

Agenda



Knowsley Council

30 May 2022

To: The Chairperson and
Members of the
Planning Committee

This meeting will be webcast at:-
<https://knowsley.public-i.tv/core/portal/home>

Dear Councillor

A Meeting of the **PLANNING COMMITTEE** will be held on **Thursday, 9th June, 2022**, in the Council Chamber, Municipal Buildings, Huyton at **6.00 pm**.

If you have any queries regarding this meeting, please contact Andrew Bilsborrow on telephone number 0151 443-3500.

Yours faithfully

Chief Executive

Please Note:-

1. *There are a limited number of seats allocated in the public gallery within the Council Chamber for members of the public to attend and observe the proceedings of this Planning Committee meeting. Members of the public who wish to attend are advised to contact Andrew Bilsborrow on 0151 443 3500 or by email andrew.bilsborrow@knowsley.gov.uk to seek further advice on the arrangements for the meeting.*
2. *If you have submitted a representation in respect of any of the planning applications that are included on the agenda for determination at this meeting, and wish to speak at the meeting, there is a procedure to be followed which can be accessed via the link below:-*

<https://www.knowsley.gov.uk/residents/building-and-planning/make-a-planning-application/speaking-at-planning-committee>

Membership of the Planning Committee

Councillors

D Lonergan MRICS (Chairperson)

Ms D Allen	Ms J Harvey
Ms J E Aston	Ms J Lilly
Ms C Bannon	K W McGlashan
D J Baum	G J Morgan
H Bell	Mrs S Powell
T Brennan	I Smith
C Cashman	K Taylor
J Donnelly	K F Walsh
A J Flute	Ms A Wright
R Gaffney	

*(Note: The Agenda and Reports are circulated to all other
Members of the Council for information only.)*

A G E N D A

APOLOGIES

1. DECLARATIONS OF INTEREST

2. MINUTES

To receive as a correct record the minutes of the meeting of the Committee held on 9th December 2021.

(Pages 1 - 4)

3. APPLICATIONS FOR PLANNING PERMISSION

To consider the reports of the Executive Director (Regeneration and Economic Development) in respect of the following applications for planning permission.

(Please note that:-

- (i) Background Papers to the planning applications referred to in this agenda comprise the following: -
 - 1. The planning application as submitted or subsequently revised including all forms and plans, etc.
 - 2. The application case sheet, inspection report, photographs, etc.
 - 3. An Ordnance Survey sheet extract showing the application site and the surrounding area.
 - 4. Standard planning conditions as adopted by the Council.
 - 5. Relevant policies from the Unitary Development Plan as appropriate.
 - 6. Copies of all statutory and non-statutory consultations and related correspondence except where they are strictly confidential.
 - 7. The relevant planning history of the application site.

Specific documents, which have been used as a background paper for a particular planning application, and which are not included in the above, are detailed as appropriate at the end of the individual report concerned. Please contact the planning services team (0151 443 2381 or via email at Dcsubmissions@knowsley.gov.uk) to arrange inspection of these files and documents; and

- (ii) Details of the contact officer is contained in the individual report and additional information/some background papers can be found on the [Public Access](#) site via the link shown beneath each planning application below).

- (a) **20/00360/FUL - ERECTION OF A CHILDREN'S DAY NURSERY TOGETHER WITH THE CONSTRUCTION OF VEHICULAR ACCESS FROM/TO OKELL DRIVE - OKELL DRIVE (LAND TO THE REAR OF ELWORTHY DRIVE), HALEWOOD**

Additional information in relation to this item can be obtained on Public Access via the following link:-

<https://planapp.knowsley.gov.uk/online-applications>

and entering 20/00360/FUL in the search box.

