

<u>APPLICATION NO:</u>	24/00160/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	Ames Goldsmith UK Ltd, Image Business Park, Acornfield Road		
<u>PROPOSAL:</u>	RETENTION OF SINGLE STOREY INDUSTRIAL BUILDING USED FOR PACKING STORAGE TOGETHER WITH RETENTION OF EXTERNAL WATER SPRINKLER TANK		

Site Description

The site of the building and the water tank is within Ames Goldsmith site which is located within Image Business Park located off Acornfield Road. Ames Goldsmith are a major supplier of silver based products and refining services to the electronics, medical, photographic, mirror, water treatment and catalyst industries. The Business Park was formerly part of the Kodak site and around the Business Park is a system of elevated pipework. The application site backs onto Acornfield Road and adjacent the southern side of the site is an area which has a significant number of trees, and there are some trees along the western boundary with Acornfield Road. There are limited views of the application site from Acornfield Road through the trees.

Planning Application

The planning applications seeks planning permission for the retention of a single storey industrial building used for packing and for the retention of an external water sprinkler tank. The building and tank were installed on site at the beginning of December 2021.

The building is relatively modest in scale in the context of an industrial building and the context of the site with a width of 18.7m and a depth of 13.2m, and roller shutter and pedestrian doors. The building has a pitched roof with a ridge height of 8m and rooflights. The external walls are of light grey vertical cladding and the roof is of light grey cladding, with black rainwater goods. The building is sited on land previously hard surfaced and used for storage, at the eastern end of the Ames Goldsmith site.

The external water sprinkler tank is used for water storage to aid the fire safety of the overall site. The tank is circular with a diameter of 8.4m and a height of 9.4 to the top of the tank and 10.6 to the top of the ball valve housing which is site on top of the tank. The tank has an access ladder and a top mounted platform with gate. The tank is of galvanised steel. The tank is located to the rear of the used site approximately halfway along and adjacent previously existing units, approximately 7.4m from the southern boundary and the adjacent area of trees.

Consultations

Cadent Gas Limited - No objections but request an informative is given with regards gas infrastructure in the locality.

Representations

This application has been publicised by letters sent to 10 neighbours and a site notice. No representations have been received.

Relevant Planning History

07/00420/FUL – INSTALLATION OF 13.3m HIGH STEAM BOILER CHIMNEY STACK. Granted: 01.08.2007.

16/00459/FUL - EXTERNAL ALTERATIONS TO BUILDINGS TO INCLUDE INSTALLATION OF ROLLER SHUTTER DOOR TO FRONT OF BUILDING K62 & RE-ROOFING WITH ROOF LIGHTS TO BUILDING K47 TOGETHER WITH REMOVAL AND BRICKING UP OF WINDOWS AT GROUND FLOOR LEVEL TO FRONT & REAR ELEVATIONS. Granted: 23.09.2016.

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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

Article 35 Statement

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.

Assessment

The application is for the retention of a building used for ancillary storage purposes of

an existing company and for a water sprinkler tank to aid fire protection and safety within the site with the company operating from Knowsley Industrial Park. The application is therefore acceptable in principle.

Design and Visual Amenity Considerations

The building is a typical commercial building found on industrial estates in terms of design, with walls and roof of grey cladding with a roller shutter door. The building is sited adjacent previously existing buildings which are mostly brick built when the Kodak site was built. The building is acceptable in design given its location and is not detrimental to the visual amenities of the Business Park and industrial estate locality.

The application complies with Policies and CS19 of the Core Strategy.

Highways Considerations

The building is sited on a previously hard surfaced area that was used for storage and has not taken any parking as such. The Business Park is only utilised by companies and their visitors and can accommodate parking on the internal road network. On the afternoon site visit there were no parking issues occurring at the site or its environs, or within the Business Park. The roads within Image Business Park are not adopted highway.

Furthermore NPPF para 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. The building and water tank have no impact on the adopted highway or internal roads and as such in terms of the NPPF the application is acceptable.

The application therefore complies with Policies CS2 and CS19 of the Core Strategy.

Amenity Concerns

The tank is at the rear of the site within 8m of a wooded area and with previously existing buildings forward of the tank which partly shield it from the remainder of the Business Park. There are no residential properties close to or in proximity of the site. As such and that the tank is to be used in the event of a fire, the tank does not cause noise or vibration issues and the impact of persons on the roof of the tank for maintenance and training purposes does not raise privacy concerns. The building is used for storage purposes within an operating industrial site and has not caused any amenity issues.

The application therefore complies with Policies CS2 and CS19 of the Core Strategy.

BNG Consideration

The building and tank were installed on the site at the beginning of December 2012. For retrospective planning applications the key factor for BNG is the date of the original development commencement rather than the application submission date although the Government has not provided explicit guidance on cut-off dates for such applications. The general interpretation with regards this issue is that if a development physically commenced before 12.02.2024 for major developments or 02.04.2024 for small sites BNG is unlikely to be required for a retrospective application. Taking this into account and that it is concluded that BNG is not required in this instance.

Conclusion

The building and tank are within a site within a Business Park which itself is within Knowsley Industrial Park and are acceptable in terms of design and appearance and have not had a detrimental effect on the visual amenity of the locality. The building and tank do not impact detrimentally on the general amenity of the area or other business within the Business Park and do not impact detrimentally on highway safety around the site, whilst BNG is not required due to the building and tank being installed prior to 2024. The application complies with planning policies and is recommended for approval.

Recommendation

That Planning Permission be granted subject to the following condition(s): -

- 1) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
27/03/2024	24031 (PL) 002	-	PROPOSED SITE PLAN (AS BUILT)
27/03/2024	24031 (SU) 001	-	LOCATION PLAN
27/03/2024	24031 (PL) 201	-	PROPOSED ELEVATIONS SHEET 1 OF 2 - SHED
27/03/2024	24031 (PL) 102	-	PROPOSED ROOF PLAN AND ELEVATION - TANK
27/03/2024	24031 (PL) 101	-	PROPOSED ROOF PLAN - SHED
27/03/2024	24031 (PL) 100	-	PROPOSED FLOOR PLAN - SHED
27/03/2024	24031 (PL) 202 *	-	PROPOSED ELEVATIONS SHEET 2 OF 2 - SHED

Signed Case Officer¹: **Lee Osborne**_____

Signed Authorising Officer²: **Jo Sheridan**_____

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

Date:

27/03/2025

Informatives

1 Cadent

