

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00648/FUL

APPLICANT: For housing

WARD AFFECTED: Stockbridge

DEVELOPMENT: CHANGE OF USE FROM OFFICE (USE CLASS E) TO FORM A MIXED USE
OFFICE (USE CLASS E) AND LEARNING INSTITUTION (USE CLASS F1)
TOGETHER WITH INTERNAL AND EXTERNAL ALTERATIONS

LOCATION OF SITE: 16 The Croft, Stockbridge Village, Knowsley, L28 1NR

KNOWSLEY LOCAL PLAN ALLOCATION –

District Centre - Stockbridge Village

Principal Regeneration Area – North Huyton and Stockbridge Village

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS6 - Town Centres and Retail Strategy

CS7 - Transport Networks

CS9 - Principal Regeneration Area – North Huyton and Stockbridge Village

CS19 - Design Quality and Accessibility in New Development

**SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED
JUNE 2006)**

S2 - Diversification of Uses within existing Centres

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.

PLANNING HISTORY

None Relevant.

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the change of use from office (Use Class E) to form a mixed use office (Use Class E) and learning institution (Use Class F1) together with internal and external alterations.

POLICY CONSIDERATIONS

The application site is situated on Stockbridge Village District Centre. Policy CS9 states that Stockbridge village centre will be a focus for new leisure, community, education and training facilities, small scale employment and local retail.

The application would be for a mixed use Office (Class E) and learning institution (Class F1). An office use is a main town centre use and is therefore acceptable in principle whilst education and training facilities are specifically listed in policy CS9 as appropriate in principle for Stockbridge Village Centre. Overall the development is considered acceptable in principle.

The proposal would be compatible with the scale and role of the centre and would not have detrimental impacts on amenity, parking or the character of the area.

The application complies with policies CS2, CS6, CS7, CS9 and CS19 of the Knowsley Core strategy and policy S2 of the Unitary Development Plan.

DESIGN, ACCESS AND CRIME PREVENTION

No changes would be made to the external appearance of the building. The application causes no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposed changes are mostly internal only, (with the exception of a minor new entrance replacing an existing window). This would not impact on the living conditions of neighbours in relation to outlook or privacy. The overall change is relatively minor and would not result in a material increase in noise compared to the existing situation. The use would not generate significant noise as this would detract from its function as a learning institution. Overall, the development will not harm the amenity of neighbouring properties.

HIGHWAYS

It is considered that the proposal would not cause harm to highway safety. The site is located within a District Centre with excellent public transport links and parking nearby. The change of use will not materially increase traffic relative to the existing use. Overall, the application complies with core Strategy Policy CS6.

CONCLUSION

The proposal is acceptable in principle and would not cause harm in relation to the amenity of neighbouring properties or highway safety. The application complies with local planning policies and is recommended for approval.

RECOMMENDATION:

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

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) 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.

Informatives

N/A

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
12/08/2021	-	-	Planning Statement
12/08/2021	L00	-	Location Plan
12/08/2021	L03	-	Existing and Proposed Rear Elevations
26/08/2021	L02A	-	Proposed Floor Plan
26/08/2021	L01A	-	Existing Floor Plan
26/08/2021	L03A	-	Existing and Proposed Side Elevations

Andrew Hunt

21 September 2021

Alan Kilroe

23 September 2021

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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