(Pages 5 - 28)

- (b) **20/00399/OUT - OUTLINE APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT OF UP TO 277 NO. DWELLINGS (USE CLASS C3) AND AN APARTMENT DEVELOPMENT OF UP TO 100 UNITS FOR OVER 55'S (USE CLASS C3) TOGETHER WITH NEW VEHICULAR ACCESS TO LICKERS LANE AND WINDY ARBOR ROAD, LANDSCAPING AND ASSOCIATED WORKS (INC. DEMOLITION OF BUILDINGS) (APPROVAL SOUGHT FOR ACCESS - ALL OTHER MATTERS RESERVED) - LAND SOUTH OF LICKERS LANE AND SITE OF FORMER SAUNDER'S NURSERY, WINDY ARBOR ROAD, HALSNEAD GARDEN VILLAGE, WHISTON**

Additional information in relation to this item can be obtained on Public Access via the following link:-

<https://planapp.knowsley.gov.uk/online-applications>

and entering 20/00399/OUT in the search box.

(Pages 29 - 70)

- (c) **21/00597/FUL - ERECTION OF A THREE STOREY APARTMENT BLOCK COMPRISING OF 18 NO. DWELLINGS TOGETHER WITH THE CONSTRUCTION OF NEW VEHICULAR ACCESS TO ASPINALL STREET, CAR PARKING, LANDSCAPING AND OTHER ASSOCIATED WORKS - ECCLESTON HOUSE, ASPINALL STREET, PRESCOT, KNOWSLEY**

Additional information in relation to this item can be obtained on Public Access via the following link:-

<https://planapp.knowsley.gov.uk/online-applications>

and entering 21/00597/FUL in the search box.

(Pages 71 - 102)

- (d) **21/00787/FUL - VARIATION OF CONDITION NO. 4 AND NO. 5 OF PLANNING PERMISSION 15/00559/FUL (ERECTION OF 44 NO. SEMI-DETACHED DWELLINGS & 69 NO. DETACHED DWELLINGS (113 NO. IN TOTAL), TOGETHER WITH ENGINEERING WORKS (INCLUDING FLOOD MITIGATION WORKS), LAYING OUT OF PUBLIC OPEN SPACE AND OTHER ASSOCIATED WORKS) TO AMEND THE VOLUME OF THE COMPENSATORY FLOOD STORAGE AREA FROM 4,541 CUBIC METRES TO 3,108 CUBIC METRES - 'GODDARD GREEN' HOUSING ESTATE, (SITE OF THE FORMER BRIDGEFIELD FORUM LEISURE CENTRE), CARTBRIDGE LANE, HALEWOOD, KNOWSLEY, L26 6LH**

Additional information in relation to this item can be obtained on Public Access via the following link:-

<https://planapp.knowsley.gov.uk/online-applications>

and entering 21/00787/FUL in the search box.

(Pages 103 - 118)

- (e) **19/00469/FUL - DEMOLITION OF EXISTING STABLE BUILDING AND ERECTION OF 5 DWELLINGS - KNOWSLEY VILLAGE STABLES, SCHOOL LANE, KNOWSLEY BUSINESS PARK, KNOWSLEY, L34 9ER**

Additional information in relation to this item can be obtained on Public Access via the following link:-

<https://planapp.knowsley.gov.uk/online-applications>

and entering 19/00469/FUL in the search box.

(Pages 119 - 136)

- (f) **21/00864/FUL - CHANGE OF USE FROM BETTING SHOP (USE CLASS SUI GENERIS) TO FORM RESTAURANT (USE CLASS E) TOGETHER WITH ERECTION OF A SINGLE STOREY REAR EXTENSION - 9 BAILEYS LANE, HALEWOOD, L26 2XB**

Additional information in relation to this item can be obtained on Public Access via the following link:-

<https://planapp.knowsley.gov.uk/online-applications>

and entering 21/00864/FUL in the search box.

(Pages 137 - 152)

- (g) **21/00480/FUL - ERECTION OF 6 NO. CONTAINERISED GAS POWERED GENERATORS TOGETHER WITH THE ERECTION OF A SINGLE STOREY PREFABRICATED SECURITY CABIN, UPGRADES TO EXISTING BOUNDARY TREATMENTS INCLUDING THE INSTALLATION OF 2.4M HIGH PALISADE FENCING AND ACCESS GATES, VEHICLE PARKING AND OTHER ASSOCIATED WORKS - FORMER SYNTOR FINE CHEMICALS SITE, ACORNFIELD ROAD, KNOWSLEY INDUSTRIAL PARK, KIRKBY, KNOWSLEY, L33 7UG.**

Additional information in relation to this item can be obtained on Public Access via the following link:-

<https://planapp.knowsley.gov.uk/online-applications>

and entering 21/00480/FUL in the search box.

