

Regeneration and Economic Development Department

APPLICATION NO: 17/00227/NMA1

APPLICANT: Stewart Milne Homes

WARD AFFECTED: Prescott South

DEVELOPMENT: APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 17/00227/FUL (ERECTION OF 68NO DWELLINGS AND ASSOCIATED WORKS) - TO ALLOW BOUNDARY FENCE AND GATES ADJACET TO VOLAIR SITE TO BE INCREASED FROM 1.8M TO 2.4M IN HEIGHT.

LOCATION OF SITE: Land at Scotchbarn Lane, Prescott, Knowsley, L34 7NX,

KNOWSLEY LOCAL PLAN ALLOCATION –

Urban Greenspace and Educational Land

PD Removed - 17/00227/FUL, Conditions 10 And 13

Railway

Primary Residential Development

TPO - Areas, Groups, Woods - TPO - Areas, Groups, Woods: 07/00002/TPO

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

DQ2 - Security in the Built Environment

National Planning Policy Framework (2021)

TECHNICAL CONSULTATIONS:

Prescot Town Council - No Comments Received

NEIGHBOUR NOTIFICATION:

Not Required

ISSUES AND ASSESSMENT:

PROPOSAL

This application relates to an existing residential development comprising 68 dwellings, which was completed in 2019.

This non- material amendment application relates to a section of boundary between an area of amenity land within the development and the Prescott Soccer Centre.

There is currently a 1.8m high timber fence and gates on the residential side and on the Soccer centre side there is a 1.8m weld mesh fence and gates. Neither of the boundary treatments have been approved by the Local Planning Authority: the approved treatment along this section of the boundary was a 1.8m wall with access gates.

It is proposed to remove the existing boundary treatment and replace it with 2.4m high close boarded fence and gates.

This is in response to complaints from local residents about local youths climbing the existing fence to gain access to the soccer centre. The erection of a higher fence/gates would provide improved security and deter unauthorised access to the soccer centre. The fence and gates proposed would be very similar to those already in situ, save for the height, which would be increased from 1.8m to 2.4m. The gates currently erected have a curved top, however, those proposed would have a straight top.

POLICY CONSIDERATIONS

The proposed boundary treatment would comply with the Local Plan policies listed above.

DESIGN CONSIDERATIONS

In accordance with the new residential development SPD a brick wall would normally be requested as a boundary treatment where the boundary is adjacent to a footway/road or public space.

However, in this instance given that this boundary treatment is set back between 18m and 31m from the Scotchbarn Lane site boundary (which is for the main part heavily landscaped), it is not considered that a timber fence in this location would have a significant impact on visual amenity.

The proposed fence and gates would be in accordance with Local Plan policy CS19.

AMENITY CONSIDERATIONS

The proposed fence/gates would not be directly visible for any of the adjacent dwellings and this higher boundary treatment was as a result of complaints from local residents.

The proposal is not considered to be detrimental to residential amenity.

CONCLUSION AND REASON FOR DECISION

The proposal would not have any adverse impact on visual or residential amenity, and the design and appearance of the boundary treatment is considered acceptable.

The proposal would comply with the relevant Local Plan policies listed above.

RECOMMENDATION:

The proposed increase in height of the close boarded fence and gates is considered to be non-material and is hereby granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
25/01/2022	STD.50.01	-	ELEVATION OF 2.4 M FENCE AND GATES
08/12/2021	BT/101	REV K	BOUNDARY TREATMENT LAYOUT

Informatives

None

Mark Quinn
27 January 2022



28 January 2022