

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

<u>APPLICATION NO:</u>	23/01453/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	Land Adjacent To 14 Randles Road, Knowsley Business Park, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF EXTERNAL LIGHTING POLES (RETROSPECTIVE)		

Site Description

The application site is a rectangular piece of land to the east of an industrial building. It consists of hardstanding, car parking areas, wire mesh fencing and lighting. The site is within an industrial estate. There are other industrial buildings to the south west and east of the site with a small forested area to the north and School Lane beyond. There are two residential dwellings on School Lane to the north of the site (Quarry Cottage to the north and Chapel Cottage to the north east).

Proposal

The proposal is a retrospective application for the erection of lighting poles. The lighting poles are 8.5 metres high including the pole and lighting equipment on top.

Consultations

Environmental Health – No Objection. The information provided is acceptable. However, a condition is required to secure the implementation of the lighting scheme.

Representations

This application has been publicised by letters sent to 10 neighbours and by site notice. No representations have been received.

Planning History

None Relevant

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

ENV3 – Light Pollution

Article 35 Statement

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.

Assessment

Principle of Development

The application site is situated within Land for Employment Development on the local plan policy map. The erection of lighting is consistent with the wider employment use of the site and is acceptable in principle.

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.

UDP Policy ENV3 stated that development requiring external lighting must satisfy the following criteria:

- a) The lighting scheme proposed is the minimum required for security and working purposes to undertake the task;
- b) There would be no unacceptable impact on visual amenity in the surrounding area;
- c) The scheme will not have an unacceptable effect on road safety;
- d) The scheme will not harm wildlife; and
- e) There will be no unacceptable loss of residential amenity

The nearest dwelling to the site is Quarry Cottage 37.9 metres to the north. Also Chapel Cottage is 68 metres away to the north east. An in depth lighting assessment has been submitted with the application. This demonstrates that with mitigation measure there would be no harm to the amenity of neighbours. This has been reviewed by the council's Environmental Health team who have no objection subject to a condition to secure its implementation. In relation to other business premises, these are less sensitive to lighting impacts and there would be no harm to amenity of neighbouring occupiers.

Overall, the proposal would not result in harm to amenity and complies with Core Strategy Policy CS19 and ENV3.

Conclusion

The proposal would be acceptable in principle and in relation to lighting impacts. The application complies with local planning policies and is recommended for approval.

Recommendation

- 1) The development hereby permitted shall be carried out in accordance with the following approved plans and documents :-
 - a. Proposed Site Plan - received (25/07/2023)
 - b. Location Plan – Rev C - received (22/06/2023)
 - c. Elevations - received (31/10/2023)
 - d. Revised Design - received (20/06/2025)
 - e. Email from John Nelson - received 16:01 (20/06/2025)

Reason: For the avoidance of doubt.

- 2) **Lighting Scheme Implementation**

Within one month from the date of this decision notice, the approved lighting scheme shall be implemented in full accordance with the details contained in the email from John Nelson, dated 20 June 2025, and the Photonic Lighting Solutions document, dated 13 June 2025. Any subsequent amendments to the scheme shall first be

submitted to and approved in writing by the Local Planning Authority prior to implementation.

Reason: In order to protect residential amenity from excessive lighting levels.

Signed Case Officer: **Andrew Hunt**

Signed Authorising
Officer: **Alan Kilroe**

Date: **5 August 2025**

Informatives

N/A