(Pages 153 - 168)

- (h) **21/00718/FUL - THE CONSTRUCTION AND OPERATION OF AN ELECTRICITY GENERATION PLANT COMPRISING OF A MAXIMUM OF 10NO GAS GENERATORS SITED WITHIN INDIVIDUAL SOUND PROOF CONTAINERS TOGETHER WITH ASSOCIATED DEVELOPMENT - LAND TO THE EAST OF MARL ROAD, KNOWSLEY, KIRKBY, L33 7UH.**

Additional information in relation to this item can be obtained on Public Access via the following link:-

<https://planapp.knowsley.gov.uk/online-applications>

and entering 21/00718/FUL in the search box.

(Pages 169 - 184)

4. DELEGATED PLANNING DECISIONS

To consider the report of the Head of Planning.

(Pages 185 - 218)

5. ANY OTHER ITEM(S) WHICH THE CHAIRPERSON DEEMS TO BE OF AN URGENT NATURE

APPLICATION NO: 19/00469/FUL

APPLICANT: ATE Farms

WARD AFFECTED: Prescot North

DEVELOPMENT:

DEMOLITION OF EXISTING STABLE BUILDING AND ERECTION OF 5 DWELLINGS

LOCATION OF SITE:

Knowsley Village Stables, School Lane, Knowsley Business Park, Knowsley, L34 9ER

DEVELOPMENT PLAN ALLOCATION:

Green Belt

REPRESENTATIONS:

13 objections have been received from 10 persons following 3 rounds of consultation (because of the receipt of amended plans).

RECOMMENDATION:

Members are recommended to grant planning permission, subject to the conditions set out in the attached schedule.

CASE OFFICER:

Andrew Hunt (0151)-443 2204

SUMMARY:

This application relates to the demolition of a stables building and the erection of five houses - four semi-detached and one detached. Each house would be two-storeys in height with three bedrooms.

The relevant key issues are:

- The principle of development;
- Access and highway safety;
- Impact on amenity;
- Design;

- Ecology, and;
- Trees.

1. SITE AND SURROUNDINGS

- 1.1 The application site is an irregularly shaped parcel of land located on the northern fringe of Knowsley Village, with residential dwellings (to the south) and a field and woodland and then Knowsley Business Park, to the north. The site is within the green belt and the boundary for Knowsley Village Conservation Area adjoins its southern boundary.
- 1.2 Access to the site is from Knowsley Lane. Its eastern portion (next to Knowsley Lane) is mainly laid to hardstanding and historically used for access and car parking. A large modern stable building, with mainly sheet metal elevations, occupies the western part of the site.

2. PROPOSAL

- 2.1 This application proposes the demolition of the stable building and the erection of five houses, two timber car ports and changes to the access from Knowsley Lane, which includes the provision of new landscaping. Following discussion and negotiation with the applicant, the proposal has been amended to reduce the spread of development and to locate the dwellings onto the western part of the site, where the existing stable building is located.

3. RELEVANT SITE HISTORY

- 3.1 An application for the erection of 3 stables and the creation of an all-weather access track was approved in 2001 (application reference 01/00703/FUL). This relates to the existing stable building on site.

4. EQUALITIES ACT 2010

- 4.1 In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equalities Act 2010.
- 4.2 Section 149 of the Act sets out a general duty that requires the council to have due regard to the need to:
- eliminate discrimination, harassment and victimisation;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it, and;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 4.3 The proposed development is not anticipated to have any potential impact from an equality perspective.

5. REPRESENTATIONS

- 5.1 13 objections have been received from 10 persons following 3 rounds of consultation (because of the receipt of amended plans).

