

Regeneration and Economic Development Department

APPLICATION NO: 20/00063/NMA1
Ltd

APPLICANT: Bellway Homes (North West)

WARD AFFECTED: Halewood South

DEVELOPMENT: 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 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) 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 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

LOCATION OF SITE: 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

KNOWSLEY LOCAL PLAN ALLOCATION:

Knowsley 220s - Section 220 Notice - Finch Lane, Halewood

Sustainable Urban Extension - Sustainable Urban Extension

RELEVANT POLICIES:

See applications: 20/00063/FUL
20/00063/NMA

TECHNICAL CONSULTATIONS:

Halewood Town Council - No comments received.

Merseyside Fire Brigade - Standard response received.

NEIGHBOUR NOTIFICATION:

This application is for a non-material amendment and therefore, no publicity has been undertaken.

ARTICLE 35:

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.

ISSUES AND ASSESSMENT:

PROPOSAL:

There are two aspects to this non-material amendment, namely, a change to the approved brick types and a change in house type of 21 plots from the approved Thespian house type to Lymner house type.

	Previously Approved	Proposed
Northern site:	Forterra Woodside Mixture	Manchester Brick Barcombe Blend
	Forterra Lindum Cottage Reserve	Marshalls Samwell Haze
Southern site:	Forterra Village Honey Gold	Manchester Baracombe Blend
	Forterra Lindum Cottage Reserve	Manchester Brick Kilmarnock Blend
		Marshalls Linden Haze

Northern site:

Materials are illustrated on Drawing No. BHNW070 ML01N Rev A 'Materials Layout – Plummer's Meadow' under application reference 20/00063/FUL. This drawing was superseded by BHNW070 ML01N Rev B 'Materials Layout – Plummer's Meadow' submitted as 20/00063/NMA. Drawing No. BH/NW/070 ML01N Rev F is to be the approved plan.

Southern site:

Materials Layout Halewood Oaks, Drawing No. BH/NW/070 ML01S Rev B is superseded by proposed drawing BH/NW/070 ML01S Rev F.

Justification:

Bellway have stated that the quantum of the approved bricks is not available. They go on to state that this issue affects five other sites in the northwest and many other national.

House type amendments:

This non-material amendment also seeks permission to deliver 'The Lymner' house type on the southern parcel (Halewood Oaks) which will replace The Thespian 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

Drawing No. BH/NW/070 PL01S Rev N (Planning Sketch Layout Halewood Oaks) has been submitted to replace Drawing No. BH/NW/070 PL01S Rev M and Drawing No. BH/NW/070 BT01S Rev B 'Boundary Treatment Plan Southern Parcel' has also been submitted.

The Thespian will remain elsewhere in the development. No Lymner house types are proposed at the Norther Parcel (Plummer's Meadow).

ASSESSMENT

Change in materials:

The changes to the appearance of the dwellings would not have a material affect on the site, as the brick substitutes would fit well within the site.

The proposed changes in the use of materials raise no issues of amenity nor highways.

House type amendments:

The changes in the house type would not have a material affect on the site, as the substitutes are similar to those already approved.

POLICY CONSIDERATIONS

The application complies with polices of the Knowsley Core Strategy, Replacement Unitary Development Plan and the NPPF. There have been no material changes on policy that would affect the proposal.

RECOMMENDATION

The non material amendment application be granted subject to a new approved plan condition:

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 199- in respect of which enforcement action may be taken.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09.02.2022	BH/NW/070 ML01N Rev B	Rev F	Materials Layout – Plummer's Meadow
09.02.2022	BH/NW/070 ML01S	Rev F	Materials Layout – Halewood Oaks
20.01.2022	BH/NW/070 PL015S	Rev N	Planning Sketch Layout Halewood Oaks
20.01.2022	BH/NW/070 BT01S	Rev B	Boundary Treatment Plan Southern Parcel
20.01.2022	LY-3B-2S-TF-E		The Lymner Elevations
20.01.2022	LY-3B-2S-TB-E		The Lymner Elevations
20.01.2022	LY-3B-2S-P1		The Lymner Floor Plans

Jo Sheridan
27 April 2022

Alan Kilroe
3 May 2022

Northern site approved bricks:



WOODSIDE MIXTURE

Benefits of Woodside Mixture

With a history dating back over 150 years, Butterley can be found in buildings as diverse St Pancras stati modern housing developments. We manufacture it in wealth of red, buff, yellow, brown, blue and grey colo and in several textures: smooth, with a consistent, un character; light textured, which is modern and uniforr an indented or printed finish; heavy textured, with a h and rougher texture for a more rustic brick with a cor finish; and tumbled, a distressed and irregular shape associated with reclaimed bricks.

