

Agenda



Knowsley Council

27 May 2026

To: The Chairperson and
Members of the Planning Committee

Dear Councillor

A Meeting of the **PLANNING COMMITTEE** will be held on **Thursday, 4th June, 2026**, in the Council Chamber, Municipal Buildings, Huyton at **6.00pm**.

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

G Bennett	(Chairperson)
G See	(Vice Chairperson)
Mrs D Arnall	R Gaffney
Mrs C Bannon	D Gilbertson
B Beddows	Ms J Harvey
T Brennan	Mrs J E Lonergan
T Byron	Mrs S Powell
M Costello	R Rembadi
S Donnelly	I Smith
Mrs B Dunn	S Smith
A J Flute	G Wickens

(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 12th March 2026.

(Pages 1 - 2)

3. APPLICATIONS FOR PLANNING PERMISSION

To consider the reports of the Executive Director (Place) 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) **25/00638/COU - CHANGE OF USE OF RESIDENTIAL DWELLING (USE CLASS C3) TO CHILDRENS CARE HOME (USE CLASS C2), FOR A MAXIMUM OF 2 NO. CHILDREN - 24 BROOKDALE GROVE, HUYTON, KNOWSLEY, L14 8AG**

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 25/00638/COU in the search box

(Pages 3 - 16)

- (b) **23/02710/FUL - ERECTION OF 29NO. DWELLINGS (CONSISTING OF 23NO. HOUSES AND 6NO. APARTMENTS) TOGETHER WITH ASSOCIATED INFRASTRUCTURE AND ACCESS FROM GREENSBRIDGE LANE - LAND AT FORMER MERSEYSIDE DOGS HOME, GREENSBRIDGE LANE, HALEWOOD, KNOWSLEY, L35 1QH.**

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 23/02710/FUL in the search box

(Pages 17 - 46)

- (c) **25/00533/COU - MATERIAL CHANGE OF USE OF PROPERTY FROM C3 (DWELLING HOUSE) TO C2 (PROVISION OF RESIDENTIAL ACCOMMODATION AND CARE TO PEOPLE IN NEED OF CARE) FOR A MAXIMUM OF 4NO CHILDREN - TRAY ASH FARM BARN, ASH LANE, TARBOCK GREEN, KNOWSLEY, WA8 8JS**

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 25/00533/COU in the search box

(Pages 47 - 62)

(d) **25/00568/FUL - ERECTION OF 3 NO. DWELLINGS - LAND AT THURSBY WALK, SOUTHdene, KIRKBY**

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 25/00568/FUL in the search box

(Pages 63 - 96)

4. DELEGATED PLANNING DECISIONS

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

(Pages 97 - 116)

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

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PLANNING COMMITTEE

At a meeting of the Planning Committee held in the Council Chamber, Municipal Buildings, Huyton on Thursday, 12th March, 2026 the following Members were

P r e s e n t:

Councillors

S Donnelly
Chairperson of the Committee
(in the Chair)

Mrs D Arnall, Mrs C Bannon, H Bell, T Brennan, M Burke, A J Flute, R Gaffney, G Golding, Ms J Harvey, Mrs J E Lonergan, K W McGlashan, G J Morgan, Mrs S Powell, I Smith and Ms A Wright

APOLOGIES

Apologies for absence were received on behalf of Councillors D J Baum, T Byron, Ms J Lilly and K Taylor

28. DECLARATIONS OF INTEREST

The representative of the Assistant Chief Executive reported that no declarations of interest had been submitted by Members.

29. MINUTES

The minutes of the meeting held on 12 February 2026 were received as a correct record and signed by the Chairperson.

30. APPLICATIONS FOR PLANNING PERMISSION

(a) 25/00613/FUL and 25/00614/FUL - Earlsfield Park, Arley Drive, Prescot, Knowsley

The Committee considered the report of the Executive Director (Place) on the above applications for planning permission.

