

APPLICATION NO:

19/00521/NMA7

CASE OFFICER:

Jo Sheridan

WARD:

PARISH:

LOCATION:

Plot 1 - Land To North Of Railway Line Bounded By Lower Road, Greensbridge Lane And Ditton Brook Watercourse, Halewood;
And Plot 3 - Land To South Of Railway Line Bounded By Lower Road, Finch Lane And Baileys Lane, Halewood

PROPOSAL:

NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 19/00521/HYB (HYBRID PLANNING APPLICATION FOR THE ERECTION OF UP TO 730 DWELLINGS COMPRISING:
PLOT 1 - FULL PLANNING APPLICATION FOR THE RE-GRADING OF THE SITE, ENGINEERING WORKS TO FORM A FLOOD STORAGE AREA AND THE ERECTION OF 148 DWELLINGS WITH ASSOCIATED WORKS (INCLUDING LANDSCAPING, ACCESS, ROADS AND OTHER ASSOCIATED INFRASTRUCTURE); AND PLOT 3 - FULL PLANNING APPLICATION FOR THE RE- GRADING OF THE SITE, AND THE ERECTION OF 196 DWELLINGS WITH ASSOCIATED WORKS (INCLUDING LANDSCAPING, ACCESS, ROADS AND OTHER ASSOCIATED INFRASTRUCTURE) AND OUTLINE PLANNING APPLICATION FOR UP TO 386 DWELLINGS (ACCESS TO BE CONSIDERED)
- VARIATION TO AMEND THE CONDITION 2 (SCHEDULE OF APPROVED PLANS); CONDITION 11 (PLOT 1 ACCESS ROUTE); CONDITION 12 (BOUNDARY TREATMENT) AND CONDITION 14 (MATERIALS) TO ALLOW THE SUBSTITUTION OF A THREE BEDROOM HOUSETYPE WITH A FOUR BEDROOM HOUSETYPE AFFECTING 8 PLOTS ON PLOT 1 (NORTHERN PARCEL) (Plots 727, 800, 816, 823, 826, 829, 837 AND 844)

Site Description

The site subject of this non material application relates to the Redrow site to the north of the East of Halewood development site. The site is currently under construction.

Proposal

The application seeks to make a non material amendment to 19/00521/HYB for the following:

- Variation to amend the condition 2 (schedule of approved plans); condition 11 (plot 1 access route); condition 12 (boundary treatment) and condition 14 (materials) to allow the substitution of a three bedroom housetype with a four bedroom housetype affecting 8 plots on plot 1 (northern parcel) (plots 727, 800, 816, 823, 826, 829, 837 and 844)

Consultations

None requested.

Representations

The application is for a non material amendment and no publicity was undertaken.

Planning History

19/000521/HYB: Hybrid planning application for the erection of up to 730 dwellings comprising:

Plot 1 - Full planning application for the re- grading of the site, engineering works to form a flood storage area and the erection of 148 dwellings with associated works (including landscaping, access, roads and other associated infrastructure); and,

Plot 3 - Full planning application for the re- grading of the site, and the erection of 196 dwellings with associated works (including landscaping, access, roads and other associated infrastructure) and outline planning application for up to 386 dwellings (access to be considered). Granted 11/05/2021.

19/00521/NMA: Non-material amendment following the grant of planning permission

19/00521/HYB (Hybrid planning application for the erection of up to 730 dwellings comprising: Plot 1 - Full planning application for the re- grading of the site, engineering works to form a flood storage area and the erection of 148 dwellings with associated works (including landscaping, access, roads and other associated infrastructure); and, Plot 3 - Full planning application for the re- grading of the site, and the erection of 196 dwellings with associated works (including landscaping, access, roads and other associated infrastructure) and outline planning application for up to 386 dwellings (access to be considered) to allow the amendment of 52 of the previously approved house types and updating of details relating to conditions 11,12 and 14. Granted 29/10/2021.

19/00521/NMA1: Non material amendment to planning permission 19/00521/HYB to include an electricity substation in the public open space on the northern development (plot 1). Granted 05/05/2022.

