

<u>APPLICATION NO:</u>	24/00481/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Northwood	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	Future Industrial Services, Charley Wood Road, Knowsley Business Park, Merseyside, Kirkby, L33 7SG		
<u>PROPOSAL:</u>	ERECTION OF 1 NO. SINGLE STOREY MODULAR BUILDING FOR OFFICE USE IN FRONT SOUTH EAST CORNER OF SITE.		

Site Description

This application site is a rectangular site located within Knowsley Business Park on Charley Wood Road. The site is surrounded by other industrial buildings to the north, south, east and west. The site consists of mostly hardstanding and paved areas with 3 small buildings at the northwest, north east and south east corners of the site.

Proposal

The proposal is for the erection of 1no single storey modular building for officer use in front southeast corner of the site.

Consultations

Health and Safety Executive - HSE does not advise, on safety grounds, against the granting of planning permission in this case.

Merseyside Fire and Rescue – No Objection subject to informatives.

Representations

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

Planning History

Several applications have been approved at the site, including the following

- CHANGE OF USE FROM B2/B8 USE TO TRANSPORT DEPOT (SUI GENERIS) 16/00217/COU – approved 08/08/2016.
- ERECTION OF GARAGE/WORKSHOP FOR THE SERVICING AND MAINTENANCE OF VEHICLES 15/00804/FUL – approved 08.02.2016)
- ERECTION OF 3M HIGH PALISADE (94/00720/APP approved 25.01.1995)

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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

Streetscene

In relation to streetscene impacts, the building would be relatively small and would be behind the existing fencing and seen against the backdrop of the existing building. The design and appearance of the building is appropriate for an industrial area.

Overall, there would be no harm to the streetscene.

Highways

The application would not change the existing access arrangements and would be less than 30sqm in size. It would therefore not materially affect the highway. There would not be any significant highways impacts from the proposal.

Biodiversity Net Gain

In relation to biodiversity net gain. The development would not impact on any existing habitat (as it would relate only to existing hardstanding and building areas) and therefore meets the requirement for an exemption.

Amenity

Due to its small size, the building would not adversely affect neighbouring premises.

Conclusion

The proposal would be acceptable in relation to Street scene, highway safety and amenity. 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. Proposed Elevations - (Received 16/09/2024).
 - b. Proposed Plans - (Received 16/09/2024).
 - c. Proposed Site Plan - (Received 16/09/2024).
 - d. Location Plan - (Received 16/09/2024).

Reason: For the avoidance of doubt.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

K Foster

Date:

22 October 2024

Informatives

1) Merseyside Fire and Rescue

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