RESOLVED – That:-

- (i) In respect of application 25/00613/FUL, authority be delegated to the Head of Planning and Building Control to grant planning permission under delegated powers subject to the conditions set out in schedule 1, or such additional or amended conditions that the Head of Planning and Building Control, in conjunction with the Chairperson of Planning Committee considers appropriate;
- (ii) In respect of application 25/00614/FUL, authority be delegated to the Head of Planning and Building Control to grant planning permission under delegated powers subject to the conditions set out in schedule 2, or such additional or amended conditions that the Head of Planning

and Building Control, in conjunction with the Chairperson of Planning Committee considers appropriate;

31. DELEGATED PLANNING DECISIONS

The Committee considered the report of the Head of Planning and Building Control that set out those applications for planning permission that had been determined under delegated powers since the last meeting of the Committee.

RESOLVED – That the report be noted.

Minutes 28 to 31 be received as a correct record on the 4th day of June 2026.

Chairperson of the Committee
(The meeting closed at 6.12 pm)

APPLICATION NO: 25/00638/COU

APPLICANT: Capricorn Care NW Ltd

WARD AFFECTED: Page Moss

DEVELOPMENT:

CHANGE OF USE OF RESIDENTIAL DWELLING (USE CLASS C3) TO CHILDRENS CARE HOME (USE CLASS C2), FOR A MAXIMUM OF 2 NO. CHILDREN

LOCATION OF SITE:

24 Brookdale Grove, Huyton, Knowsley, L14 8AG

DEVELOPMENT PLAN ALLOCATION:

Primarily Residential Area
North Huyton Action Area

REPRESENTATIONS:

7 objections have been received from individual residents (from 7 different addresses).

RECOMMENDATION:

That Members delegate authority to the Head of Planning & Building Control to grant planning permission 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 consultation with the Chair of Planning Committee considers appropriate.

CASE OFFICER:

Andrew Hunt (0151) - 443 2204

SUMMARY:

This application proposes a change of use of an existing residential dwelling (Use Class C3) to a children's care home (Use Class C2), for a maximum of 2 no children

The relevant key issues are:

- The principle of development
- Impact on amenity
- Highway safety

- Crime and anti-social behaviour

1. SITE AND SURROUNDINGS

- 1.1 The application site is an irregular shaped site, located in the middle of a modern housing estate on Brookdale Grove. The dwelling is a 3 bedroom semi detached 2 storey dwelling house with one of the bedrooms located in the attic space. There is a small garden area and hardstanding at the front of the site and an irregular shaped garden at the rear.
- 1.2 There are other dwellings to the north, south, east and west of the site. The surrounding area is residential in nature with access to the area via Sleaford Road and Filton Road.

2. PROPOSAL

- 2.1 This application proposes the change of use from the existing residential dwelling (Use Class C3) to form a children's care home (Class C2). The care home would be for up to 2 children and no more than 2 care staff and a manager will be present at any one time during the day. This may include children with emotional and behavioural difficulties, who may reside at the property.
- 2.2 The proposed staffing rota would be two days on, four days off with rotas starting at 8am and finishing at 10:00 pm. The two staff members would then sleep overnight until changeover at 8am next day. There would be two staff members on a 24/7 basis. The manager will be based at the property between 9am and 5pm.
- 2.3 There are no proposed external changes to the building with only minor small scale internal alterations.

3. RELEVANT SITE HISTORY

None.

4. EQUALITIES ACT 2010

- 4.1 In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equalities Act 2010.
- 4.2 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.

4.3 In this case, the proposed development is not anticipated to have any potential impact from an equalities perspective.

5. REPRESENTATIONS

5.1 The application was publicised by letters sent to 18 neighbouring properties and by a site notice. Seven objections have been received from individual residents (from 7 different addresses).

5.2 The points of objection are summarised below:

- Lack of parking spaces
- Additional traffic impacts.
- The site is not suitable for a children's home
- Potential for crime and anti-social behaviour
- Increased noise and activity
- Impact on residential amenity and character of the area
- Approval could set a precedent.
- The application lacks supporting evidence such as a detailed Transport Statement, Noise Impact Assessment, or Management Plan to demonstrate adequate mitigation.

6. CONSULTATIONS

Children's Services (Commissioning) – No Objections.

Environmental Health & Consumer Protection (Knowsley Council) –No objection.

Local Highway Authority (Knowsley Council) – No objection subject to a cycle parking condition.

Merseyside Police Architectural Liaison Officer –There are no objections raised from Merseyside Police to the proposed application.

