

Regeneration and Economic Development Department

APPLICATION NO: 20/00063/NMA
Ltd

APPLICANT: Bellway Homes (North West)

WARD AFFECTED: Halewood South

DEVELOPMENT: NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 20/00063/FUL FOR RESIDENTIAL DEVELOPMENT FOR THE ERECTION OF 413 NO. DWELLINGS COMPRISING; PLOT 2 - ERECTION OF 98 NO. DWELLINGS AND THE CREATION OF VEHICULAR ACCESS FROM GREENSBIDGE LANE; PLOT 4 - ERECTION OF 315 NO. DWELLINGS AND THE CREATION OF VEHICULAR ACCESS FROM BAILEYS LANE; TOGETHER WITH ASSOCIATED WORKS (LANDSCAPING, ACCESS, ROADS, SEWERS, SUBSTATIONS, DRAINAGE, ENGINEERING WORKS TO FORM SURFACE WATER STORAGE AREAS AND OTHER INFRASTRUCTURE) TO ALLOW FOR CHANGES TO REPLACEMENT OF HOUSE TYPES WITH TILE HANGINGS TO BRICK VERSIONS; REPLACEMENT OF TILES ON APARTMENT BLOCKS FROM SMOOTH BROWN CONCRETE PLAIN TO FARMHOUSE BROWN CLAY TILES

LOCATION OF SITE: Plot 2 - Land To North Of Railway Line Bounded By Lower Road Greensbridge Lane And Ditton Brook Watercourse, Halewood; And Plot 4 - Land To South Of Railway Line Bounded By Finch Lane, Baileys Lane And Higher Road, Halewood

KNOWSLEY LOCAL PLAN ALLOCATION –

Knowsley 220s - Section 220 Notice - Finch Lane, Halewood

Sustainable Urban Extension - Sustainable Urban Extension

RELEVANT POLICIES

See application 20/00063/NMA.

TECHNICAL CONSULTATIONS

Halewood Town Council - No comments received.

Merseyside Fire Brigade - Standard response received.

NEIGHBOUR NOTIFICATION

This application is for a non material amendment and therefore, no publicity has been undertaken.

ARTICLE 35

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.

ISSUES AND ASSESSMENT

PROPOSAL

Previously approved Drawing Numbers:

Drawing No. BHNW070 ML01S Rev A 'Materials Layout – Halewood Oaks'

Drawing No. BHNW070 ML01N Rev A 'Materials Layout – Plummer's Meadow'

Drawings accompanying the Non-Material Amendment application:

Drawing No. BHNW070 ML01S Rev B 'Materials Layout – Halewood Oaks'

Drawing No. BHNW070 ML01N Rev B 'Materials Layout – Plummer's Meadow'

Drawing No. TA-3B CB-E Rev A Tailor CB Elevations

Drawing No. TA-3B-2S-TF-E-TF Rev A Tailor TF Elevations

Drawing No. CB-02-BX-3B-2S-CB-E (plot 21 only) Baxter CB Elevations

Drawing No. CB-02-BX-3B-2S-CB-E Baxter Elevations

Drawing No. CB-02-FL-3B-25S-CB-E Fletcher CB Elevations

Drawing No. TF-02-FL-3B-25S-TF-E Fletcher Elevations

Drawing No. CB-02-MI-4B-2S-CB-E Milliner CB Elevations

Drawing No. CB-02-MI-4B-2S-CB-E Rev A Philosopher CB Elevations

Drawing No. MI-4B-2S-TB-E Milliner TB Elevations (submitted 16.12.2021)

Drawing No. FL-3B-25S-TB-E Fletcher Elevations (submitted 16.12.2021)

The non material amendment seeks to amend the following:

- Minor elevation amendment to remove tile hanging from the approved house types and replace with brick; and
- Amendment to the apartments that have been approved that feature smooth brown concrete plain to farmhouse brown clay tiles.

Bellway state in their covering letter:

"In formulating the build programme, material order and labour sourcing, over approximately the last six months, despite best efforts it has come to light that the house types which features tile hanging unfortunately cannot be delivered. The applicant cannot source the tiles required nor the expert labour to implement the feature. The proposal is to replace this feature on all house types simply with brick which we trust will be uncontentious and hence the request for the non-material amendment."

The applicant is also seeking an amendment to the apartments that have been approved (EHA-3S-CT01-E Country Vernacular: Tile) that feature smooth brown concrete plain to farmhouse brown clay tiles, again due to supply issues.

