

Regeneration and Economic Development Department

APPLICATION NO: 22/000157/REM

APPLICANT: Commercial
Development Projects Ltd

WARD AFFECTED: Stockbridge

DEVELOPMENT: APPLICATION FOR APPROVAL OF RESERVED MATTERS
PURSUANT TO OUTLINE PLANNING PERMISSION 20/00376/OUT
(OUTLINE PLANNING PERMISSION FOR 30,530 SQ M OF
EMPLOYMENT FLOOR SPACE (USE CLASS B1 / B8)) - APPROVAL
SOUGHT FOR LAYOUT OF A SITE ROAD (ACCESS APPROVED AT
OUTLINE STAGE)

LOCATION OF SITE: Earlsfield (Land Off Knowsley Lane), Knowsley Lane, Huyton,
Knowsley, L34 4AH,

DEVELOPMENT PLAN ALLOCATION:

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

Sustainable Urban Extension - Sustainable Urban Extension

RELEVANT POLICIES

National Planning Policy Framework

The site is allocated for residential development (as a Sustainable Urban Extension) within the Knowsley Local Plan Core Strategy in order to help meet the borough's development requirements up to 2028. The relevant adopted policies for the assessment of the application are listed below.

Knowsley Replacement Unitary Development Plan (Saved Policies, 2006)

EC2 – Site Allocated for Employment Development

T5 – Location of Major Traffic Generating New Development.

T7 – New Development and Walking & Cycling Routes

DQ3 – Gateway Sites and Corridors

Knowsley Local Plan Core Strategy (2016)

SD1- Sustainable development

CS1 – Spatial Strategy for Knowsley

CS2 - Development Principles

CS4 – Economy and Employment

CS7 - Transport Networks

SUE1 – Sustainable Urban Extensions and Safeguarded Land

SUE2 – Sustainable Urban Extensions – Development Principles

SUE2a – Sustainable Urban Extensions – Knowsley Lane

Supplementary Planning Documents

Ensuring a Choice of Travel SPD (2010)

Design Quality in New Development SPD (2016)

TECHNICAL CONSULTATIONS:

Highways: No objection subject to a condition requiring visibility splays to be provided.

Local Lead Flood Authority & Drainage: No objections.

Knowsley Parish Council: No comments received.

Merseyside Fire & Rescue Service: No objections.

United Utilities: No objections.

Cadent Gas: No objections, subject to an informative advising the applicant of Cadent's assets.

NEIGHBOUR NOTIFICATION:

The application was advertised by 141 neighbour notification letters, the display of three site notices, a notice in the local press and through letters sent to local residents. Seven emails of objection have been received as a result of the publicity given to the application.

The letters of objection raise the following issues:

Need:

- No need for more commercial buildings when there are vacant lots in Kings commercial park and Knowsley Industrial estate;
- One plan illustrates a 'Carcraft' style development – how can this plan be so far down the line when planning permission has not been granted?

Green spaces:

- Green spaces are needed for people's mental health; make the site a park.

Highway Safety:

- The application is not clear if the use is B1(a) or B1(c). This may result in a busy public road being used for parking;
- New houses and traffic lights have made traffic worse as residents still need to park in the areas they did due to insufficient parking along the road so there are cars and vans parked on the new junction; putting units there that will mean the addition of lorries and vans up and down the road will make this even more dangerous.

Residential amenity:

- Concerned about the amount of large goods vehicles going to entering these premises. Knowsley Lane is a B road, with houses very close to the road. The increase in noise, probably all day and night will be unbearable. There has been a great increase in traffic, and noise since the garage has opened. Heavy goods vehicles idling at the traffic lights, will have a massive effect of the noise levels in homes;
- Loss of light;
- Building heights are 19m - promises by Ion at a presentation that all buildings will be low ones screened by trees;
- Residents have had to put up with development for over 3 years;
- Knowsley Lane is already a mess with potholes, there is loose gravel all over the road and cars and windows are continually coated with dust;
- Already ruined the landscape and natural habitat that existed on the land.

Visual amenity:

- Units are eyesores

ARTICLE 35

Officers have worked with the applicant in a positive and proactive manner in order to seek solutions to the issues relevant to the proposed development, consistent with the requirement in the National Planning Policy Framework (NPPF), paragraph 38.

ISSUES AND ASSESSMENT:

Principle of the Development

The application site falls within the Knowsley Lane Sustainable Urban Extension. The site is one of nine sites released from the Green Belt to help meet the borough's development requirements up to 2028 and beyond. The wider site is allocated in the Core Strategy for new housing development, new employment development and public open space. This application for reserved matters relates to an access road to serve the employment uses (the residential and public open spaces are sited to the western side of the site).

Many of the objections received refer to the lack of need for new employment development. Given that the site is allocated for employment uses, development, this must be the starting point for consideration of the application for reserved matters.

The detail of the reserved matters application, which seeks approval for access only, can be seen in Figures 1 and 2 under section 2 of this report. The road has been lengthened to facilitate access into the future development plots. The future development plots will be subject to their own reserved matters application where siting, design, layout and landscaping will be considered.

Some of the plans submitted with this reserved matter application illustrated buildings and development proposals. The plans have been amended to remove this detail to avoid any confusion and are not subject in the consideration of this application.

The site is allocated for employment uses and this reserved matter application seeks approval for an access road to serve those employment uses. The principle of the reserved matter application for access is appropriate and acceptable.

Highways

Policy CS7 (Transport Networks) in the Local Plan Core Strategy requires new developments to be located and designed to ensure that larger scale proposals are located in the most accessible locations.