- 5.2 The objections raised the following concerns:

- overlooking and loss of privacy;
- devaluation of existing homes;
- visual blight caused by the proposed development;
- impact on the green belt;
- inappropriate in a conservation area;
- increase in noise and light pollution;
- increase in traffic;
- additional pressure on nearby facilities – doctors, schools etc;
- location of proposed properties is unclear;
- impact on wildlife and concern about where the horses will now be stabled;
- proposed bin store is too close to existing homes and will attract rats and other vermin, and;
- loss of an important local facility and amenity.

6. CONSULTATIONS

Knowsley Town Council – Object on the grounds that the site is within a conservation area and the belief that the proper procedures has not been adhered to.

Arboriculture (Knowsley Council) – No objection providing conditions are attached to secure replacement planting at a 2:1 ratio and 5 days' notice of erection of fencing to protect the trees to be retained.

Principal Design and Conservation Officer (Knowsley Council) – The proposal appears to be suburban in design which is out of keeping with the rural edge village setting. The architectural design is a bit of a farm building/standard domestic hybrid, leaning more towards suburban dwelling. A farmstead aesthetic is considered to be appropriate.

Environmental Health & Consumer Protection (Knowsley Council) – No objection subject to conditions in relation to land contamination, a demolition/construction management plan and construction hours.

Local Highway Authority (Knowsley Council) – No Objection subject to conditions in relation to visibility splays and vehicle parking and cycle parking implementation.

Merseyside Environmental Advisory Service – No objection subject to conditions in relation to lighting, preventing tree felling during breeding bird season unless an ecologist has first inspected the trees, the submission and approval of a landscaping scheme which will compensate for a loss of grassland and an archaeological written scheme of investigation.

Merseyside Fire and Rescue Service – Made comments in relation to access for fire appliances and water supplies for fire-fighting purposes.

7. POLICY CONTEXT

- 7.1 Paragraphs 11 and 12 of the National Planning Policy Framework (NPPF 2021), an extract from which is set out below, state that:

“Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

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 usually 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.”

- 7.2 In this regard, the Knowsley Local Plan: Core Strategy was adopted in January 2016, although certain saved policies of Knowsley Replacement Unitary Development Plan (UDP) remain operational as part of the Statutory Development Plan and are still given weight in reaching a decision under the provisions of paragraph 219 of the latest NPPF. The Joint Merseyside and Halton Waste Local Plan was adopted in 2013 and is also part of the development plan.
- 7.3 The site is designated as within the Green Belt and is close to the Knowsley Village Conservation Area. The relevant adopted policies for the assessment of the application are listed below.

Local Plan: Core Strategy (2016)

SD1 - Sustainable Development
CS1 – Spatial Strategy for Knowsley
CS2 - Development Principles
CS3 - Housing Supply, Delivery and Distribution
CS5 – Green Belt
CS7 - Transport Networks
CS8 - Green Infrastructure
CS17 - Housing Sizes and Design Standards
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment
CS21 - Greenspaces and Trees
CS22 - Sustainable and Low Carbon Development
CS24 - Managing Flood Risk
CS26 - Waste Management

Knowsley Replacement Unitary Development Plan (Saved Policies, 2009)

DQ4 - Trees and Development
DQ5 – Development in Conservation Areas
ENV2 – Noise and Vibration
ENV3 – Light Pollution

Merseyside and Halton Waste Local Plan (2013)

