

Agenda



Knowsley Council

18 June 2025

To: The Chairperson and Members of the
Planning Committee

Dear Councillor

A Meeting of the **PLANNING COMMITTEE** will be held on **Thursday, 26th June, 2025**, in the Council Chamber, Municipal Buildings, Huyton at **6.00 pm**.

If you have any queries regarding this meeting, please contact Keith Glover on telephone number 0151 443-3502.

Yours faithfully

Chief Executive

Please Note:-

1. *(Please Note: Access to the Council Chamber is limited and members of the public or press wishing to attend in person are strongly advised to register in advance by emailing committees@knowsley.gov.uk or telephoning (0151) 443 2679. Attendees will be required to show photographic identification and will be subject to [security checks](#). Please note that meetings will also be live streamed. The live stream can be accessed from the following link - <https://knowsley.public-i.tv/core/portal/home>.)*
2. *If you have submitted a representation in respect of any of the planning applications that are included on the agenda for determination at this meeting, and wish to speak at the meeting, there is a procedure to be followed which can be accessed via the link below:-*

<https://www.knowsley.gov.uk/residents/building-and-planning/make-a-planning-application/speaking-at-planning-committee>

Membership of the Planning Committee

Councillors

S Donnelly	(Chairperson)
Mrs D Arnall	Ms J Harvey
Mrs C Bannon	Ms J Lilly
D J Baum	Mrs J E Lonergan
H Bell	K W McGlashan
T Brennan	G J Morgan
M Burke	Mrs S Powell
T Byron	I Smith
A J Flute	K Taylor
R Gaffney	Ms A Wright
G Golding	

(Note: The Agenda and Reports are circulated to all other Members of the Council for information only.)

A G E N D A

PART I

APOLOGIES

1. DECLARATIONS OF INTEREST

2. MINUTES

To receive as a correct record the minutes of the meeting of the Committee held on 13th February 2025.

(Pages 1 - 2)

3. APPLICATIONS FOR PLANNING PERMISSION

To consider the reports of the Executive Director (Regeneration and Economic Development) in respect of the following applications for planning permission.

(Please note that:-

- (i) Background Papers to the planning applications referred to in this agenda comprise the following: -
 - 1. The planning application as submitted or subsequently revised including all forms and plans, etc.
 - 2. The application case sheet, inspection report, photographs, etc.
 - 3. An Ordnance Survey sheet extract showing the application site and the surrounding area.
 - 4. Standard planning conditions as adopted by the Council.
 - 5. Relevant policies from the Unitary Development Plan as appropriate.
 - 6. Copies of all statutory and non-statutory consultations and related correspondence except where they are strictly confidential.
 - 7. The relevant planning history of the application site.

Specific documents, which have been used as a background paper for a particular planning application, and which are not included in the above, are detailed as appropriate at the end of the individual report concerned. Please contact the planning services team (0151 443 2381 or via email at Dcsubmissions@knowsley.gov.uk) to arrange inspection of these files and documents; and

- (ii) Details of the contact officer is contained in the individual report and additional information/some background papers can be found on the [Public Access](#) site via the link shown beneath each planning application below).

- (a) **24/00428/FUL - ERECTION OF SINGLE STOREY SIDE EXTENSION WITH INSTALLATION OF GLASS ROOF LANTERN AND PARTIAL DEMOLITION OF EXISTING EXTENSION. ERECTION OF 2M HIGH PERIMETER FENCE AND INSTALLATION OF NEW EXTERNAL STEEL FIRE ESCAPE - UNICORN INN, 405 CRONTON ROAD, CRONTON, KNOWLSEY, WA8 5QF**

Additional information in relation to this item can be obtained on Public Access via the following link:-

<https://planapp.knowsley.gov.uk/online-applications>

and entering 24/00428/FUL in the search box

(Pages 3 - 18)

- (b) **23/02782/FUL - ERECTION OF 1NO. RETAIL UNIT (USE CLASS E(A) WITH EXTERNAL DISPLAY AREA , CAR PARKING AND SERVICING ARRANGEMENTS. PARTIAL DEMOLITION, RECONFIGURATION AND REFURBISHMENT OF EXISTING EMPLOYMENT BUILDING TO CREATE 3NO. INDUSTRIAL/ WAREHOUSE BUILDINGS WITH ANCILLARY OFFICES (USE CLASSES E(G)(III), B2 AND B8) WITH SERVICING AND CAR PARKING; RETENTION AND AMENDMENT OF EXISTING SITE ACCESSES ALONG WITH INTERNAL ESTATE ROADS; 2NO. SUBSTATIONS; LANDSCAPING; AND ASSOCIATED WORKS - SOVEREIGN INDUSTRIAL PARK, WILSON ROAD, HUYTON, KNOWSLEY**

Additional information in relation to this item can be obtained on Public Access via the following link:-

<https://planapp.knowsley.gov.uk/online-applications>

and entering 23/02782/FUL in the search box

(Pages 19 - 52)

4. DELEGATED PLANNING DECISIONS

To consider the report of the Head of Planning and Building Control.