19/00521/NMA2: Application for a non-material amendment following grant of planning permission 19/00521/HYB (Hybrid planning application for the erection of up to 730 dwellings comprising:

Plot 1 - Full planning application for the re- grading of the site, engineering works to form a flood storage area and the erection of 148 dwellings with associated works (including landscaping, access, roads and other associated infrastructure); and,

Plot 3 - Full planning application for the re- grading of the site, and the erection of 196 dwellings with associated works (including landscaping, access, roads and other associated infrastructure) and outline planning application for up to 386 dwellings (access to be considered)) - amendment sought for the substitution of approved roof tiles Forticrete SI8 to Redland Richmond 10 and the inclusion of additional 'ross' facing brick as an alternative to the existing approved Ibstock Weston red multi brick. Granted 13/06/2022.

19/00521/NMA3: Application for a non-material amendment following grant of planning permission 19/00521/HYB (Hybrid planning application for the erection of up to 730 dwellings comprising: Plot 1 - Full planning application for the re- grading of the site, engineering works to form a flood storage area and the erection of 148 dwellings with associated works (including landscaping, access, roads and other associated infrastructure); and,

Plot 3 - Full planning application for the re- grading of the site, and the erection of 196 dwellings with associated works (including landscaping, access, roads and other associated infrastructure) and outline planning application for up to 386 dwellings (access to be considered) - amendment sought for changes to approved plans to include the addition of garden rooms to all open market plots. Granted 21/07/2022.

19/00521/NMA4: Non-material amendment following the grant of planning permission 19/00521/HYB (hybrid planning application for the erection of up to 730 dwellings comprising: plot 1 - full planning application for the re- grading of the site, engineering

works to form a flood storage area and the erection of 148 dwellings with associated works (including landscaping, access, roads and other associated infrastructure); and, plot 3 - full planning application for the re- grading of the site, and the erection of 196 dwellings with associated works (including landscaping, access, roads and other associated infrastructure) and outline planning application for up to 386 dwellings (access to be considered) to allow the amendment of garden room to be added to rear of all open market plots. Granted 29/07/2022.

19/00521/NMA5: Non-material amendment following the grant of planning permission 19/00521/HYB (hybrid planning application for the erection of up to 730 dwellings comprising: Plot 1 - Full planning application for the re- grading of the site, engineering works to form a flood storage area and the erection of 148 dwellings with associated works (including landscaping, access, roads and other associated infrastructure); and, Plot 3 - Full planning application for the re- grading of the site, and the erection of 196 dwellings with associated works (including landscaping, access, roads and other associated infrastructure) and outline planning application for up to 386 dwellings (access to be considered) to allow for amended roof tile manufacturer from Redland Richmond to Russell Galloway (colours to remain slate grey and brown). Granted 10th October 2022.

19/00521/NMA6: Variation to the wording of Schedule 1 pursuant to condition 2 and condition 14 to amend a garage type and the brick types attached to hybrid planning permission Ref. 19/00521/HYB. Granted 27/09/2025.

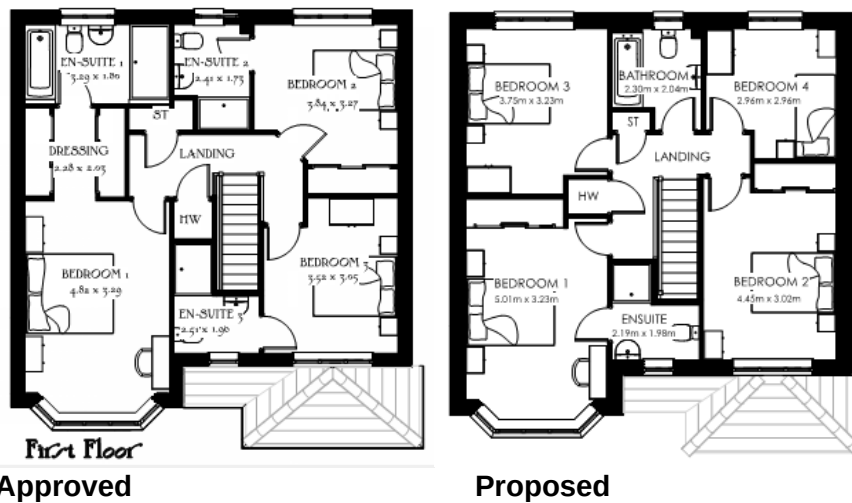
Assessment

Variation to amend the condition 2 (schedule of approved plans); condition 11 (plot 1 access route); condition 12 (boundary treatment) and condition 14 (materials) to allow the substitution of a three bedroom housetype with a four bedroom housetype affecting 8 plots on plot 1 (northern parcel) (plots 727, 800, 816, 823, 826, 829, 837 and 844).