WM9 - Sustainable Waste Management Design and Layout for New Development

8. ISSUES AND ASSESSMENT

Principle of the Development

- 8.1 Paragraph 149 on the National Planning Policy Framework (NPPF) states that a local planning authority should regard the construction of new buildings in the Green Belt as inappropriate unless an exception applies.
- 8.2 One of the exceptions is the redevelopment of previously developed land, whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt than the existing development.
- 8.3 If a development is found to be inappropriate, paragraph 147 states that “inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”. Paragraph 148 states that “when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm from the proposal is clearly outweighed by other considerations”.
- 8.4 The aims of Core Strategy Policy CS5 (Green Belt) are similar to the NPPF policies. It states that inappropriate development in the Green Belt will not be permitted except in very special circumstances where it has been demonstrated that the harm to the Green Belt (including any harm to its openness, purposes or to its visual and recreational amenities) would be clearly outweighed by other considerations.
- 8.5 The application site is located on the edge of Knowsley Village, adjacent to residential properties (to the south) and approximately 140m away from Knowsley Business Park (to the north).
- 8.6 There is a large rectangular building on the western part of the site, which is used for stabling animals and the eastern part comprises hardstanding used for vehicle parking. Therefore, the site is classed as previously developed land.
- 8.7 The siting of the proposed dwellings and car ports are proposed to be in a similar position to the existing stable building. It is acknowledged that the proposed dwellings would be approximately 1m higher than the existing building, however, unlike the existing large stable building, they would not appear as a solid mass and would occupy a smaller footprint (their volume would be approximately 65% that of the stable building). Furthermore, the proposed development would reduce the amount of hardstanding on the

eastern part of the site and the largest parking area for the proposed dwellings is largely screened from public view.

- 8.8 Taken as a whole the proposed development would not have a greater impact on the openness of the Green Belt than the existing building and use. Therefore, it is not inappropriate development in the Green Belt and the proposal complies with Policy CS5 and the relevant parts of the NPPF.
- 8.9 Core Strategy Policy CS1 (Spatial Strategy for Knowsley) states that the spatial development of Knowsley to 2028 will be achieved by:
- Maintenance of the existing settlement hierarchy, including the role of Cronton, Tarbock and Knowsley Village as rural villages.
 - An efficient and sustainable use of land and infrastructure, encouraging where possible the reclamation and re use of previously developed land
- 8.10 Core Strategy Policy CS3 (Housing Supply, Delivery and Distribution) states that provision will be made for 8,100 new dwellings to be delivered in Knowsley between 2010 and 2028 with the broad range of distribution including 32% of new dwellings delivered in Prescott, Whiston, Cronton and Knowsley Village.
- 8.11 The application proposes five new homes located on the northern edge of Knowsley Village, which is a sustainable location. The provision of new housing on the site would support Policies CS1 and CS3.
- 8.12 Concerns have been raised about the ability of local infrastructure, such as schools and doctors' surgeries, to support the needs of the proposed development's future residents. However, the scale of development proposed – only 5 new homes - is such that it is unlikely to have a significant effect on services and, furthermore, there is no planning policy basis to secure financial contributions to put towards infrastructure or to refuse the application on this basis.

Highways

- 8.13 NPPF Para 109 sets out 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.
- 8.14 Core Strategy Policy CS7 (Transport Networks) states that new development will be required to be:
- Located and designed to prioritise accessibility and sustainable modes of travel through a choice of walking, cycling, public transport, and incorporate access for private vehicles, and;

- In compliance with adopted cycle, car, disabled and service vehicle parking standards for different types and scales of new development.
- 8.15 The volume of traffic movements associated with 5 dwellings would be relatively low and the site is situated on the edge of Knowsley Village and has excellent pedestrian and public transport links, with a bus stop just outside the site. Traffic generated by the development would, therefore, not have a significant impact on the operation of the local highway network.
- 8.16 Access would be taken from Knowsley Lane and subject to a condition requiring the provision of suitable visibility splays (which is recommended should planning permission be granted), it is acceptable. Parking provision on the site has been designed to adhere to the Council's standards and its provision and retention can be secured by planning condition - if planning permission is granted.
- 8.17 The development will not cause harm to highway safety. Consequently, subject to the conditions outlined above, the Council's Highways team have no objections to the proposed development, and it complies with Policy CS7 and the relevant sections of the NPPF.

Residential Amenity

- 8.18 Paragraph 130 in the NPPF requires new developments to promote health and well-being, with a high standard of amenity for existing and future users.
- 8.19 Core Strategy Policy CS19 (Design Quality and Accessibility in New Developments) states that development proposals will be required to avoid unacceptable impacts on existing residents, business occupiers, and future occupiers.

