

Regeneration and Economic Development Department

APPLICATION NO: 20/00193/NMA

APPLICANT: Engie Regeneration

WARD AFFECTED: Whitefield

DEVELOPMENT: NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 20/00193/FUL (RESIDENTIAL DEVELOPMENT COMPROMISING OF THE ERECTION OF 266 NO. DWELLINGS TOGETHER WITH CONSTRUCTION OF VEHICULAR/PEDESTRIAN ACCESSES, SUB-STATION, CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS) - AMEND SOUGHT FOR THE RESITING OF SUBSTATION INCLUDING THE INSTALLATION OF RETRACTABLE BOLLARDS FOR ACCESS

LOCATION OF SITE: Land Off Valley Road / Whitefield Drive, Westvale, Kirkby, Knowsley, L32 4UP

KNOWSLEY LOCAL PLAN ALLOCATION –

Sporting Leisure and Community use - Existing Major Sporting Uses

Development Opportunity site - Development Opportunity Sites

Water Restricted Surface Area - North Area - Kirkby

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

NA

ARTICLE 35

NA

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for a non-material amendment following the grant of planning permission in July 2020 of planning application 20/00193/FUL for residential development comprising the erection of 266 dwellings together with the construction of vehicular/pedestrian accesses, sub-station, car parking, landscaping and associated works. The changes proposed are the relocation of the sub-station and the installation of retractable bollards. The sub-station was proposed located between the gables of two of the approved houses on plots 8 and 9, with part of the rear garden of plot 8 behind the sub-station. The proposed revision is to extend the access to the sub-station and locate the sub-station at the rear of the access, adjacent the rear boundary of plots 37 and 38. It is also proposed to install two retractable bollards to the sub-station access in line with the front elevation of the house on plot 8, to restrict vehicular access to the sub-station access drive.

POLICY CONSIDERATIONS

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

The application complies with the above noted planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the sub-station is the same as the approved. The set back of the extension would benefit the street scene as it would introduce the spacing between the two dwellings rather than have it closed by the sub-station, with the sub-station viewed at the end of the access. The bollards would prevent vehicular access down the access but would have little impact on visual amenity. Whilst the sub-station would be able to be viewed from the houses on plots 8 and 9 the sub-station is acceptable visually and would have the appearance of a domestic outbuilding. The sub-station would be closer to the dwellings on plots 37 and 38 but would be to the back of the rear gardens and the impact would be acceptable. The introduction of the bollards would mean that the access leading to the sub-station would be visible from the street which could mitigate against anti-social behaviour more than gates which would hide the access from view. It is considered that the proposal would not lead to crime issues. The application therefore complies with Policies CS2 and CS19 of the Core Strategy and saved Policy H5 of the UDP.

HIGHWAYS

There are no highways issues raised by the proposed amendment.

RESIDENTIAL AMENITY

The proposed revisions would not impact on the residential amenities of the housing development any greater than the previously approved scheme.

CONCLUSION

The proposed revisions are acceptable and would not impact on existing residents of dwellings. The proposal would have an acceptable impact on the street scene and would not be visible from outside the residential estate development site to any noticeable degree, and the revisions can be considered non-material in the context of the residential scheme and current development status. The proposal complies with planning policies and is therefore recommended for approval.

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s): -

- 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
11/06/2021	7291-EDEN-ZZ-ZZ-DR-A-0240	-	Part Site Plan showing Sub-Station and Proposed Bollard Positions plus Bollard Appearance
12/05/2021	7291-EDEN-ZZ-ZZ-DR-A-0220	C01	Approved Site Plan
12/05/2021	7291-EDEN-ZZ-ZZ-DR-A-0220	C02	Proposed Site Plan

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
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Lee Osborne

7 December 2021

Alan Kilroe

7 December 2021

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PS/DC/OP04/05	003	23/9/02

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