

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

<u>APPLICATION NO:</u>	23/00300/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	Compound, Chapel Brook Trade Park, 13 Wilson Road, Huyton, L36 6AW		
<u>PROPOSAL:</u>	INSTALLATION OF STORAGE CONTAINERS TO FORM A SELF STORAGE FACILITY TOGETHER WITH OTHER ASSOCIATED WORKS		

Site Description

The application site is a square shaped site at the corner of Brickfields and Wilson Road. The site is currently empty and comprises of grey hardstanding and vegetation around the edges of the site.

Proposal

The proposal is for the installation of storage container to form a self-storage facility together with other associated works. Access to the site would be via the adjacent site to the southeast. The container units would be arranged in 6 rows and would be single storey. They would be painted bottle Green.

Consultations

Environmental Health - No objection.

Highways – No objection. The predicted level of trip generation is minimal, and access is to/from the highway is to be gained via an existing access point situated within Chapel Brook Trade Park. The resulting impacts on the highway network are negligible.

Merseyside Fire and Rescue Service – No Objection subject to an informative.

Representations

This application has been publicised by letters sent to 31 neighbours. No comments have been received.

Planning History

A related Advertisement application has yet to be determined (23/00301/ADV).

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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)

EC3 - Primarily Industrial Area

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

Principle of Development

Core Strategy Policy CS4 states that employment land will be made available for employment uses and that planning will be used to:

“c) Enhance the quality and efficiency of land use within existing employment areas”;

The application site is used currently a derelict site and was last used as a car parking area. The proposal is for a B8 Storage use. This is an employment use and is therefore acceptable in principle under Core Strategy Policy CS4. However, there are relatively few jobs created with the scheme. There would only be 1 full time and 1 part time jobs created. It is considered that a permanent use would sterilise the site and prevent its full utilisation for employment uses that will create large numbers of employment opportunities and generate economic growth. It is therefore considered that a permanent use would conflict with Core Strategy Policy CS4 1 c) as it would fail to maximise the quality and efficiency of the land within the employment area. As a result, the proposal is acceptable in principle subject to a time limited condition for 5 years only.

Amenity

Policy CS19 requires that to maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to avoid unacceptable impacts on existing residents, business occupiers, and future occupiers.

The proposal would generate minimal noise and disturbance to the occupiers of neighbouring business premises. The use of cars to enter the site and the opening and closing of storage containers would not cause significant additional noise issues compared to the surrounding area. This view is supported by the council's Environmental Health team who have no objection subject to conditions. The proposed lighting would have motion sensing and would be less bright when no persons are at the site. Overall, there would be no harm to amenity.

Street Scene

The site is screened from the front (on Wilson Road) by trees, but on the Brickfields, side is only partly obscured by a fence. However, this road is a less used road and the use of storage containers is considered in keeping with the industrial nature of the area. The visual impact can also be further reduced by painting the containers green to blend in with the green fence. The main view into the site is from Wilson Road and that is effectively screened. To ensure that the containers are not stacked, a condition is required to make them single storey only. As a result, there would not be harm to the street scene.

Highway Safety

NPPF para 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Access would be taken from the adjacent site to the southeast. As a result, there would be no significant changes to access. The level of traffic movements associated with the site will also be minimal due to the self-storage nature of the application.

As a result, there would not be material harm to highway safety from the proposal. This is supported by the views of the council's highways department who have no objection to the application.

Conclusion

The proposal would be acceptable in principle and in relation to Neighbour amenity, street scene and highways. 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 must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents :-

- a. Gate Elevations (Received 18/05/2023)
- b. Solar Light Elevations (Received 18/05/2023)
- c. Container Elevations (Received 15/05/2023)
- d. Layout Plan 2 (Received 15/05/2023)
- e. Proposed Site Plan (Received 15/05/2023)
- f. Gate Details (Received 11/04/2023)
- g. Lighting Details (Received 11/04/2023)
- h. CCTV Specification (Received 11/04/2023)
- i. Location Plan (Received 11/04/2023)

Reason: For the avoidance of doubt.

- 3) **Container Height**

The containers hereby approved shall be single storey and shall not exceed 2.6 metres in height.

Reason: In order to prevent stacking of the containers to the detriment of the street scene.

- 4) **Container Colour**

The containers hereby approved shall be painted Bottle Green and retained as such hereafter.

Reason: In order to reduce the visual impact of the containers and to blend in with the green fences and vegetation.

5) 5 Year Period

This permission is for a limited period only. The buildings hereby permitted and any foundations, buildings, structures, hardstanding, enclosures, ancillary works or other groundworks associated with the building shall be removed and the land restored to its former condition within 5 years of the date of this permission.

Reason: In order to prevent the use becoming permanent and to allow the site to be developed in the future.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising
Officer²: **K Foster**

Date: **30 June 2023**

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

Informatives

1) Merseyside Fire and Rescue – See Letter

Appendix 1 – Site Photographs





