

APPLICATION NO:

22/00213/NMA

CASE OFFICER:

Clare Appleyard

WARD:

Whiston & Cronton

PARISH:

Whiston Town Council

LOCATION:

Land North Of M62 Motorway, Off Windy Arbor Road, (Halsnead)

PROPOSAL:

APPLICATION FOR NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 22/00213/REM (RESERVED MATTERS APPLICATION PURSUANT TO PLANNING PERMISSION 18/00283/HYB FOR THE ERECTION OF 208 NO. DWELLINGS AND ASSOCIATED WORKS -APPROVAL SOUGHT FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) - AMENDMENTS SOUGHT FOR REPLACEMENT OF 16 TWO AND A HALF STOREY MAKENZIE TO TWO AND A HALF STOREY MCQUEEN HOUSE TYPE

Knowsley Local Plan

Allocated as a Sustainable Urban Extension

Relevant Policies

All listed within the principal permission and the reserved matters consent for the site.

Technical Consultations

Neighbour Notification

There is no statutory requirement to publicise NMAs. No representations have been received.

Site Description

This site is located within the north western part of Halsnead Garden Village, to the north of the M62 and is bound by Windy Arbor Close, Simons Close with phase 1 of the Bloor Lickers Lane HGV development lying due east/ south/east. This site is known as the Phase 2 Bloor Land parcel.

Proposal

The proposal is to substitute 16 plots with new McQueen house types. The following plots are proposed to be replaced: plots 203, 204, 218, 219, 252-255, 271, 272, 286, 287, 296, 297, 300, 301.

It is noted that the proposal originally sought to substitute plots 164-167 as well. However, as these house substitutions were on the boundary with existing neighbouring properties, and projected nearer to these neighbours, it was considered that these could not be non-material changes and so were removed from the application.

Planning History

22/00213/REM

18/00283/HYB

Various NMAs relating to the 2018 principal permission

Assessment

The plots proposed to have house substitutions all replace the Makenzie house type on the 22/00213/REM consent. The new house type called the McQueen is also a 2.5 storey property with a front dormer and also has a ridge height of 10m. The massing of the property broadly aligns with the Makenzie although the McQueen has a small rear lean to element which projects by approximately 1.4m at single storey.

A previous non-material amendment to replace house substitutions occurred for the phase 1 part of the proposal and this involved 10 house substitutions which amended the hybrid principal permission.

This non-material amendment substitutes 16 houses types out of a consented 208 dwellings on the reserved matters phase 2 consent (reference 22/00213/REM). These house substitutions are located quite centrally across the site and the 16 house substitutions do not directly bound onto an existing neighbour. The design of the house types aligns with the arts and crafts style previously approved.

When considering the scale of the proposal in relation to the overall scheme, they are considered to be non-material in nature. The amendments will have limited impact on the surrounding area and occupiers of neighbouring properties due to the intervening approved dwellings and the distance. The proposed changes would not materially impact beyond the site boundaries and as such, are non-material in nature. The scale of the proposed house substitutions are also considered to be non-material when compared with the originally approved house types.

In terms of highway safety, the proposal will have no impact beyond the impacts set out in the principal permission/REM consent and properties still are served by 2 parking spaces. The proposals will not impact materially on the residential amenity of neighbouring properties beyond that of the principal permission or the reserved matters consent.

Conclusion

The proposed changes will not materially impact on visual amenity, character of the area, design, landscape, highways impacts, residential amenity, overlooking, and dominance beyond the principal permission and the reserved matters consent. On this basis, the proposed revisions are non-material in nature and it is recommended that this NMA be approved.

Recommendation

- 1) The development hereby permitted shall be carried out in accordance with the approved plans listed below which are hereby approved by this Non-Material Amendment application and the remaining plans approved under 22/00213/REM, all listed within Schedule 1.

