
<u>APPLICATION NO:</u>	16/00769/NMA1	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	Barley Mow Hotel , Boydell Close, Stockbridge Village		
<u>PROPOSAL:</u>	NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 16/00769/FUL (DEMOLITION OF EXISTING PUBLIC HOUSE AND ERECTION OF 16NO AFFORDABLE DWELLINGS COMPRISING 2NO HOUSES AND 14NO APARTMENTS WITH ASSOCIATED DEVELOPMENT) - AMENDMENT TO CONDITION 13 TO REMOVE THE REQUIREMENT FOR CYCLE STORES.		

Site Description

This is a site of a former public house in Stockbridge Village. Planning permission was granted in 2017 for the erection of 16 affordable dwellings. The site is allocated as primarily residential development on the Knowsley Local Plans Policy Map. The surrounding uses and those on the opposite side of Waterpark Drive are all in residential use.

The site has now been completed in accordance with planning permission 16/00769/FUL.

Proposal

This is a non-material amendment application to amend condition 13 attached to planning permission 16/00769/FUL to remove the requirement for cycle stores.

Condition 13 states “ *Prior to the first occupation of the development hereby permitted full details (including elevations and materials) of the bin/cycle stores shall be submitted to and approved in writing by the Local Planning Authority. The bin stores/sheds shall be constructed in accordance with the approved details prior to the first occupation of the building to which it relates .*”

Details of the bins stores where submitted and considered to be acceptable however whilst details of the cycle storage was initially submitted it was then subsequently decided to remove the cycle storage due to incidents of youths congregating and anti social behaviour.

Consultations

Knowsley Parish Council - No Comments Received
Highway Authority - Further information required
Merseyside Fire Authority – No objections in principle.

Representations

No publicity required.

Relevant Planning History

APP. NO: 16/00769/FUL
PROPOSAL: DEMOLITION OF EXISTING PUBLIC HOUSE AND ERECTION OF 16NO AFFORDABLE DWELLINGS COMPRISING 2NO HOUSES AND 14NO APARTMENTS WITH ASSOCIATED DEVELOPMENT
DECISION: PER
DECISION DATE: 16 November 2017

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.

Article 35 Statement

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS7 - Transport Networks
Ensuring a Choice of Travel SPD (2010)

Assessment

Cycle hoops were initially installed on this site to comply with planning condition 13. These were subsequently removed from the site following instances of anti social behaviour from youths congregating in the cycle storage area. As a result, the cycle hoops were not being used for their intended purpose but have instead been either vandalised or stolen.

For the safety of the tenants the applicant made the decision to remove the cycle hoops.

Since the removal of the cycle hoops there have been no further instances of anti- social behaviour on the site. The applicant states that each property has a ground floor hallway which would provide safe and convenient storage for bicycles.

Merseyside Police do not recommend the use of cycle hoops on this site , if cycle storage is required they have stated that an enclosed structure to a minimum certified security standard would be recommended however they go on to state that experience indicates that in this type of environment a bicycle owner will opt to store it more securely within their home.

KMBC highways had requested further information on the anti- social behaviour, evidence a cycle can be stored in the hallways of the apartments , reconsider options to provide a secure structure and evidence of ASB on other schemes with cycle stores. Despite repeated requests no further information has been submitted.

The applicant has stated that to provide a sheltered cycle store with an electric fob reader would result in the tenants having to pay a service charge which would be unreasonable on an affordable rent scheme where minimising rental and service charges is a key objective.

On balance given the previous instances of anti social behaviour when cycle hoops were fitted , the lack of demand for cycle storage from residents and cost implications of installing a secured cycle store and some if not all of the properties have space for cycle storage within the hallways/storage areas then in this instance it is considered that the requirement for cycle storage be removed from planning condition 13.

The amended condition would therefore now read *"Prior to the first occupation of the development hereby permitted full details (including elevations and materials) of the bin stores shall be submitted to and approved in writing by the Local Planning Authority. The bin stores shall be constructed in accordance with the approved details prior to the first occupation of the building to which it relates"*

Conclusion

The proposed amendment to condition 13 to remove the requirement to provide cycle stores is considered to be non-material and is hereby granted.

Recommendation

That the non- material amendment be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title

05/05/2021	16-267-P01	-	LOCATION PLAN
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Signed Case Officer¹: **Mark Quinn**

Signed Authorising **Jo Sheridan**
Officer²: _____

25/03/2025
Date: _____

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

Appendix 1 – Site Photographs