7. POLICY CONTEXT

- 7.1 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-date⁸, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance⁷ provides a strong 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination*

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, 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.”

- 7.2 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 232 of the latest NPPF. The Joint Merseyside and Halton Waste Local Plan was adopted in 2013 and is also part of the development plan.

- 7.3 The site is designated as within the Primarily Residential Area. The relevant adopted policies for the assessment of the application are listed below.

Local Plan: Core Strategy (2016)

SD1 - Sustainable development
CS1 – Spatial Strategy for Knowsley
CS2 - Development Principles
CS7 - Transport Networks
CS9 - Principal Regeneration Area – North Huyton and Stockbridge Village
CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (Saved Policies, 2009)

H5 - Development within Primarily Residential Areas
H7 - Provision of Flats, Nursing and Residential Homes, Hostels, and Housing in Multiple Occupation (HMOs)
ENV2 - Noise and Vibration

8. ISSUES AND ASSESSMENT

Principle of the Development

- 8.1 Replacement UDP Saved Policy H5 (Development Within Primarily Residential Areas) states that new development within the Primarily Residential Areas which is for uses appropriate to a residential area will be permitted provided that the development would not:

- 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
- Adversely affect the character or street scene of the area.

- 8.2 Replacement UDP Saved Policy H7 (Provision of Flats, Nursing and Residential Homes, Hostels, and Housing in Multiple Occupation (HMOs)) states that proposals for residential homes, will be permitted provided that:

*“a) There would be no unacceptable increase in the level of noise or disturbance, or loss of privacy, for occupiers of neighbouring property;
b) Any necessary vehicle parking areas would be adequate to meet the needs of the development, safe and screened and/or landscaped so as to avoid causing loss of visual amenity in the area;*

- c) Bin stores, fire escapes and clothes drying areas would be adequately screened or designed so as to avoid causing loss of visual amenity;*
- d) In the case of proposals to convert existing property, the property would be suitable in terms of its size and character to accommodate the development proposed; and*
- e) In the case of proposals for nursing or residential homes, hostels or Houses in Multiple Occupation, the proposals would not result in:*
 - An existing dwelling having a nursing home, residential home, hostel or HMO on both sides; or*
 - More than 2 adjoining properties being used as a nursing home, residential home, hostel or HMO”.*

8.3 Core Strategy Policy CS9 (Principal Regeneration Area – North Huyton and Stockbridge Village) states that new development should provide new housing development in North Huyton and Stockbridge Village of a range of types suitable for local needs.

8.4 The proposed use (Class C2) is classed as a “Residential Institution” therefore, it is considered that such uses are acceptable in principle in this location and are a residential type use. The proposed development would be suitable to accommodate the development proposed and would not result in an existing dwelling having a care home on both sides or two adjoining properties being used as care homes. This is subject to the use not having an unacceptable impact on the amenity of neighbours or the character of the area. Therefore, there is no evidence that demonstrate that the proposal would cause harm sufficient to justify refusal of the application.

8.5 The proposed use would be acceptable in principle, and issues of highway safety and residential amenity are discussed below. Therefore, the principle of the C2 use complies with Local Plan Core Strategy Policy CS19 and Saved UDP Policies H5 and H7.

Residential Amenity

8.6 In order for the proposal to be acceptable, it is important that it does not have a detrimental impact on the amenities of existing residents. Core Strategy Policies CS2 and CS19 combine to ensure that new development does not significantly injure the amenities of nearby residential neighbours. Saved Policy ENV2 of the Knowsley UDP seeks to ensure that new or existing developments are protected from new or existing noise sources and that, where necessary, effective mitigation measures are secured.