Location Plan drawing number NW056-PD-2002 REV A received 01/07/24

Site Layout drawing number NW056-PD-2001 REV A received 01/07/24
 McQueen CLA Brick drawing number 315SM_315SM-1.PL-01 received 13.5.24
 (Materials to be in accordance with plan reference NW056-PD-2007 REV D, note
 substitution of similar materials are not hereby approved unless such details are
 submitted for prior approval by the Local Planning Authority).
 McQueen Floor Plans 315SM_315SM-1.PL-01 received 13.5.24

Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/12/2022	NW034-LS-019	Rev E	Landscaping Plan
15/12/2022	NW034-LS-020	Rev E	Landscaping Plan
15/12/2022	NW034-LS-021	Rev E	Landscaping Plan
15/12/2022	NW034-LS-022	Rev E	Landscaping Plan
15/12/2022	NW034-LS-023	Rev E	Landscaping Plan
07/11/2022	NW056-2002	REV A	MEANS OF ENCLOSURE
21/12/2022	NW056-PD-2007	REV D	MATERIALS LAYOUT - NOTE: The substitution with similar materials if the approved material is not available is NOT hereby approved.
06/04/2022	385.PL-01	-	HENLEY BRICK
06/04/2022	385.PL-02	-	HENLEY RENDER
15/12/2022	NW056-PD-2011	REV C	VEHICLE CHARGING LAYOUT
15/12/2022	NW056-PD-2012	REV C	PROPOSED SHED AND BIN STORE LAYOUT
07/11/2022	NW056-PD-2045	-	PROPOSED FENCING DETAILS
04/04/2023	NW056-PD-2004	REV E	MEANS OF ENCLOSURE
06/04/2022	301.PL-02	-	LAWRENCE RENDER
16/12/2022	1627-SP05	REV A	SWEPT PATH ANALYSIS
06/04/2022	GL01.PL-01	-	SINGLE GARAGE
06/04/2022	GL02.PL-01	-	DOUBLE GARAGE
06/04/2022	301.PL-01	-	LAWRENCE BRICK
06/04/2022	372_372-1.PL-01	-	BYRON BRICK
06/04/2022	372_372-1.PL-02	-	BYRON RENDER
06/04/2022	385.PL-03	-	HENLEY TUDOR
06/04/2022	386_386-1.PL-01	-	KILBURN BRICK
06/04/2022	386_386-1.PL-02	-	GROVIER BRICK
06/04/2022	386_386-1.PL-02	-	KILBURN RENDER
06/04/2022	389_389-1.PL-02	-	GROVIER RENDER
06/04/2022	400.PL-01	-	HILLCOTT BRICK
06/04/2022	400.PL-02	-	HILLCOTT RENDER
06/04/2022	400.PL-03	-	HILLCOTT TUDOR
06/04/2022	401.PL-01	-	WOLLATON BRICK
06/04/2022	401.PL-02	-	WOLLATON RENDER
06/04/2022	401.PL-03	-	WOLLATON TUDOR
06/04/2022	401.PL-05	-	WOLLATON FLOOR PLANS
06/04/2022	470.PL-01	-	HALLAM BRICK
06/04/2022	470.PL-02	-	HALLAM RENDER

06/04/2022	470.PL-03	-	HALLAM TUDOR
06/04/2022	471.PL-01	-	LYDGATE BRICK
06/04/2022	471.PL-02	-	LYDGATE RENDER
06/04/2022	471.PL-03	-	LYDGATE TUDOR
06/04/2022	471.PL-05	-	LYDGATE FLOOR PLANS
06/04/2022	476.PL-01	-	WYATT BRICK
06/04/2022	476.PL-02	-	WYATT RENDER
06/04/2022	476.PL-03	-	WYATT TUDOR
06/04/2022	476.PL-05	-	WYATT FLOOR PLANS
06/04/2022	477.PL-01	-	MORRIS BRICK
06/04/2022	477.PL-02	-	MORRIS RENDER
06/04/2022	486.PL-01	-	LOCKE BRICK
06/04/2022	486.PL-02	-	LOCKE RENDER
06/04/2022	486.PL-03	-	LOCKE TUTOR
06/04/2022	807.PL-01	-	LYTTELTON BYRON BRICK
06/04/2022	807.PL-02	-	LYTTELTON BYRON RENDER
06/04/2022	807.PL-04	-	LYTTELTON BYRON FLOOR PLANS
15/12/2022	NW056-PD-2010	REV C	HARD SURFACING PLAN
16/12/2022	1627-SP05	-	SWEPT PATH ANALYSIS PLAN
07/11/2022	NW056-PD-2002	-	

Signed Case Officer¹:

C Appleyard

**Signed Authorising
Officer²:**

K Foster

Date:

3 July 2024

Informatives

- 1 The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which

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

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takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:
www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Informative Note valid from 1st January 2023 until 31st December 2024

- 2 The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant the non material amendment.