(Pages 53 - 84)

5. TOWN AND COUNTRY PLANNING ACT 1990 - APPEAL DECISIONS

The Head of Planning and Building Control to report on the following appeal decisions taken by the Planning Inspectorate :-

- (a) **25 WOOD CLOSE, WESTVALE, KIRKBY, L32 5SU**
(Pages 85 - 88)
- (b) **1 FELSTEAD AVENUE, LIVERPOOL, L25 9RX**
(Pages 89 - 92)
- (c) **43 BUXTED ROAD, SOUTHdene, KIRKBY,
KNOWSLEY, L32 6SG**
(Pages 93 - 94)
- (d) **44 HOLLY BANK AVENUE, ROBY, KNOWSLEY,
L14 7AB**
(Pages 95 - 98)
- (e) **STREETWORKS ON CARTBRIDGE LANE,
HALEWOOD GREEN, HALEWOOD, KNOWSLEY,
L26 6LS**
(Pages 99 - 104)
- (f) **KNOWSLEY VILLAGE STABLES,
KNOWSLEY LANE, KNOWSLEY VILLAGE,
MERSEYSIDE, L34 9BD**
(Pages 105 - 114)

6. ANY OTHER ITEM(S) WHICH THE CHAIRPERSON DEEMS TO BE OF AN URGENT NATURE

APPLICATION NO: 24/00428/FUL

APPLICANT: Mr Lee Ogburn (Gozo Group Ltd).

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT:

ERECTION OF SINGLE STOREY SIDE EXTENSION WITH INSTALLATION OF GLASS ROOF LANTERN AND PARTIAL DEMOLIITON OF EXISTING EXTENSION. ERECTION OF 2M HIGH PERIMETER FENCE AND INSTALLATION OF NEW EXTERNAL STEEL FIRE ESCAPE.

LOCATION OF SITE:

Unicorn Inn, 405 Cronton Road, Cronton, Knowsley, WA8 5QF.

DEVELOPMENT PLAN ALLOCATION:

Primarily Residential Area.

REPRESENTATIONS:

One round of neighbour consultation was undertaken with local residents. In response 8 responses have been received in objection to the proposed development. 1 neutral representation has also been received.

RECOMMENDATION:

That Members delegate authority to the Head of Planning & Building Control to grant planning permission under delegated powers subject to:

- (i) the conditions set out in the attached schedule, or such additional or amended conditions that the Head of Planning & Building Control, in conjunction with the Chair of Planning Committee consider appropriate.

CASE OFFICER

Reece Black (0151) 443 5040

SUMMARY:

The relevant key planning issues for this application are:

- The Principle of Development
- Layout and Design
- Residential Amenity
- Ecology / Biodiversity Net Gain (BNG)

These points above provide a summary of the themes and concerns received from the 8 objections received and these will be addressed throughout this report.

1. SITE AND SURROUNDINGS

- 1.1 The application site is a detached Public House (The Unicorn Inn) which is located to the north side of Cronton Road (A5080) The pub building is situated to the south-eastern corner of the site, with a small external courtyard; to the north lies a largely grassed garden area, which contains hedgerow and trees, and to the western part of the site is a large carpark.
- 1.2 The site is located within a Primarily Residential Area and residential properties are situated to the western, northern and eastern boundaries of the site. To the southern side of Cronton Road are fields.
- 1.3 Existing vehicular access into the carpark is taken via Cronton Road. The site is also accessible via a bus route.