- 8.7 The application proposes there would be 2 children, 2 carers and a manager present at any one time at the property. The proposed staffing rota would be two days on, four days off with rotas starting at 8am and finishing at 10:00 pm. The two staff members would then sleep overnight until changeover at 8am next day. There would be two staff members on a 24/7 basis. The manager will be based at the property between 9am and 5pm.
- 8.8 There would be some noise associated with comings and goings from the property in the form of car doors opening and closing, and the noise of engines. However, such noises would be relatively infrequent and would not take place late at night or early in the morning. This level of coming and goings would not be significantly greater than that associated with a family home (which could accommodate more residents than the proposed use and have similar numbers of visitors to them).
- 8.9 The level of activity likely to occur as a result of the C2 use would therefore not result in significant harm to residential amenity. This is supported by the views of the council's Environmental Health team who have no objection to the proposal. In relation to potential impact on neighbours, there is no evidence that the application would cause a greater impact on than a typical residential use. It should also be noted that dwellinghouses can also be subject to noise issues, anti-social behaviour and disturbance depending on the conduct of the homeowner.
- 8.10 Nevertheless, so that the level of impact is kept to a minimum, it is recommended that, subject to the approval of the application, a condition is attached to the planning permission to permit a maximum of two children being able to be cared for at the property at any one time. Should members be minded to grant planning permission, a condition is also recommended which will require that staffing levels are as described in the application.
- 8.11 Overall, subject to these conditions, it is considered that the proposals would not cause unreasonable harm to amenity and the application complies with Core Strategy Policy CS19 and UDP Policy ENV2.

Highways

- 8.12 NPPF Paragraph 116 sets out 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 would be severe taking into account all reasonable future scenarios.
- 8.13 Core Strategy Policy CS7 (Transport Networks) states that new development will be required to be:

- Located and designed to prioritise accessibility and sustainable modes of travel through a choice of walking, cycling, public transport, and incorporate access for private vehicles.
 - In compliance with adopted cycle, car, disabled and service vehicle parking standards for different types and scales of new development.
- 8.14 The site is located within a sustainable location with excellent bus links. There are bus stops 300 metres away from the site to the east on Stockbridge Lane (4 minutes away on foot) that provide services, including to Liverpool.
- 8.15 The applicant has not proposed any additional on site parking provision as part of the development. There are two parking spaces proposed and also off road parking available within the area. This is considered to provide sufficient parking and complies with the council's standard of 1 parking space per 5 bedrooms for care homes. There is in addition the ability to park on parts of Brookdale Drive without blocking access to a driveway. Sufficient informal parking can be accommodated within the existing driveway, and the surrounding internal road layout is unrestricted. As the proposal is not expected to generate additional traffic movements, any occasional on street parking demand would be minimal and can be safely absorbed within Brookdale Grove without impacting the adopted highway network or causing overspill issues. The absence of additional formal parking spaces does not give rise to any highway safety or operational concerns. The existing access provides safe and suitable operation for all users. The Highways team have been consulted on the application and have raised no objection to the application.
- 8.16 Two parking spaces is considered sufficient parking (when combined with on street parking and the site's excellent public transport links), to ensure that there would not be unacceptable harm to highway safety from the proposal.
- 8.17 Overall, the proposal will not lead to unacceptable impacts on highway safety. Therefore, the application is consistent with NPPF para 115, and Policy CS7 of the Local Plan Core Strategy

Crime and Anti Social Behaviour

- 8.18 In relation to crime and anti-social behaviour it is acknowledged that the surrounding area sometimes suffers from crime and anti-social behaviour issues. However, there is no evidence that the proposal will worsen existing issues of crime and anti-social behaviour or will be harmful to the welfare of children residing at the property. This is reinforced by the lack of any objection from the Merseyside Police Architectural Liaison officer or from Children's Services.

Other Considerations

- 8.19 In relation to the need for a detailed Transport Statement, Noise Impact Assessment,. These documents would typically be required for major developments (e.g. 10+ houses or 1000sqm of new floorspace). The current application is a small scale change of use application which does not require the above documents due to its small scale. There is no specific Management Plan with the application but there is a staff rota, proforma and planning statement that explains how the care home would operate, which is considered sufficient to determine the impacts of the proposed development given its nature and scale.
- 8.20 A number of issues raised in the representations relate to matters that are not material planning considerations and therefore cannot be considered. This includes the application setting a precedent for other care homes. Each application is assessed on its own merits and approval of one application does not automatically mean that a similar application nearby would be approved.

9. CONCLUSION

- 9.1 The development is acceptable in principle and would not cause unacceptable harm in relation to highway safety, the character of the area, crime and anti – social behaviour or the amenity of neighbouring properties. This is subject to conditions relating to a limit on the number of children that can be cared for at the property.
- 9.2 In conclusion, the proposed development would comply with policies included within the Core Strategy (2016), Knowsley Replacement Unitary Development Plan (saved policies 2009) and National Planning Policy Framework (2024).