Existing Residents

- 8.20 All of the proposed dwellings are located at the western part of the site. As a result, they would not directly overlook the main rear windows of the existing dwellings on Maypole Court (to the south of the site). Notwithstanding this, the house proposed on plot 5 would be located to the north of 4 Maypole Court, although it would be at an angle and, furthermore, the distance between the properties would be more than 22m; which complies with the recommended separation distance in the adopted Amended New Residential Developments Supplementary Planning Document.
- 8.21 Objectors have raised concerns about the proposed bin store and car ports. The bin store is proposed to be screened by vegetation and it would be 10m

from the rear elevation of 7 Maypole Court, and additionally separated by a 2.1m tall fence. As a consequence, officers consider that the bin store would not adversely impact on the amenity of neighbours. The proposed car port would have a maximum height of 4.6m but would taper down to 2.5m near to the boundary due to its triangular shape. Given that the car port would be next to the gable of 4 Maypole Court (rather than the front or rear of the neighbouring property), its size and height would not result in harm to the neighbour's amenity.

- 8.22 During the construction of the development it is considered that the amenity of existing residents could be adequately protected through the imposition of a planning condition requiring the developer to comply with a previously agreed construction management plan and to adhere to specific days/hours for the development's construction (which are recommended should planning permission be granted). Despite the small scale of the development, these controls are considered necessary due to the site's semi-rural location. This approach is supported by Environmental Health, who have no objection to the application, subject to such conditions.

Future Occupiers

- 8.23 The proposed dwellings would provide acceptable light, outlook, privacy and amenity for future occupiers. In relation to the size of the gardens, these are slightly below the 10m in length standard set out in the Amended New Residential Development SPD. However, the gardens are relatively wide, and the development incorporates a large area of private amenity space. Overall, it is considered that all the garden areas provide sufficient private amenity space for recreational use.
- 8.24 Overall, it is considered that the development would provide acceptable living conditions for existing and future occupiers and would comply with Core Strategy Policy CS19 and the relevant sections of the NPPF.

Design and Layout

- 8.25 Paragraph 130 in the NPPF states that planning decisions should ensure that developments:
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and;
 - are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or

discouraging appropriate innovation or change (such as increased densities).

- 8.26 Policy CS19 states that new development is expected to respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment, and density of the existing built environment.
- 8.27 The proposed development considered to be is of a good design, which is sympathetic to its surroundings. Whilst the application has been under consideration it has been amended to create a courtyard type development, more in keeping with the development's location. The elevations of the dwellings have also been simplified by the applicant, following negotiation with officers, to match their surroundings. It is considered that the proposal now strikes an appropriate balance between creating a courtyard type development whilst also ensuring acceptable access and parking standards. Changes have also been made on the eastern part of the site, to reduce the width of the access road and add landscaping. Overall, it is considered that the design and layout of the development is acceptable and would comply with Core Strategy Policy CS19.

Knowsley Village Conservation Area

- 8.28 Core Strategy Policy CS20 states that development proposals in Knowsley should preserve or enhance the borough's historic and architectural assets, including Listed Buildings, Conservation Areas, Historic Parks and Gardens and archaeological remains, together with other local areas, buildings and structures of historic importance.
- 8.29 UDP Policy DQ5 state that new development within or close to a conservation area must preserve or enhance the character or appearance of the area.
- 8.30 The site is located close to the Knowsley Village Conservation Area with the southern boundary of the site being adjacent to the Conservation Area. Due to the hedge at the southern part of the site and because the dwellings would be set back from the main road, the proposal would not be readily visible from the Conservation Area. Overall, the proposal would not adversely affect the setting of the conservation area and complies with Core Strategy Policy CS20.

