

<u>APPLICATION NO:</u>	20/00063/NMA3	<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, VARIOUS LAYOUT AMENDMENTS AND CHANGES TO THE APPROVED BRICK TYPES		

Site Description

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

Proposal

The NMA was originally for the following:

- Amendments sought for the introduction of a turning head - these relate to the parking court associated with the apartment block as changes were required in order to accord with building regulation requirements. The turning head is within the apartment parking court.
- Relocation of bin stores - changes include the introduction of three bin stores to accord with maximum walk distance requirements. The locations have been agreed following significant debate and engagement with Kevin and NHBC (who thankfully in the end agreed to relax their requirements). The bin store itself was also subsequently lengthened following discussions with your waste officer.
- Various layout amendments
 - the enlargement of the substation
 - the introduction of a turning head to meet fire regulation requirements

- tweaks to the Souter / Glover housetype to bring it in line with our latest working drawings. All Souter/Glover plots have had the meter boxes repositioned from the rear to the front. All small paths to the meters on plots 21, 32, 52, 67, 68, 101, 104, 112, 150, 178, 225, 226, 242, 251, 252, 274, 275, 286, 302, 303, 3034, 310 & 311 have been removed. The applicant confirmed that the changes to the Souter Glover plots are in relation to the construction drawings and are therefore not visible on the planning layout.
- changes to footpaths to meter boxes
- update to the footprint of the Baxter housetype

During the consideration of the application the following has been added to the NMA:

- Amendments to the approved bricks

Brick Samples – Materials Layout ML01S Rev F is the most recently approved materials plan approved on 3rd May 2022 (20/00063/NMA1) with the current approved brick samples being:

Type A: Manchester Brick Barcombe Blend

Type B: Manchester Brick Kilmarnock Blend

Type C: Marshalls Lindon Haze

The proposed Materials Layout ML01S Rev O consists of the following brick types:

Type A: Manchester Brick Barcombe Blend

Type B: Manchester Brick Kilmarnock Blend

Type C: Marshalls Lindon Haze

Type D: Ibstock Grampian Red Mixture

Type E: Wienerberger Sunset Red Multi

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 Forterra Woodside Mixture / Forterra Lindum Cottage Reserve to brick types Manchester Brick Barcombe Blend / Marshalls Samwell Haze (ii) changes to approved brick types southern site Forterra Village Honey Gold/Forterra Woodside Mixture/Forterra Lindum Cottage Reserve/Forterra Teviot Red to Manchester Barcombe Blend/Manchester Brick Kilnarnock 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.

Assessment

Amendments sought for the introduction of a turning head - these relate to the parking court associated with the apartment block as changes were required in order to accord with building regulation requirements. The turning head is within the apartment parking court.

This amendment is acceptable.

Relocation of bin stores - changes include the introduction of three bin stores to accord with maximum walk distance requirements. The locations have been agreed following significant debate and engagement with the LPA and NHBC. The bin store itself was also subsequently lengthened following discussions with the LPA's waste officer.

These amendments are acceptable.

Various layout amendments

- the enlargement of the substation
- the introduction of a turning head to meet fire regulation requirements
- tweaks to the Souter / Glover housetype to bring it in line with our latest working drawings. All Souter/Glover plots have had the meter boxes repositioned from the rear to the front. All small paths to the meters on plots 21, 32, 52, 67, 68, 101, 104, 112, 150, 178, 225, 226, 242, 251, 252, 274, 275, 286, 302, 303, 3034, 310 & 311 have been removed. The applicant confirmed that the changes to the Souter Glover plots are in relation to the construction drawings and are therefore not visible on the planning layout.
- changes to footpaths to meter boxes
- update to the footprint of the Baxter housetype - The footprint of all Baxter

plots has been updated as the patio and footpath position needed to be corrected as they were on the wrong side to the working drawings. The plots are: 21, 42, 55, 56, 93, 96, 109, 110, 138, 143, 148, 159, 177, 199, 202, 207, 213, 217, 232, 245, 255, 257, 258, 279 and 301.

All of the proposed amendments are minor and will not alter from the overall design principles of the residential estate.

Brick materials

The applicant has confirmed that they can no longer obtain brick Types A or B. Therefore, other than the plots that have already been built out in the western part of the site adjacent to the site access, these brick types will be replaced across the site with Types D and E. The bricks are comparable to those previously approved, and the materials will overall tie in with the development as a whole.

Planting plans

The applicant submitted all of the public and private planting plans. These plans are not to be amended as part of this NMA as the proposed amendments are so minimal, the landscaping largely remains unchanged from that originally approved. The same for the boundary treatment plans submitted with the is NMA; this will not be an approved amended document.

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 nonmaterial 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
22/02/2023	BH/NW/HO/BS/01	REV A	BIN STORE PLANS, ELEVATIONS, SECTION & DETAIL

22/02/2023	BH/NW/HO/HS/01	REV K	HARD SURFACING LAYOUT
22/02/2023	BH/NW/WMP/01	REV B	WASTE MANAGEMENT PLAN
15/03/2023	BHNW070 ML01S	REV O	MATERIALS LAYOUT
22/02/2023	BHNW070 PL01S	REV X	SKETCH LAYOUT

Signed Case Officer¹:

Jo Sheridan

**Signed Authorising
Officer²:**

K Foster

Date:

29 April 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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