

<u>APPLICATION NO:</u>	19/00337/NMA2	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Northwood	<u>PARISH:</u>	
<u>LOCATION:</u>	Academy Business Park , Lees Road, Knowsley Industrial Park		
<u>PROPOSAL:</u>	APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 19/00337/OUT (OUTLINE PLANNING APPLICATION FOR THE DEMOLITION OF WEIGHING STATION AND THE ERECTION OF 5 INDUSTRIAL UNITS (USE CLASS B1(C)/B2/B8); 7 TRADE COUNTER UNITS (B8 USE); 1 SELF-STORAGE FACILITY (B8 USE); 1 RETAIL/FOOD UNIT (USE CLASS A1/A3/A5) AND 1 DRIVE-THRU UNIT (USE CLASS A1/A3/A5) TOGETHER WITH CAR PARKING AND ASSOCIATED WORKS) TO ALLOW FOR AMENDMENTS TO LAYOUT AND ELEVATIONS OF UNIT 6A COMPRISING : REPOSITIONING OF 'PULL AHEAD' BAY; NEW DOOR TO THE NORTH EAST ELEVATION; ADDITIONAL CLADDING ON NORTH EAST AND SOUTH WEST ELEVATIONS; REPLACEMENT OF DOOR WITH WINDOW ON NORTH EAST ELEVATION; REMOVAL OF WINDOW ON SOUTH WEST ELEVATION.		

Proposal

The application is for a non-material amendment following the grant of planning permission 19/00337/OUT in February 2020 for the demolition of weighing station and the erection of 5 industrial units (use class B1/B2/B8; 7 trade counter units (B8 use); 1 self-storage facility (B8 use); 1 retail/food unit (use class A1/A3/A5) and 1 drive-thru units (use class A1/A3/A5) together with car parking and associated works. The approval of reserved matters was then granted in June 2020 under reference 20/00146/REM.

The current non-material planning application seeks to amend Unit 6A and the immediate layout around the unit. The amendments proposed are as follows: -

- The repositioning of the 'pull ahead' bay adjacent to the unit from the other side of the drive-thru lane to improve safety for staff;
- Removal of window from southwest elevation;
- Replacement of door on northeast elevation with a window;
- Provision of new door to the side of the drive thru-bay on north east elevation and;
- Additional cladding provided on northeast and south west elevations to break up the brickwork.

Consultations

None Required

Representations

N/A

Relevant Planning History

19/00337/OUT- Outline planning application for the demolition of weighing station and the erection of 5 industrial units (use class B1//B2/B8; 7 trade counter units (B8 use); 1 self-storage facility (B8 use); 1 retail/food units (use class A1/A3/A5) and 1 drive-thru units (use class A1/A3/A5) together with car parking and associated works. Granted: 20.12.2019.

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)

EC3 - Primarily Industrial Areas

Article 35 Statement

N/A

Assessment

Design and Visual Amenity Considerations

The alterations to the building are minor in scale, with no material effect on the appearance of the building. The changes would be acceptable in terms of appearance.

Highways Considerations

The alterations to the building would not impact on highways safety within the Business Park or the wider area.

Conclusion

The proposal would be acceptable in relation to street scene impacts and would be a non-material change. The application complies with local 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
15/08/2023	389-PL-2102-G	-	LOCATION SITE PLAN (1:1250)
15/08/2023	389-PL-2103-G	-	LOCATION SITE PLAN (1:500)
15/08/2023	389-PL-2116-B	-	PROPOSED FLOOR PLAN
15/08/2023	389-PL-2118-A	-	PROPOSED ELEVATIONS
15/08/2023	389-PL-2117-A	-	PROPOSED ROOF PLAN

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: K Foster

Date: 16 January 2024

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