The plot numbers on 4150--DSL-001 rev B (approved 19/00521/HYB) has the plot numbers as 27, 100, 116, 123, 126, 129, 837 and 144.

Redrow proposed a non material amendment relating to the substitution of a three bedroom housetype for a four bedroom housetype affecting 8 individual dwellings approved within Plot 1.

The footprint of the two housetypes are identical and the only external change is to replace an ensuite window with a bedroom window which is slightly wider.



Redrow are proposing to make this non material amendment due to poor sales of the particular three bedroom housetype whereas comparable four bedroom housetype are selling well across the site.

With regards to the proposed non material amendments to condition 11 (Plot 1 access route), 12 (boundary treatment) and 14 (materials). These conditions reference an approved site plan for Plot 1. The detailed site layout referenced by these conditions is proposed to be updated for consistency with schedule 1 referenced by condition 2.

Condition 11: The vehicular, pedestrian and cycle route between Greensbridge Lane and the southern boundary of Plot 1 as detailed on plan reference 4150-DSL-001 rev A shall be constructed before the 100th property on Plot 1 granted full planning permission pursuant to this application is first occupied. Once implemented the route shall be retained in full thereafter.

The vehicular, pedestrian and cycle route between Greensbridge Lane and the southern boundary of Plot 1 as detailed on plan reference 4150-02-02-001 rev U shall be constructed before the 100th property on Plot 1 granted full planning permission pursuant to this application is first occupied. Once implemented the route shall be retained in full thereafter.

(To be noted that the approved plan in Schedule 2 was actually 4150-DSL-001 rev B).

Condition 12: The boundary structures for each dwellings, as approved on plan references 4150-DSL-003 rev A and 4152-BTL-001 rev A shall be completed in full prior to occupation of that dwelling.

The boundary structures for each dwellings, as approved on plan references 4150-02-02-008 rev M and 4152-BTL-001 rev D shall be completed in full prior to occupation of that dwelling.

(4152-BTL-001 rev D replaced 4152-BTL-001 rev A approved in 19/000521/NMA).

Condition 14: The development shall be carried out in full accordance with the approved materials stated in plans referenced 4150-DSL-002 rev A and 4152-ML-001 rev A.

The development shall be carried out in full accordance with the approved materials stated in plans referenced 4150-02-02-006 rev M and 4152-ML-001 rev K.

(4152-ML-001 rev A was replaced with 4152-ML-001 rev D approved in 19/000521/NMA.
4152-ML-001 rev D was replaced with 4152-ML-001 rev G approved in 19/00521/NMA2.
4152-ML-001 rev G was replaced with 4152-ML-001 rev K approved in 19/00521/NMA6.

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 non material amendments. The proposed amendments would be acceptable in terms of their visual impact and would not impact on the highway or residential amenity. The cumulative effects of all of the previous non material amendment applications would not cause the proposed changes to be a material alteration to 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 the following conditions:

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 from 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.
2. Condition 11 of 19/000521/HYB is hereby amended to read: The vehicular, pedestrian and cycle route between Greensbridge Lane and the southern boundary of Plot 1 as detailed on plan reference 4150-02-02-001 rev U shall be constructed before the 100th property on Plot 1 granted full planning permission pursuant to this application is first occupied. Once implemented the route shall be retained in full thereafter.
3. Condition 12 of 19/000521/HYB is hereby amended to read: The boundary structures for each dwellings, as approved on plan references 4150-02-02-008 rev M and 4152-BTL-001 rev D shall be completed in full prior to occupation of that dwelling.
4. Condition 14 of 19/000521/HYB is hereby amended to read The development shall be carried out in full accordance with the approved materials stated in plans referenced 4150-02-02-006 rev M and 4152-ML-001 rev K.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
05/03/2025	4152-02-02-008	Rev M	BOUNDARY TREATMENT PLAN
05/03/2025	4150-02-02-006	Rev M	MATERIALS LAYOUT
05/03/2025	4150-02-02-001	Rev U	DETAILED SITE LAYOUT
05/03/2025	EG_OXFO_DM.2		OXFORD G SERIES (ELEVATION CODE: B1)

Signed Case Officer:

Jo Sheridan

**Signed Authorising
Officer:**

Alan Kilroe

Date:

18 June 2025