2. PROPOSAL

- 2.1 The application proposes the erection of a single storey side extension along the northern/north-western elevation of the public house The proposed extension would occupy largely an 'L'-shaped layout and project approximately 13m beyond the northern gable of the building
- 2.2 The extension would be served by a flat roof with a parapet and there would also be glass roof lantern with a maximum height of 3.5m.
- 2.3 A 2m high composite perimeter fence would divide the beer garden and car park before stepping down to a 1m high composite picket fence and gates in front of the front drinks terrace. A 2m high composite fence would also be erected along Cronton Road between the edge of the building and the end of the drinks terrace. This section of fencing would be set back 1.1m from the public highway, with a section of new native hedgerow planted in front of this section of the proposed fence.
- 2.4 Other works would include the installation of a new fire escape steel staircase to the north-eastern facing side. The first-floor manager's accommodation will remain unchanged. The entrance to the pub would be replaced with a new arch-top glazed door together with newly created ramped access.

3. RELEVANT SITE HISTORY

- 3.1 None relevant.

4. ARTICLE 35 STATEMENT

- 4.1 The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

5. EQUALITIES ACT 2010

- 5.1 In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equalities Act 2010.
- 5.2 Section 149 of the Act sets out a general duty that requires the council to have due regard to the need to:
- eliminate discrimination, harassment and victimisation;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it, and;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

6. REPRESENTATIONS

- 6.1 The application was publicised by individual neighbour letters sent to nearby properties. 8 objections were received, and 1 representation was received.

The points of objection are summarised below;

a) Residential and Visual Amenity

- Concerns that the proposal will lead to more noise.
- Since clearance of bushes and tree removal, the public house has become much more noticeable to residents that border the property.
- The beer garden has expanded and was previously a private garden for the manager which was not used for patrons, and this has been a significant change in usage, the planning application is building to more usage of this space.
- The Unicorn Inn has always been an aesthetically pleasing asset to the village with its greenery and old country pub look. 2m high composite fencing is not in keeping with the look or its surroundings.
- Anti-social behaviour concerns from pub customers trespassing into the neighbouring gardens to retrieve footballs etc, lifting of fence panels or climbing over which is now possible due to the removal of all hedging and greenery adjacent property boundaries.

- Suggest altering the existing fence between No's 411 and 413 of Forge Close and installing acoustic fence panels and retaining the laurel hedge which runs part way along the fence line, to cover the whole of the fence line between these properties.
- Object to the size of the extension and request it would be amended to reduce the size. The new extension will more than double the area demolished.
- Strongly object to bi-fold doors as these will invariably be left open – leading to greater noise pollution from the pub.
- The pub already holds several noisy outdoor marquee events but never forewarns the neighbours of these
- The fire escape causes concerns over security to home due to overlooking neighbouring property (private garden and interior). It would provide an easy route into the garden. From the existing flat roof, it would cause overlooking into the private garden of the neighbouring property.

b) Ecology

- Plans do not show any intention to recreate or put back the lost greenery, on the contrary, it is being replaced with composite security fencing.
- Approximately 50 number, circa 50-year-old trees have been felled; 36 of them to the left-hand carpark boundary and approximately 18 which separated the private Manager's garden from the beer garden have been removed. Approximately 54 linear metres of hedge has been removed from the front of the beer garden and front of the drinks terrace.
- Proposal does not accord with BNG. Reduction in sightings of garden birds; robins, sparrows, bluetits, bats at dusk or hedgehogs.

c) Highways

- Currently the existing yard areas are used to access the beer cellar from the car park, however, the proposal is removing the yard area and access to that delivery area. Wagons will park on the double yellow lines on Cronton Road and will severely restrict traffic and cause a hazard by the traffic lights.

d) Miscellaneous

- We do not know who the owner is and have not seen him. Owner is not there much of the day.
- The new extension will encroach onto the grassed area of the beer garden and does not show any footpath from the car park to the proposed entrance doors and beer cellar to allow for deliveries.
- Fire escape egress would be taken through a very small window and therefore seems unsuitable, making it impossible to easily escape the building. The proposed fire escape route leads onto a flat roof, which in the case of a fire in the pub would not be accessible if the room below

was on fire. Suggested that an alternative proposal to situate the fire escape to the opposite gable, underneath a full-sized window.

- The proposed fire exit would be visible from the historical Stocks and War Memorial Gardens and therefore consideration should be given to reposition the fire escape to the opposite gable.
- Loss of privacy which will have an effect on our future property value.
- Damaged my fence and dislodged the footing whilst the trees were removed. No contact from the owner.
- The Unicorn Inn is a country pub, not an event pub.
- A number of suggested amendments were submitted

- 6.2 Any material planning considerations are covered with the relevant sections of the Committee report, however, some of the points of objection received would be considered non-material to the determination of the application.