10. RECOMMENDATION:

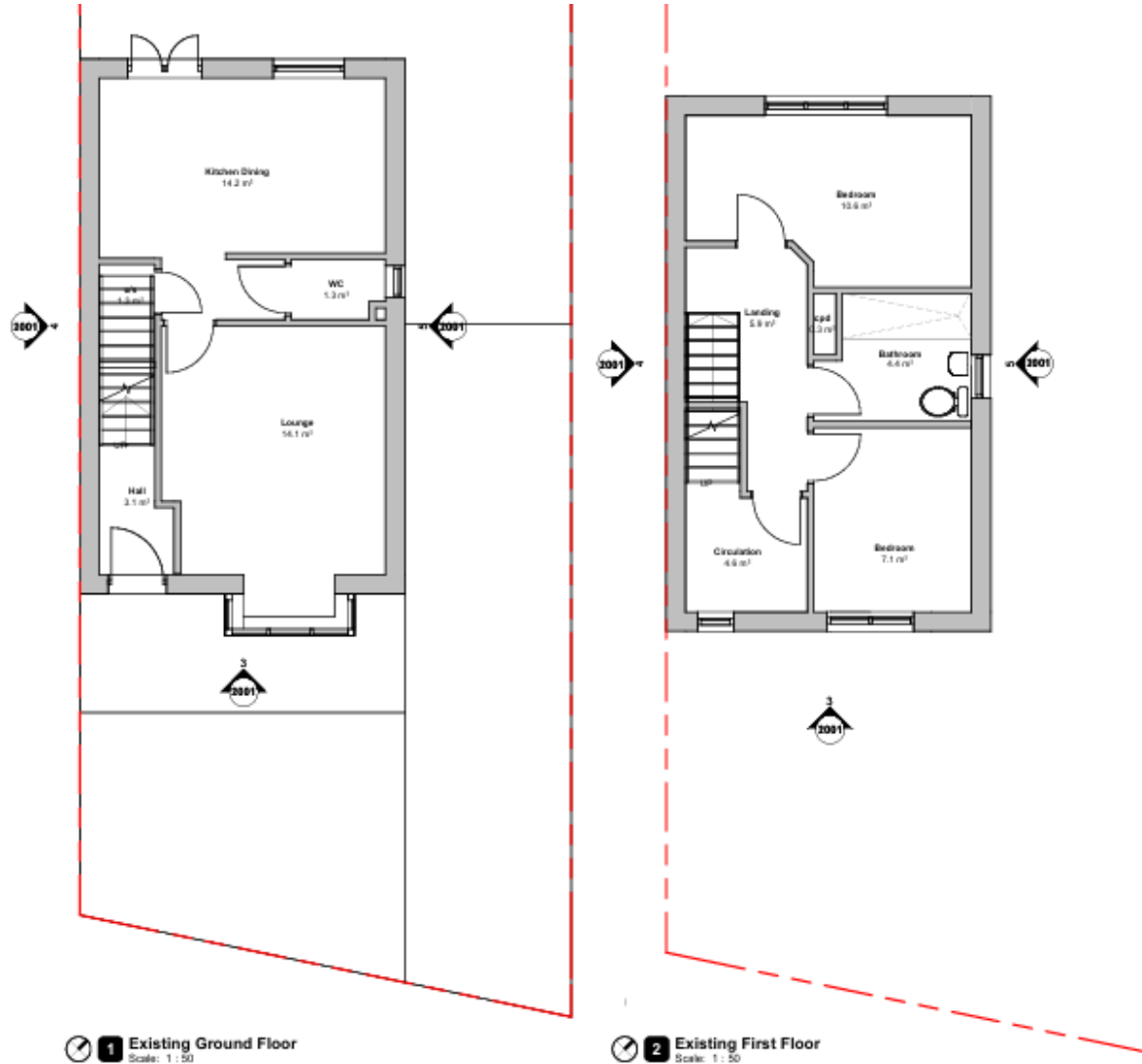
- 10.1 It is recommended that planning permission be granted subject the conditions set out in the attached schedule.