SPECIFICATION

[SEND AN ENQUIRY](#)

[DATA SHEETS](#)

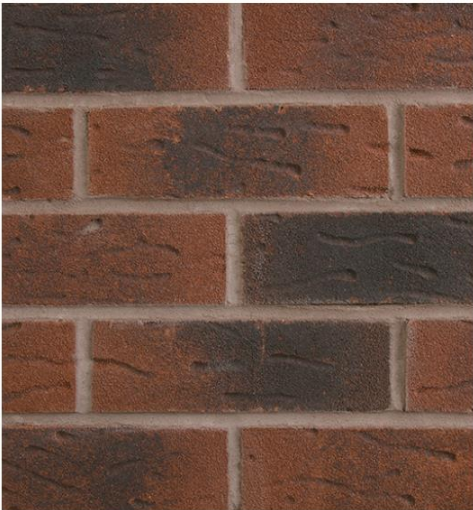
[DOWNLOAD IMAGE](#)

[BIM OBJECTS](#)

[UKCA CERTIFICATI](#)

[BRICK MATCHING](#)

[PROJECT IMAGER](#)



LINDUM COTTAGE RED RESERVE

Benefits of Lindum Cottage Red Reserve

With a history dating back over 150 years, Butterley bricks can be found in buildings as diverse St Pancras station and modern housing developments. We manufacture it in a wealth of red, buff, yellow, brown, blue and grey colours, and in several textures: smooth, with a consistent, uniform character; light textured, which is modern and uniform, with an indented or printed finish; heavy textured, with a harder and rougher texture for a more rustic brick with a consistent finish; and tumbled, a distressed and irregular shape associated with reclaimed bricks.

SPECIFICATION

[SEND AN ENQUIRY](#)

[DATA SHEETS](#)

[DOWNLOAD IMAGE](#)

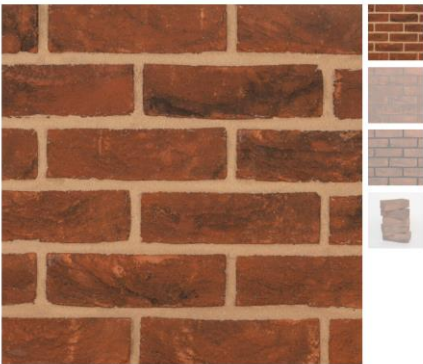
[BIM OBJECTS](#)

[UKCA CERTIFICATE](#)

[BRICK MATCHING](#)

Northern site proposed bricks:

Barcombe Blend



Barcombe Blend



Marshalls Samwell Haze

Southern site approved bricks:



Forterra Facing Brick Village Harvest ...



BUTTERLEY

LINDUM COTTAGE RED RESERVE

Benefits of Lindum Cottage Red Reserve

With a history dating back over 150 years, Butterley bricks can be found in buildings as diverse as St Pancras station and modern housing developments. We manufacture it in a wealth of red, buff, yellow, brown, blue and grey colours, and in several textures: smooth, with a consistent, uniform character; light textured, which is modern and uniform, with an indented or printed finish; heavy textured, with a harder and rougher texture for a more rustic brick with a consistent finish; and tumbled, a distressed and irregular shape associated with reclaimed bricks.

SPECIFICATION

[SEND AN ENQUIRY](#)

[DATA SHEETS](#)

[DOWNLOAD IMAGE](#)

BIM OBJECTS

[UKCA CERTIFICATE](#)

[BRICK MATCHING](#)

Southern site proposed bricks:

Barcombe Blend



Kilmarnock Blend



Front Elevation

Side Elevation



Rear Elevation

Side Elevation

The Lymner



Ground Floor Plan



First Floor Plan

The Lymner floor plans



Front Elevation

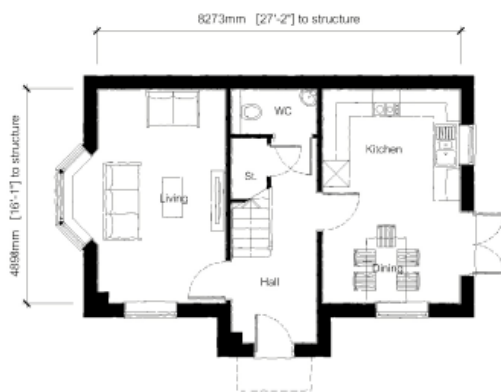
Side Elevation



Rear Elevation

Side Elevation

The Thespian



Ground Floor Plan



First Floor Plan

The Thespian floor plans