

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 22/00738/NMA1 **CASE OFFICER:** Andrew Hunt

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

LOCATION: Halewood Services, 195 Higher Road, Halewood, Knowsley, L26 1UN

PROPOSAL: NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 22/00738/FUL (DEMOLITION OF EXISTING CAR WASH, JET WASH AND PLANT ROOM TOGETHER WITH THE INSTALLATION OF 3 NO. JET WASH BAYS, LV PANEL AND SUB STATION AND THE CREATION OF AN ELECTRIC VEHICLE CHARGING ZONE INCORPORATING THE ERECTION OF 6 NO. ELECTRIC VEHICLE CHARGERS AND CANOPY) AMENDMENT SOUGHT FOR REDUCTION IN EV CHARGERS FROM 6 TO 4 AND FROM 3 JET WASH BAYS TO 2, JETWASH ENCLOSURE AND ACOUSTIC BARRIER, RELOCATION OF BIN STORE AND INSTALLATION OF LV PANEL

Site Description

The application site is a petrol station on the north side of a busy main road (Higher Road - A562). There are dwellings immediately to the northwest north east and south east and dwellings opposite to the south west. The site currently comprises a petrol station, shop, electric vehicle charge points and car wash.

Proposal

The proposal is for a non - material amendment to the approved planning permission To change the approved plans. The changes include a reduction in the number of EV chargers from 6 to 4 and from 3 jetwash bays to 2, a jetwash enclosure and acoustic barrier, relocation of bin store and installation of lv panel.

Consultations

N/A

Representations

N/A

Planning History

The related main application for demolition for jet wash and creation of ev chargers and jet wash bays was approved (22/00738/FUL - approved 24/11/2024).
A non-material amendment application was refused (22/00738/NMA – refused 29/10/24).

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

Changes

The following are the main changes from the original approved plans:

- Reduction in EV chargers from 6 to 4
- Reduction in jet wash bays from 3 to 2 and moving westwards closer to the property to the west.
- A jetwash Enclosure and Acoustic barrier.
- Relocation of bin store.
- Installation of LV panel.

The application has changed from the previously refused non-material amendment (22/00738/NMA) by moving the EV chargers and jetwash bays slightly further to the south away from neighbouring properties. This means that the chargers and bays will not be materially closer to neighbouring properties than the approved scheme.

The alterations to the proposal would lessen rather than increase any noise impacts or neighbours as there would be a net reduction in chargers and jetwash bays. The other changes would not materially impact neighbours. The visual effects of the change would be minor with no harm to the street scene. Therefore, the change is considered non-material.

Conclusion

The proposal would be acceptable in relation to neighbour amenity and appearance and would be a non-material change. The application complies with local planning policies and is recommended for approval.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

K Foster

Date:

4 December 2024

Informatives

1) The following plans are approved;

- a. Proposed Site Layout – Rev P02 - (received 06/11/2024).
- b. Proposed EV Charging Bays - (received 20/11/2024).
- c. Proposed Jetwash Elevations - (received 20/11/2024).
- d. Cabinet Elevations - (received 20/11/2024).

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