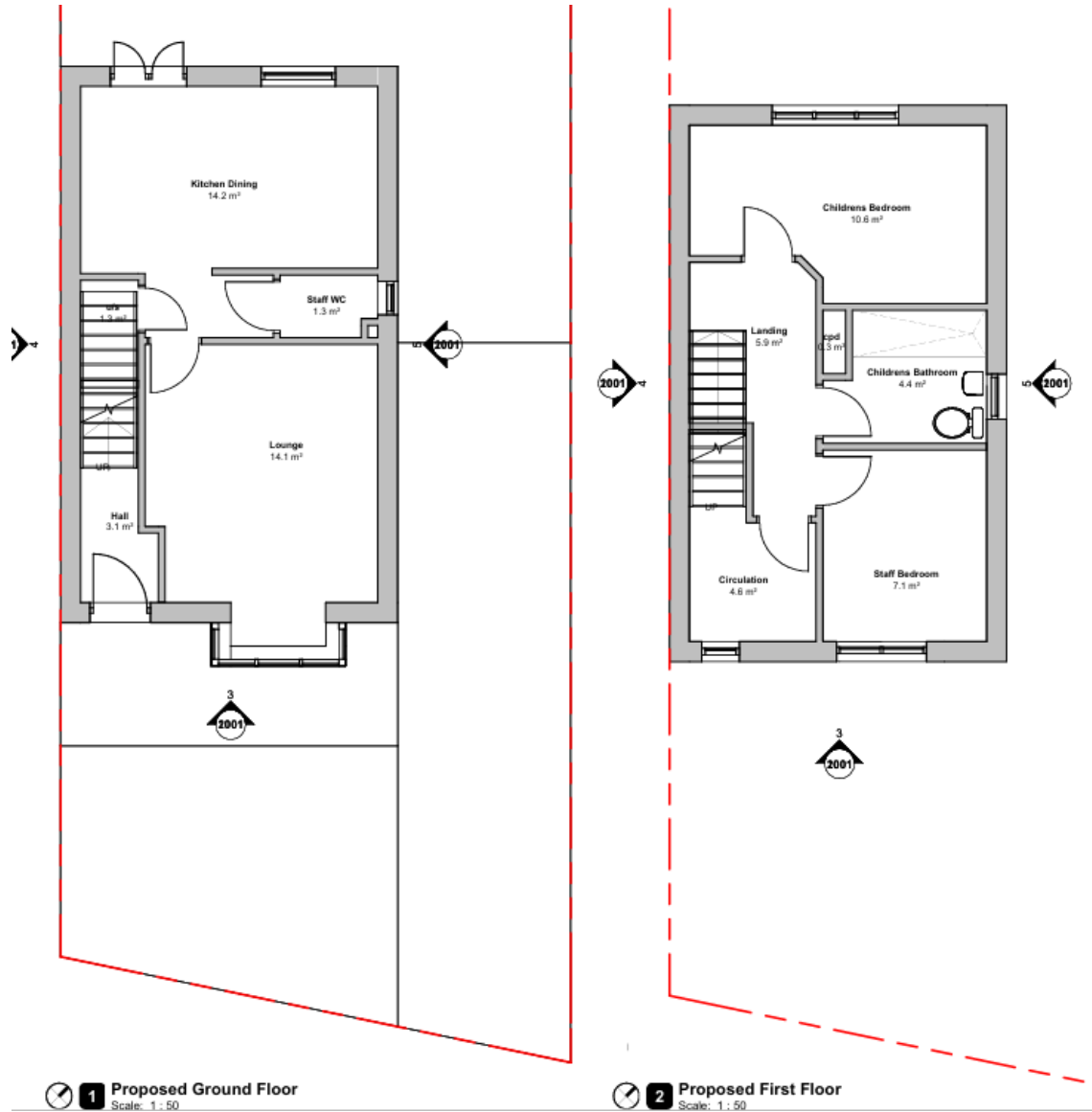
SCHEDULE OF CONDITIONS

1.	Time Limit	Advisory
2.	Plans List	Advisory
3.	Cycle Parking	Pre Occupation
3.	Maximum Limit of 2 children	Ongoing
4	Maximum no of staff in accordance with management plan	Ongoing

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