7. CONSULTATIONS

Environmental Health (Knowsley Council) – No objections, subject to conditions, which include (1) pertaining to the control of odour, smoke and grease, (2) bi-fold doors to remain closed, (3) bin collections & empty bottles and (4) construction hours.

Merseyside Environmental Advisory Services: – No objections, subject to four conditions, which include (1) habitat check before vegetation removal or management, (2) ecological enhancements including installation of bird and bat boxes and native shrub planting, (3) Reasonable Avoidance Measures (RAMs) for hedgehogs and (4) confirmation of the mandatory BNG condition for the submission of a Biodiversity Gain Plan.

Cronton Parish Council: – No comments received.

8. POLICY CONTEXT

- 8.1 Paragraph 11 and 12 of the National Planning Policy Framework (NPPF 2024), an extract from which is set-out below, states that:

“Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

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 (including any neighbourhood plans that form part of the development plan), permission should not usually 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.”

- 8.2 In this regard the Knowsley Local Plan: Core Strategy was adopted in January 2016, although certain saved policies of Knowsley Replacement Unitary Development Plan (UDP) remain operational as part of the Statutory Development Plan and are still given weight in reaching a decision under the provisions of paragraph 21 of the latest NPPF. The Joint Merseyside and Halton Waste Local Plan was adopted in 2013 and is also part of the development plan.
- 8.3 The relevant adopted policies for the assessment of the application are listed below.

Knowsley Local Plan Core Strategy (2016)

SD1 – Sustainable development
CS1 – Spatial Strategy for Knowsley
CS2 – Development Principles
CS8 – Green Infrastructure
CS19 - Design Quality and Accessibility in New Development
CS26 – Waste management

Knowsley Replacement Unitary Development Plan (Saved Policies, 2006)

H5 – Development within Primarily Residential Areas
DQ2 – Security in the Built Environment?
DQ3 – Gateway Sites and Corridors
ENV2 – Noise and Vibration
T10 – Access for the Less Mobile

Merseyside Waste Local Plan (2013)

WM9 – Sustainable Waste Management Design and Layout for New Development

Supplementary Planning Documents

Design Quality in New Development SPD (2016)
Trees and Development SPD (2016)

National Planning Policy

National Planning Policy Framework (NPPF – 2024) Planning Practice Guidance

9. ISSUES AND ASSESSMENT

Principle of the Development

- 9.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. This is the test that legislation prescribes should be employed on planning decision making. The ‘presumption in favour of sustainable development’ at paragraph 11 of the NPPF means: “approving development proposals that accord with an up-to-date development plan without delay.”
- 9.2 The application site is located within a Primarily Residential Area in the Development Plan. The application property is a Public House and the application seeks permission for extensions and alterations to the premises.
- 9.3 Replacement Unitary Development Plan Saved Policy H5 outlines that new development within Primarily Residential Areas for uses appropriate to a residential area will be permitted provided that the development (either by itself or in conjunction with other developments) would not (a) have an unacceptable impact on the amenity of neighbouring occupiers by reason of noise, disturbance, overlooking, visual intrusion, smells, fumes, on-street parking or other causes; or (b) adversely affect the character or street scene of the area.
- 9.4 The proposal also includes boundary treatments within the site from the north to the south which would partition the beer garden and carpark. This would comprise of a 2m high composite and 1m high picket fence with a 2m high composite fence which would adjoin the gable wall which fronts Cronton Road and would be situated 1m from the public footpath.
- 9.5 Only the 2m tall section of the boundary treatment fronting the highway and adjacent the public footpath would require permission as the perimeter fencing within the rest of the site would be lawful and could be erected under Permitted Development; Schedule 2, Part 2, Class A of the General Permitted Development Order, which grants permission for fences, walls and gates up to a height of 2 metres.
- 9.6 Therefore, for clarity, the only contents of the application to be assessed are the erection of the proposed extension, the boundary treatment fronting Cronton Road and the installation of the steel fire escape staircase.

