and scale. The applicant confirmed no new foundations were laid and thus no contamination was found. This is accepted by Environmental Health who has since removed its request concerning a contaminated land assessment to be submitted.

Highways

No adverse effects to highways safety would occur as a result of the development.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission will be granted subject to the following condition(s):-

- 1) All aspects of the development shall be removed within 5 years from the date of the attached decision notice. The temporary structure and canopy hereby permitted together with any associated development shall be removed and the land restored to its former condition.

Reason: To enable the temporary use of the land to meet the operational requirements of Jaguar Land Rover whilst retaining flexibility over the long term use of the land in accordance with Policies CS2 and CS19 of the Local Plan Core Strategy (adopted January 2016).

- 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
18.07.2023	SS-051-BC-1		LOCATION PLAN
18.07.2023	SS-051-BC3		PROPOSED SITE PLAN
18.07.2023	SS-051-BC4		PROPOSED GROUND FLOOR PLAN
03.10.2023	SS-051-BC		PROPOSED ELEVATIONS

Signed Case Officer¹: **John Fleming**

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.

**Signed Authorising
Officer²:**

Alan Kilroe

Date:

23 January 2023

INFORMATIVE

MERSEYSIDE FIRE AND RESCUE

Your ref: 23/01873/FUL

Our ref:
00457511/1078678/AH/LC

Date: 26th September
2023

The Fire Authority requests that any decision notice includes the following information;

The plans relating to the above application have been examined and below are the Fire Authority's observations:

- * Access for fire appliances should comply with the requirements of Section B5, Schedule 1 of the Building Regulations. Provisions for access will depend on the size and use of the building. The design of the access route, for example minimum road widths and maximum reversing distances, should also be considered (Appendix A, attached).
- * In accordance with Section 55 of the County of Merseyside Act 1980, the position of the premises should not compromise or impede existing means of fire service access to a neighbouring building.
- * Water supplies for firefighting purposes (Appendix B) should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.
- * Industry

The water supply infrastructure to any industrial estate should be as follows with the mains network on site being normally at least 150 mm nominal diameter—

Up to one hectare 20 litres per second.

One to two hectares 35 litres per second.

Two to three hectares 50 litres per second.

Over three hectares 75 litres per second.

Further information regarding access requirements can be found in the current version of Approved Document B, which is available for free download via:

<https://www.gov.uk/government/publications/fire-safety-approved-document-b>

Should you require any further information in respect of this correspondence please contact the Officer named above

Yours faithfully

Alison Harrison

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.