The reserved matters application seeks permission to extend the access road. A site access junction is also proposed to be taken from the access road extension. All internal carriageways are to remain private and will not be adopted by Knowsley Council.

The application has been reviewed by the Council's Highway Advisor who requested swept path analysis to ensure that two 16.5m Heavy Goods Vehicles (HGV's) can access and egress. The swept path analysis have been provided as part of the application and these are acceptable.

It is unknown whether additional extensions of the carriageway will come forward or what other site access may be proposed in the future, and it is for this reason a condition has been advised (condition 4) which would require suitable visibility splays to be provided from the access before any development takes place.

The proposal complies with saved policies T5 and T8 of the Knowsley Replacement UDP and Local Plan Core Strategy policies CS2, CS7, CS19, SUE2 and SUE2a.

Flood Risk and Drainage

Policies CS2 and CS24 of the Local Plan Core Strategy combine to ensure that development will not cause an unacceptable risk of flooding and that surface water is drained in a safe and sustainable manner. Policy SUE 2 and SUE2a also set out that proposals should demonstrate a comprehensive approach to infrastructure provision and that having adequate drainage in place is key in achieving this.

The Local Lead Flood Authority (LLFA) stated that assuming all internal carriageways are to remain private and will not be adopted by Knowsley Council and the proposed drainage under this application remains an integral part of the overall development site, the LLFA has no objection and the details of the proposed drainage are approved.

Subject to the imposition of the above recommended conditions, the proposal is capable of complying with policies CS2, SUE2, SUE2c and CS4 of the Knowsley Local Plan Core Strategy and, if outline planning permission is granted the proposal would incorporate measures to minimise the potential for surface water flooding across the development site and beyond its boundaries.

Outline application 20/00, condition 11, requires that prior to the commencement of development at each individual plot, a scheme for the provision and implementation of a surface water sustainable drainage scheme to manage the risk of flooding is to be submitted for approval.

Objections received

The objections received following the publicity given to the application are not considered to be relevant material considerations in this instance as they relate to the principle of the development which was considered under the previous two planning applications – 18/00062/HYB and 20/00376/OUT. None of the comments received relate to the application for reserved matters for the access road.

Residents will be consulted on future reserved matter applications when they are submitted for the development plots and able to express their views regarding siting, layout, design and landscaping.

Other Matters

Conditions 5, 8, 13, 19, 22 and 23 require certain reserved matters applications to be accompanied by details. However, they are only relevant to building plots or areas where there are trees. Neither is the case here as this application proposes a road.

RECOMMENDATION:

Reserved matters be granted subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

2. This reserved matter approval relates only to the layout of the internal access road and for no other development.

Reason: For the avoidance of doubt.

3. No part of the development shall be brought into use until appropriate visibility splays for the highlighted site access in accordance with the speed limit of the access road have been submitted to and approved in writing by the Council as Local Planning Authority (access highlighted on drawing 'Spine Road Tracking & Visibility' Rev P01 – Received 17/05/2022). The splays highlighted should be provided clear of obstructions to visibility above the height of 0.6 metres measured from the footway/verge level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times

Reason: To ensure adequate visibility at the junction or site access is made and maintained, and to comply with Policy CS19 of the Core Strategy adopted January 2016.

Schedule 1

Date Received	Ref. No	Version	Drawing/Document Title
09/03/2022	079708-CUR-ZZ-XX-D-C-95104	Rev P01	Phase 02 Spine Road Highway Construction Details
09/03/2022	079708-CUR-ZZ-XX-D-C-95103	Rev P01	Phase 02 Surfacing and Kerbing Plan
09/03/2022	079708-CUR-ZZ-XX-D-C-95102	Rev P01	Phase 02 Spine Road Setting Out Plan
09/03/2022	079708-CUR-ZZ-XX-D-C-95101	Rev P01	Phase 02 Spine Road General Arrangement
09/03/2022	079708-CUR-ZZ-XX-D-C-92104	Rev P01	Phase 02 Manhole Schedule
09/03/2022	079708-CUR-ZZ-XX-D-C-92103	Rev P01	Phase 02 Drainage Details
09/03/2022	079708-CUR-ZZ-XX-D-C-92103	Rev P01	Phase 02 Drainage Details
09/03/2022	079708-CUR-ZZ-XX-D-C-92101	Rev P02	Phase 02 Detailed Drainage Layout
21/06/2022	079708-CUR-ZZ-XX-D-C-92003	Rev P03	Unit 6-8 Drainage Plan
21/06/2022	079708-CUR-ZZ-XX-D-C-92002	Rev P02	Catchment Area Plan
21/06/2022	079708-CUR-ZZ-XX-D-C-92001	Rev P03	Outline Drainage Strategy
09/03/2022	M3167-RE	-	Access Road Extension

09/03/2022	M3167-L01		Location Plan
09/03/2022	079708-CUR-ZZ-XX-SP-C-00001_Drainage Specifications	Rev P01	Drainage Specifications
09/03/2022	079708-CUR-ZZ-XX-GN-C-00001-P01	Rev P01	Technical Note – Unit 6-8 Drainage Specification
09/03/2022	079708-CUR-ZZ-XX-D-C-95105	Rev P01	Spine Road Longitudinal Sections

Informatives

1. 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 planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. See letter from Merseyside Fire & Rescue Service.
3. See letter from United Utilities.
4. See email dated 06/04/2022 and relevant attachments from Cadent Gas.

Jo Sheridan

28 June 2022

Alan Kilroe
30 June 2022