Trees

- 8.31 Policy CS21 states that The Council will encourage proposals for new development to incorporate:

- a) Retention of existing trees, woodland, vegetation and other habitat features which offer a positive contribution to the local environment in terms of visual amenity, recreation value or biodiversity/wildlife interest;
 - b) Appropriate planting of trees, other soft landscaping and installation of habitat features for the benefit of biodiversity, and;
 - c) Adequate replacement provision where tree loss is unavoidable, comprising two additional trees for every tree lost and taking account of species and size.
- 8.32 The development would entail the loss of one tree at the front of the site, assessed to be of low value and which could be suitably replaced.
- 8.33 The proposal has been reviewed by the Council's arboricultural officer, who has no objection, providing that replacement tree planting is provided at a 2:1 ratio, and 5 days' notice is given of works commencing so the Council can ensure that the tree protection measures are in place (these conditions are recommended if planning permission is granted).
- 8.34 Overall, it is considered that the loss of a single tree can be adequately compensated for by appropriate replacement planting (of at least two trees) and the application complies with Core Strategy Policy CS21 and UDP policy DQ4.

Contamination

- 8.35 UDP policy ENV5 states that new development will not be permitted if there is existing contamination on the site which could, because of the proposed development, place the occupiers or users of the development, ecological systems, the water environment or surrounding land uses at unacceptable risk.
- 8.36 It is considered that the application would not cause unacceptable contamination risks. This is supported by the views of Environmental Health who have no objection, subject to the imposition (if planning permission is granted) of a standard contaminated land condition. Overall, the development complies with UDP policy ENV5.

Ecology

- 8.37 Core Strategy Policy CS8 states that Knowsley's existing Green Infrastructure and its beneficial functions will be protected, managed and/or enhanced, primarily to sustain and promote biodiversity (including designated sites, priority habitats and protected and endangered species) in accordance with importance and contribution to ecological networks.
- 8.38 NPPF para 180 state that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with

less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

- 8.39 The proposed development includes the demolition of buildings and, therefore, has the potential to affect bat habitats. An Ecological appraisal was submitted with the application to assess the impact on bat habitat and other species. This concludes that the stables offer negligible roost potential for bats as the building is built mostly of sheet metal. Furthermore, no evidence of nesting birds was found. The results of the appraisal are accepted by the Council's ecological advisors who have no objection, subject to conditions in relation to lighting, tree felling, and grassland replacement (which are recommended if planning permission is granted). Subject to the recommended conditions, unacceptable harm would not be caused to ecology and the development complies with Core Strategy Policy CS8.

Other Considerations

- 8.40 Objectors have raised concerns about the potential impact of the development on property prices, where the displaced animals on the site will go and the lack of stabling provision in the local area. Whilst such matters are clearly of importance to some local residents, they are not relevant ('material') planning consideration that can be given any weight when deciding this application.

9. CONCLUSION

- 9.1 The development is acceptable in principle and would not cause harm in relation to highway safety, ecology, heritage, trees, design, or the amenity of neighbouring properties.
- 9.2 In conclusion, the proposed development would comply with policies included within the Core Strategy (2016), Knowsley Replacement Unitary Development Plan (saved policies 2009) and National Planning Policy Framework (2021).

10. RECOMMENDATION:

- 10.1 It is recommended that Members grant planning permission subject the conditions set out in the attached schedule.