The applicant confirmed in an email (17.12.2021) the following:

As a result of the submission of the NMA (dated 06.10.21) the elevations listed in table 2 are no longer required as approved drawings, as set out in the NMA submission the tile material and expertise required to deliver these house type elevations is not now possible; these elevations are replaced by non tile hanging corresponding house types either already approved on the existing Decision Notice (20/00063/FUL dated 23.08.2) or submitted 06.10.21 and 16.12.21 (as part of the NMA 20/00063/NMA).

Table 2: Elevations no longer requiring approval

House Type	Reference
The Tailor Elevations Country Vernacular: Tile	TA-3B-2S-CT-E rev A
The Tailor Elevation Town Vernacular: Tile	TA-3B-2S-TT-E rev A
The Thespian Elevations- Country Vernacular: Tile	TH-3B-2S-CT-E rev A
The Thespian Elevations- Town Vernacular: Tile	TH-3B-2S-TT-E rev A
The Chandler Elevations- Country Vernacular: Tile	CH-3B-2S-CT-E
The Chandler Elevations- Town Vernacular: Tile	CH-3B-2S-TT-E2
The Baxter Elevations Country Vernacular: Tile	BX-3B-2S-TT-E
The Tanner Elevations Country Vernacular: Tile	TN-3B-2S-CT-E rev A

The Tanner Elevations Town Vernacular: Tile	TN-3B-2S-TT-E rev A
The Mason Elevations Country Vernacular: Tile	MA-3B-2S-CT-E
The Mason Elevations Town Vernacular: Tile	MA-3B-2S-TT-E
The Sawyer- Elevations Country Vernacular: Tile	SY-3B-2S-CT-E
The Sawyer- Elevations Town Vernacular: Tile	SY-3B-2S-TT-E
The Sawyer- Elevations Country Vernacular: Tile	SY-3B-2S-CT-E
The Scrivener- Elevations Country Vernacular: Tile	SC-4B-2S-CT-E
The Scrivener- Elevations Town Vernacular: Tile	SC-4B-2S-TT-E rev A
The Milliner Elevations Country Vernacular: Tile	MI-4B -2S-CT-E
The Milliner Elevations Town Vernacular: Tile	MI-4B-2S-TT-E
The Cutler Elevations Country Vernacular: Tile	CU-4B-2S-CT-E
The Cutler Elevations Town Vernacular: Tile	CU-4B-2S-TT-E
The Philosopher Elevations County Vernacular: Tile	PH-4B-2S-CT-E
The Fletcher Elevations Town Vernacular: Tile	FL-3B-25S-TT-E
The Fletcher Elevations Country Vernacular- Tile	FL-3B-25S-CT-E
The Reedmaker Elevations Country Vernacular: Tile	RE-4B-2S-CT-E

ASSESSMENT

The changes to the appearance of the dwellings would not have a material affect on the site, as the substitutes would fit well within the site.

The proposed changes in the use of materials raise no issues of amenity nor highways.

POLICY CONSIDERATIONS

The application complies with polices of the Knowsley Core Strategy, Replacement Unitary Development Plan and the NPPF. There have been no material changes on policy that would affect the proposal.

RECOMMENDATION

The non material amendment application be granted subject to a new approved plan condition and the amended wording to conditions

The plan(s) listed below are those approved. The development must be undertaken in accordance with the approved plans on the original application, except were amended by those below, including any conditions attached to that permission. No substitution should be made without prior consent form the Local Planning Authority. Failure to adhere to the details of the approved plans or to comply with the conditions on the original planning permission constitutes a contravention of the Town and Country Planning Act 199- in respect of which enforcement action may be taken.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
	BHNBW070 ML01S Rev B	Rev B	Materials Layout – Halewood Oaks
	BHNBW070 ML01N Rev B	Rev B	Materials Layout – Plummer's Meadow
	TA-3B CB-E	Rev A	Tailor CB Elevations
	TA-3B-2S-TF-E-TF	Rev A	Tailor TF Elevations
	CB-02-BX-3B-2S- CB-E		(plot 21 only) Baxter CB Elevations
	CB-02-BX-3B-2S- CB-E		Baxter Elevations
	CB-02-FL-3B-25S- CB-E		Fletcher CB Elevations
	TF-02-FL-3B-25S- TF-E		Fletcher Elevations
	CB-02-MI-4B-2S- CB-E		Milliner CB Elevations
	CB-02-MI-4B-2S- CB-E	Rev A	Philosopher CB Elevations
16.12.2021	MI-4B-2S-TB-E		Milliner TB Elevations
16.12.2021	FL-3B-25S-TB-E		Fletcher Elevations

Jo Sheridan

11th January 2022

Alan Kilroe
12 January 2022