

<u>APPLICATION NO:</u>	22/00191/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	
<u>LOCATION:</u>	Jk Pallets Ltd, Ellis Ashton Street, Huyton, Knowsley, L36 6BN		
<u>PROPOSAL:</u>	RETROSPECTIVE APPLICATION FOR THE ERECTION OF A DETACHED STEEL SHELTER		

Site Description

This application relates to a parcel of land to the northwest of an industrial site for the production of pallets. There are residential properties to the west and north along Hale View Road.

Proposal

The proposal is a retrospective application for the erection of a detached steel shelter. The shelter is painted blue.

Consultations

Environmental Health – No Objections
Merseyside Fire and Rescue Month – No objection subject to informatives

Representations

This application has been publicised by letters sent to 23 neighbours. No representations have been received.

Planning History

None 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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
CS4 - Economy and Employment
CS19 - Design Quality and Accessibility in New Development

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

Policy EC3 - Primarily Industrial Areas

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

Street Scene

The shelter is located at the rear of the site and will not be visible from Ellis Ashton Street.

Neighbour Amenity

The steel shelter is no higher along the boundary than the existing wall. If anything, the shelter will slightly reduce the impact of the noise generating activities on site as it will form an acoustic barrier. The shelter will not cause harm to the amenity of neighbours. This is supported by the views of the council's Environmental Health team who have no objection to the proposal.

Conclusion

The proposal would be acceptable in relation to Street scene and Neighbour amenity. 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 hereby permitted shall be carried out in accordance with the following approved plans and documents :-

- a. Site Plan - VEC375.02.01- Rev A – (received 22/09/2022)
- b. Elevations – VEC375.04 - Rev 04 (received 22/09/2022)
- c. Location Plan - VEC375.01 (received 29/03/2022)

Reason: For the avoidance of doubt.

<u>Signed Case Officer:</u>	Andrew Hunt
<u>Signed Authorising Officer:</u>	Alan Kilroe
<u>Date:</u>	31/10/22

Informatives

- 1 Merseyside Fire and Rescue – See Letter

Appendix 1 – Site Photographs

