

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

<u>APPLICATION NO:</u>	26/00409/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	Halewood Leisure Centre, Baileys Lane, Halewood, Knowsley, L26 0TY		
<u>PROPOSAL:</u>	ERECTION OF 1 NO SUBSTATION		

Site Description

The application site is a small rectangular piece of land to the east of Halewood Leisure Centre and set within the grounds of the Leisure Centre complex. The land is a landscaped area that is slightly elevated above the surroundings. There are trees to the south, a site entrance to the south east, new dwellings to the east, car parking to the south west and an internal road and leisure centre to the west.

Proposal

The proposal is for the installation of 1 no substation. The substation would be 2.8 metres high, 10.7metres wide and 3.9 metres deep.

Consultations

Cadent Gas – No objection subject to informative.

Representations

This application has been publicised by letters sent to 18 neighbours and by a site notice. No representations have been received.

Planning History

25/00182/KMBC1 - PEDESTRIAN/CYCLE ROUTE, INTERNAL FOOTPATHS, OUTDOOR GYM EQUIPMENT, RECONFIGURATION AND IMPROVEMENT TO EXISTING CAR/COACH PARKING, FLOODLIGHTING/GENERAL LIGHTING, CCTV, DRAINAGE SWALE AND THE CREATION OF 3 MULTI-USE GAMES AREAS. - 19.05.2026

24/00297/KMBC1 - ERECTION OF SUB-STATION BUILDING. - 29.08.2024

Relevant Policy

Policy S3 (Presumption in favour of sustainable development) of the NPPF states that

1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:

- a. Policy S4 in this Framework should be applied when considering development proposals within settlements;
- b. Outside settlements, policy S5 should be applied; and
- c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.

Policy S4: Principle of development within settlements states that:

- 1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

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)

N/A

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

Street Scene

Part 1 of Core Strategy Policy CS19 (Design Quality and Accessibility in New Development) states that:

“To enhance the local distinctiveness, identity and accessibility of places, new development within Knowsley 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”;

In relation to streetscene impacts, the substation would be visible from Baileys Lane to the east, however, its impact would be reduced by the Green fencing around the site and it would be viewed against the backdrop of the large leisure building reducing its visual impact. From the west, the site would be screened by the leisure centre and would not be readily visible. The location of the building is not particularly prominent from the street scene as it would be set back from Baileys Lane. The buildings appearance is compatible with the character of the area and its existing leisure use. A similar substation was also approved previously at the site further to the north (24/00297/KMBC1).

The proposed materials are red brick with black doors, and louvres and concrete roof. The materials are considered acceptable and the red brick is considered in keeping with the new dwellings opposite the site.

Overall, there would be no harm to the street scene from the proposal, and it complies with Core Strategy Policy CS19.

Neighbour Amenity

Part 2 of Core Strategy Policy CS19 (Design Quality and Accessibility in New Development) states that:

“To maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to:

a) Avoid unacceptable impacts on existing residents, business occupiers, and future occupiers”;

There are residential dwellings to the east (over 30 metres away). However, the scale of the substation is comparable to an outbuilding that could be erected under permitted development rights. The distance far exceeds the 12 metres from front elevation to blank gable in the New Residential Development SPD and there would be no harm to amenity.

Overall, there would be no harm to neighbour amenity from the proposal and it complies with Core Strategy Policy CS19.

Conclusion

The proposal would be acceptable in principle and would not result in harm in relation to the street scene, or neighbour amenity. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions.

- 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) Plans

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.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising Officer²: **Jo Sheridan**

Date: **02/10/2026**

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
03/09/2026	004	0	Substation Elevations
28/08/2026	-	0	Proposed Site Plan
28/08/2026	-	0	Location Plan

Informatives

1) Cadent Gas

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