Design and Layout

- 9.7 Policy CS2 in the Core Strategy requires development to *promote good quality design and ensuring that development respects its setting taking into account relevant design requirements and best practice*. Policy CS19 in the Core Strategy says that new development will be expected to (a) *respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment* and (b) *complement and enhance (where possible), existing landscape, topography, Green Infrastructure; and features of local importance and historic interest*.
- 9.8 Replacement UDP Saved Policy DQ3 requires that new development proposals which are *within or adjacent to, or visible from, certain road and rail routes within Knowsley should seek to enhance the visual appearance of the route*. The highway of the A5080 (Tarbock Road/Cronton Road) is listed as one of the key gateway sites and corridors.
- 9.9 The proposed development would have an acceptable form and massing and would not be overbearing or an unduly dominant addition visually. Given the siting of the proposal, the main bulk of the extension would be screened by the existing premises when viewed from Cronton Road. The proposed extensions would be visible when approaching and passing the property, however, because of their scale the proposal is considered acceptable in terms of its visual impact. The glazed roof lantern would not adversely affect the appearance of the public house and overall the proposed development would integrate with the existing building through its use of matching, similar or appropriate materials.
- 9.10 The visual appearance of the perimeter fencing which fronts Cronton Road would be acceptable and would not have any adverse visual impact, particularly when observed against the gable wall of the property. A 1m tall hedgerow would also be planted in front of this fence, which would also soften its appearance.
- 9.11 The built form of the proposal contains an acceptable scale and the materials to be used broadly match or sensitively integrate with the existing building. Should members be minded to grant planning permission, precise, finalised detail of the materials can be secured by way of planning condition.
- 9.12 It is considered that the design, layout and visual appearance of the proposed development are acceptable and would not present as a harmful addition to the building. Comprehensively, the proposal is acceptable and complies with the NPPF, Core Strategy Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy and Saved Policies H5 and DQ3.

Residential Amenity

- 9.13 Core Strategy Policies CS2 and CS19 combine to ensure that new development does not significantly harm the amenities of nearby residential neighbours. Saved Policy H5 (a) also seeks to safeguard residential amenities and privacy. Saved Policy ENV2 states that development that will either cause an unacceptable increase in noise or vibration levels of itself be subject to unacceptable noise or vibration from an existing source will not be permitted.
- 9.14 The proposal would not cause harm to residential amenity in the nearby properties by way of overshadowing, undue dominance or loss of privacy.
- 9.15 The Council's Environmental Health team have reviewed the proposed development, and they raise no objections, noting that no physical re-development or change of use in planning terms is happening to the pub's beer garden. It is noted that paraphernalia and equipment conventionally associated with a beer garden use such as benches and tables is shown in the application documents, however, they are moveable structures and do not require planning permission.
- 9.16 Nevertheless, to further protect residential amenities the Environmental Health team have requested a condition to ensure the bi-fold doors which lead to the beer garden remain closed whilst music is playing in the public house and that the doors are closed after 10pm every day. A further condition is also recommended to regulate refuse bin movements only to the day of collection and not outside the hours of 08:00-18:00 with empty bottles only loaded into the bins in the bin storage area between 08:00-22:00. Should members be minded to grant planning permission a condition is also recommended to require the applicant to submit details of a fume extraction scheme.
- 9.17 The fire escape staircase would not create significant opportunities for crime and anti-social behaviour given that it would not be accessible for patrons of the beer garden. It is unlikely that staff would congregate on here, but to further safeguard the perception of harm to residential amenities, a condition which requires the installation of obscurely glazed privacy screening to the staircase is recommended if members are minded to grant planning permission. This would lessen the concerns of harms to residential amenities by perception of overlooking and visual intrusion or fear of crime.
- 9.18 Overall, it is considered that, subject to the recommended conditions, the proposed development would maintain an acceptable standard of residential amenities for existing and future occupants of land and buildings by avoiding unacceptable impacts on existing residents and future occupiers. The proposal would accord with CS2 and CS19 of the Knowsley Local Plan: Core Strategy and Saved Policies H5 and ENV2 of the Replacement Unitary Development Plan.

