

<u>APPLICATION NO:</u>	20/00063/NMA4	<u>CASE OFFICER:</u>	Jo Sheridan
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	Plot 2 - Land To North Of Railway Line Bounded By Lower Road Greensbridge Lane And Ditton Brook Watercourse, Halewood; And Plot 4 - Land To South Of Railway Line Bounded By Finch Lane, Baileys Lane And Higher Road, Halewood		
<u>PROPOSAL:</u>	NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 20/00063/FUL (RESIDENTIAL DEVELOPMENT FOR THE ERECTION OF 413 NO. DWELLINGS COMPRISING; PLOT 2 - ERECTION OF 98 NO. DWELLINGS AND THE CREATION OF VEHICULAR ACCESS FROM GREENSBIDGE LANE; PLOT 4 - ERECTION OF 315 NO. DWELLINGS AND THE CREATION OF VEHICULAR ACCESS FROM BAILEYS LANE; TOGETHER WITH ASSOCIATED WORKS (LANDSCAPING, ACCESS, ROADS, SEWERS, SUBSTATIONS, DRAINAGE, ENGINEERING WORKS TO FORM SURFACE WATER STORAGE AREAS AND OTHER INFRASTRUCTURE) - AMENDMENTS SOUGHT FOR THE INTRODUCTION OF A TURNING HEAD, RELOCATION OF BIN STORES AND VARIOUS LAYOUT AMENDMENTS		

Site Description

The site subject of this non-material application relates to the Bellway site to the north of the East of Halewood development site. The site is currently under construction.

Proposal

The non-material amendment relates specifically to the Plot 2 (northern plot), known as Plummer's Meadow.

The NMA is to amend the approved brick types.

The current Material Layout (Drawing No. BHNW07 Rev F) was approved via a non-material amendment application 20/00063/NMA1. It is proposed to replace this plan with Drawing No. BHNW07 Rev I.

Revision F:

Type B: Manchester Brick Barcombe Blend

Type C: Marshalls Samwell Haze

Revision I:

Type B: Manchester Brick Barcombe Blend

Type C: Marshalls Samwell Haze

Type D: Forterra Woodside Mixture

The applicant states that this amendment is required due to supply issues with

materials included in the currently approved materials plan.

Consultations

No consultations requested.

Representations

The application is for a non material amendment and no publicity was undertaken.

Planning History

20/00063/FUL: Residential development for the erection of 413 no. Dwellings comprising; plot 2 - erection of 98 no. Dwellings and the creation of vehicular access from Greensbridge Lane; plot 4 - erection of 315 no. Dwellings and the creation of vehicular access from baileys lane; together with associated works (landscaping, access, roads, sewers, substations, drainage, engineering works to form surface water storage areas and other infrastructure).

20/00063/NMA: Non material amendment following the grant of planning permission 20/00063/FUL for residential development for the erection of 413 no. dwellings comprising; plot 2 - erection of 98 no. dwellings and the creation of vehicular access from Greensbridge Lane; plot 4 - erection of 315 no. dwellings and the creation of vehicular access from baileys lane; together with associated works (landscaping, access, roads, sewers, substations, drainage, engineering works to form surface water storage areas and other infrastructure) to allow for changes to replacement of house types with tile hangings to brick versions; replacement of tiles on apartment blocks from smooth brown concrete plain to farmhouse brown clay tiles.

20/00063/NMA1: Non material amendment following the grant of planning permission 20/00063/FUL for residential development for the erection of 413 no. dwellings comprising; plot 2 - erection of 98 no. dwellings and the creation of vehicular access from Greensbridge Lane; plot 4 - erection of 315 no. dwellings and the creation of vehicular access from baileys lane; together with associated works (landscaping, access, roads, sewers, substations, drainage, engineering works to form surface water storage areas and other infrastructure) to allow for (i) changes to approved brick types northern site from fortterra woodside mixture / fortterra lindum cottage reserve to brick types manchester brick barcombe blend / marshalls samwell haze (ii) changes to approved brick types southern site fortterra village honey gold/fortterra woodside mixture/fortterra lindum cottage reserve/fortterra teviot red to manchester baracombe blend/manchester brick kilmarnock blend and marshalls lindon haze and (iii) replacement of previously approved thespian house types in the southern parcel with lymner house types at the following plot numbers 28,33,52,88,101,104,127,130,150,178,179,208,211,222,231,242,278,281,282,309 & 315

20/00063/NMA2: Non-material amendment following the grant of planning permission 20/00063/FUL (Residential development for the erection of 413 no. dwellings comprising; Plot 2 - Erection of 98 no. dwellings and the creation of vehicular access from Greensbridge Lane; Plot 4 - Erection of 315 no. dwellings and the creation of vehicular access from Baileys Lane; together with associated works (landscaping, access, roads, sewers, substations, drainage, engineering works to form surface water storage areas and other infrastructure) - amendment sought to allow for changes to approved plans comprising of revised vehicular access to swale and resiting of substation.

20/00063/NMA3 Non material amendment following the grant of planning permission 20/00063/FUL (residential development for the erection of 413 no. dwellings comprising; plot 2 - erection of 98 no. dwellings and the creation of vehicular access from Greensbridge Lane; plot 4 - erection of 315 no. dwellings and the creation of vehicular access from baileys lane; together with associated works (landscaping, access, roads, sewers, substations, drainage, engineering works to form surface water storage areas and other infrastructure) - Amendments sought for the introduction of a turning head, relocation of bin stores and various layout amendments

Assessment

Brick materials

The applicant has confirmed that they can no longer obtain brick Types B or C. Bellway have state that thy have undertaken an extensive search nationally with suppliers to secure the approved brick types, but they are not available within the required build timetable.

The bricks are comparable to those previously approved, and the materials will overall tie in with the development as a whole.

Conclusion

The amendments proposed are minor in nature when considered in the context of the scale and size of the overall development and can be considered non-material amendments. The proposed amendments would be acceptable in terms of their visual impact and would not impact on the highway or residential amenity any more than the approved scheme.

The proposal would comply with Local Plan Policy CS19 'Design Quality and Accessibility in New Development' which states that development in Knowsley will be expected to respond to and integrate positive characteristics of immediate surroundings, including local materials. The application is considered to accord with national and local planning policies and is therefore recommended for approval.

Recommendation

The non-material amendment application be granted subject to:

1. The plan(s) listed below are those approved. The development must be undertaken in accordance with the approved plans on the original application, except were amended by those below, including any conditions attached to that permission. No substitution should be made without prior consent form the Local Planning Authority. Failure to adhere to the details of the approved plans or to comply with the conditions on the original planning permission constitutes a contravention of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
31/03/2023	BHNW070 ML01N	REV I	MATERIALS LAYOUT

31/03/2023	---	---	FORTERRA WOODSIDE MIXTURE DATASHEET
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Signed Case Officer¹: Jo Sheridan

**Signed Authorising
Officer²:** K Foster

Date: 4 May 2023

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

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