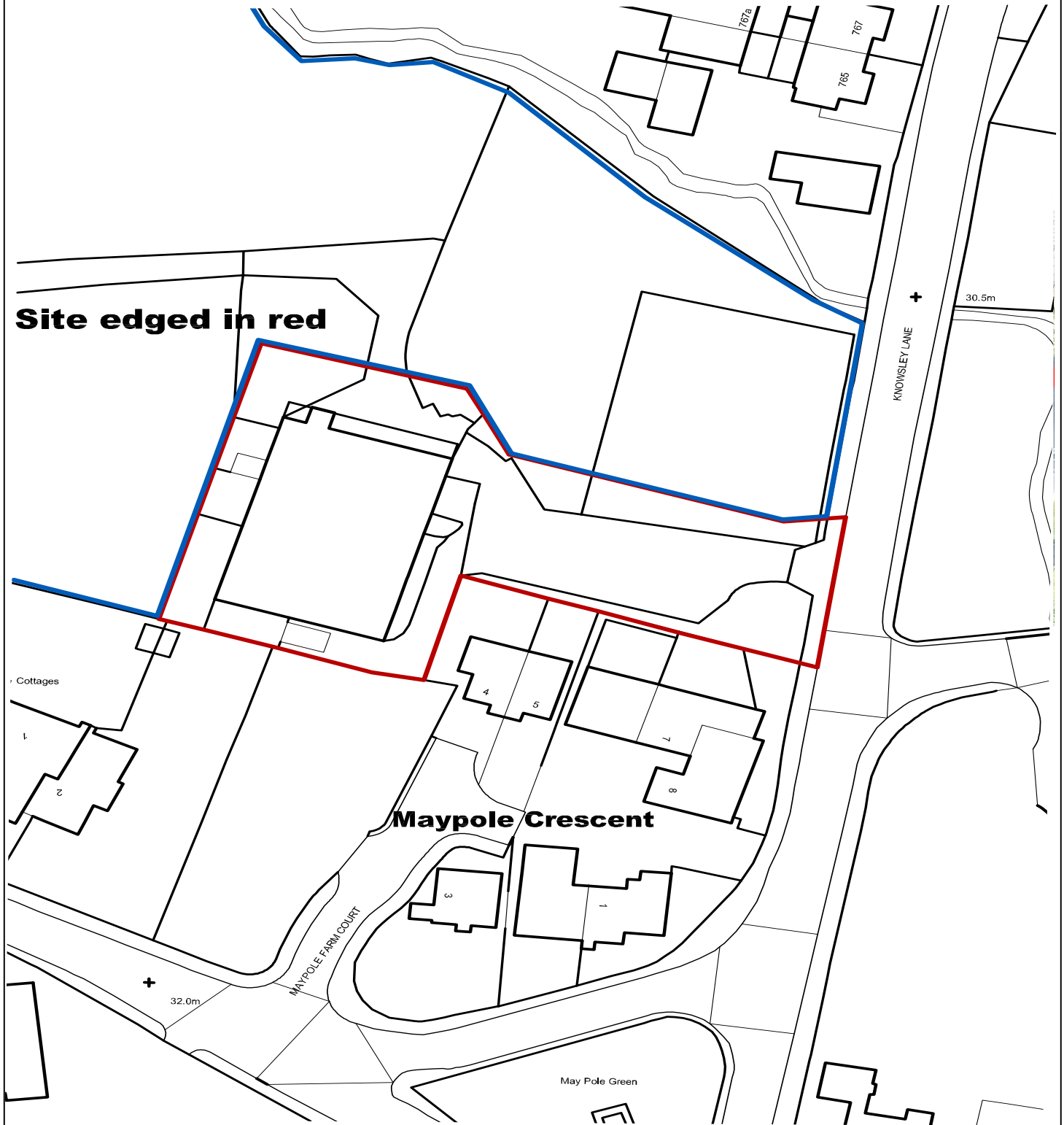
SCHEDULE OF CONDITIONS

1.	Period to implement the permission – 3 years	Advisory.
-----------	--	-----------

2.	List of approved plans and documents.	Advisory.
3.	Phase I site investigation Contamination Survey	Prior to commencement.
4.	Construction/Demolition Management Plan.	Prior to commencement
5.	5 Days' Notice - Tree Works.	Prior to Tree Works
6.	Lighting Scheme.	Prior to erection of lighting.
7.	Landscape Biodiversity Enhancement and Retention of boundary treatments	Pre-occupation
8.	Tree Planting Scheme	Prior to removal of trees
9.	Bird and Bat Boxes	Pre-occupation
10.	Visibility Splays	Pre-occupation
11.	Vehicle parking implementation	Pre-occupation
12.	Cycle parking implementation	Pre-occupation
13.	Electric Vehicle Charging Points	Pre-occupation
14.	Full Fibre Broadband	Pre-occupation
15.	Materials Management Plan	Prior to use of site won materials
16.	Importation of Soil/Material	Before soil implementation
17.	Reporting of Unexpected Contamination	Ongoing
18.	No Shrub Clearance 1 March to 31 August inclusive	Ongoing
19.	Hours of Construction	Ongoing

This page is intentionally left blank

APPLICATION No: 19/00469/FUL



This page is intentionally left blank

[illegible]