Biodiversity Net Gain/Ecology

- 9.19 BNG became mandatory for small sites from 2 April 2024 and therefore it is necessary for the new developments to provide a 10% uplift on the biodiversity value of habitats on the site unless exemptions apply.
- 9.20 As the application proposals did not fit within any exemptions, the applicant must provide a BNG uplift of 10%. The application was supported by a Biodiversity Net Gain Assessment together with a DEFRA metric (Statutory Biodiversity Metric) together with a proposed landscaping scheme. Merseyside Environmental Advisory Service (MEAS) were consulted and have advised that the development is capable of achieving a minimum 10% Biodiversity Net Gain. The BNG assessment outlines that the existing baseline value of the application site equates to 0.62 habitat units. The proposed development will result in 0.69 habitat units (11.04%), and 0.16 hedgerow units (17.75%).
- 9.21 In order to ensure the BNG is delivered, a condition is required which states that a biodiversity gain plan must be submitted prior to the development commencing. The applicant has indicated that the BNG will be provided on site.
- 9.22 Core Strategy Policy CS8 (Green Infrastructure) states that new developments should sustain and promote biodiversity in accordance with its importance and contribution to ecological networks, which extends to the provision of adequate mitigation and/or, as a last resort compensation for Green Infrastructure or biodiversity loss, in circumstances where harm resulting from the development is otherwise unavoidable. This is consistent with NPPF Chapter 15 (Conserving and enhancing the natural environment) namely Paragraph 193 (a).
- 9.23 Although it is recognised that generally across the site there has been a gradual removal of vegetation, there is no record of any Tree Preservation Orders (TPO) in effect or further restrictions prohibiting the removal of vegetation on site. Any vegetation or flora removed to facilitate the proposed development has been captured by BNG with compensation secured. Any other removal of vegetation is at the discretion of the applicant. This view is supported by MEAS who have raised no objections to the proposal and are satisfied that the proposal would comply with BNG and also CS8 of the Knowsley Local Plan: Core Strategy.
- 9.24 MEAS have advised that the presence of roosting bats to be unlikely, however, have recommended several conditions including a requirement to check any vegetation for breeding birds if works are undertaken between 1st March to 31st August, the installation of bird nesting boxes, bat roosting boxes, native shrub planting and Reasonable Avoidance Measures (RAMs) for terrestrial mammals (hedgehogs) as these are a priority species.

- 9.25 It is considered that the proposed development, together with the conditions recommended by MEAS comply with CS8 of the Knowsley Local Plan: Core Strategy and would be considered to enhance biodiversity and ecology.

Highways

- 9.26 The NPPF (Paragraph 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, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 9.27 The proposed development does not include any alterations or changes to the existing parking available at the site. And there would not be a material change or impact on the local highway network. It is not considered that the proposed development would result in delivery vehicles having to park along the highway of Cronton Road which is restricted by double yellow lines.
- 9.28 The proposed fence adjacent to the public footpath would not raise any highway safety concerns given it would be situated 5.6m away from the existing vehicular access into the carpark.
- 9.29 It is considered that the proposed development would not result in any major impact to the local highway network and would be acceptable.

Miscellaneous / Other Issues

- 9.30 The existing principle and use of the premises is previously established and only impacts which are a direct consequence of the proposed development can be considered and those relevant have been addressed above within the report.
- 9.31 The use of the car park by a farm shop is not included as part of this application, but part of a separate application received which is not relevant to the determination of this application.
- 9.32 To the east of the Unicorn Inn is the Stocks and War Memorial Gardens (Grade II) Listed, however, the proposed development is not considered to have any impact on its setting given the distance between them.

10. CONCLUSION & PLANNING BALANCE

- 10.1 The proposed development is acceptable in principle and would not cause unacceptable harm by way of impact from design and residential amenity, highway safety, ecology for the reasons set out in the report.
- 10.2 In conclusion, the proposed development would comply with the policies listed above and included within the Core Strategy (2016), Knowsley Replacement Unitary Development Plan (Saved Policies, 2006) and the National Planning Policy Framework.

11. RECOMMENDATION

11.1 That Members delegate authority to the Head of Planning & Building Control to grant planning permission under delegated powers subject to:

- (i) the conditions set out in the attached schedule, or such additional or amended conditions that the Head of Planning & Building Control, in conjunction with the Chair of Planning Committee consider appropriate.

SCHEDULE OF CONDITIONS

	Condition	Trigger
1.	Time period to implement the permission – 3 years.	Compliance
2.	List of approved plans and documents	Compliance
3.	Materials schedule – final details to be submitted and approved by the Local Planning Authority	Prior to above ground works
4.	Installation of privacy screening to fire escape staircase.	Compliance
5.	Bi-fold doors remain closed during music and post 10pm.	Compliance
6.	Bin movement and bottle collection	Compliance
7.	Construction hours	Compliance
8.	Submission of further detail for the control of odour, smoke and grease control	Prior to commencement / compliance
9.	Habitat check before vegetation removal	Compliance
10.	Ecological enhancements to include bird and bat boxes and native shrub planting	Compliance
11.	Reasonable Avoidance Measures (RAMs)	Compliance
12.	Submission of a Biodiversity Net Gain Plan	Prior to commencement

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