

Regeneration and Economic Development Department

APPLICATION NO: 22/00462/COU

APPLICANT: Arts Education

WARD AFFECTED: St Gabriels

DEVELOPMENT: CHANGE OF USE FROM F2(b) LOCAL COMMUNITY USE, TO A MIXED USE OF F2(b)/F1(a) LOCAL COMMUNITY USE & PROVISION OF EDUCATION.

LOCATION OF SITE: Huyton And Roby Sea Cadet Unit, The Park, Huyton, Knowsley, L36 5SU,

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

KNOWSLEY REPLACEMENT UDP

H5 – Primarily Residential Areas.

National Planning Policy Framework

TECHNICAL CONSULTATIONS:

Highway Authority - **No objections**

Environmental Health - **No Objections**

ESS Parks And Green Spaces - **No comments received.**

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 16 neighbours.

There have been 3 letters of objection. The representations are summarised as follows:-

- The Park has become a rat run with cars regularly speeding up and down the road. The selfish and noisy parking which accompanies the Sea Cadets and Air Cadet buildings will only increase if a school is being run out of the building. Risk of accidents will increase during pick up and drop off times. The bins at the site are often overflowing and have led to rat infestation. The use of advertising signs for the school are ugly and unnecessary.
- The area already has a build up of traffic and parking problems with the existing use and to use as an education facility with no playground will cause a bigger problem.
- More information is requested on times, days of operation, age of children.

Advertisement signs are not part of this planning application and if appropriate would be considered under the advertisement regulations.

The fact that there is no playground on site is not a planning matter. There is an amenity area at the rear of the premises away from the car parking area.

Additional information in the form of the supporting statement from the applicant and the hours of operation has been provided to the residents who requested this information.

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

ARTICLE 35

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.

PLANNING HISTORY

APP. NO: 94/00070/APP
PROPOSAL: ERECTION OF EXTENSION TO FRONT OF EXISTING SEA CADET BUILDING PROVIDING OFFICE AND STORE ACCOMMODATION
DECISION: GTD
DECISION DATE: 13 April 1994

APP. NO: 02/01021/FUL
PROPOSAL: DEMOLITION OF EXISTING SINGLE STOREY BUILDING AND ERECTION OF REPLACEMENT SINGLE STOREY BUILDING FOR HUYTON WITH ROBY SEA CADETS
DECISION: PER
DECISION DATE: 29 January 2003

ISSUES AND ASSESSMENT:

PROPOSAL

This application relates to a single story building located on The Park, Huyton. The building is currently used by the Sea Cadets. The site is located in a primary residential area. To the north of the site is McGoldrick park and to the south is the Air cadet buildings. Residential dwellings are located to the west and east on The Park and Rydal Road.

This application proposes to change the use of the building from a local community use (Use class F2(b)) to a mixed use of local community use and for the provision of education (Use classes F2 (b) and F1(a).

Arts education is a small independent SEN (special educational needs) school for pupils age 11-16. Pupils have faced emotional barriers to education due to a range of factors that include anxiety, depression, fear of large groups, fear of large school buildings, severe bullying due to their nervous nature.

The school would have a maximum of 14 pupils and there are 12 members of staff. The school will be open Monday to Friday 8:00- 15:30 with pupils on site between 09:00 and 14:30.

POLICY CONSIDERATIONS

The proposed change of use is one which is considered acceptable in a primarily residential area. Given the 2 uses would operate at different times of the day there would be no conflict with the uses operating at the same time. No objections have been received from Highways or Environmental Health.

The proposal would be in compliance with the Local Plan policies listed above.

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

HIGHWAY SAFETY

Highways have no objections to the proposed expansion of use to include education provision. The parking requirements set out in the 'Ensuring a Choice of Travel' SPD state that 2 parking spaces are required per classroom, equating to a demand for 4 spaces. The site currently has circa 14 car parking spaces.

Whilst in theory it would be possible for both the school and sea cadet operations to run simultaneously, this is considered highly unlikely due to the constraints of the building size and the function/nature of the two differing uses. The applicant has also confirmed that the two uses would operate at different times during the day hence a condition to restrict the use to just one function at a time is not therefore considered necessary. The proposal is considered to be in compliance with Local Plan policy CS7.

RESIDENTIAL AMENITY

An educational use in a residential area is considered to be acceptable in principle. Given the number of pupils at the school the comings and goings are not considered to adversely impact on the amenity of existing residents. In respect of the refuse issue, the school have committed to maintain the site and keep it tidy to free up time from the sea cadet volunteers. This should assist with ensuring the bins are regularly emptied and kept tidy.

The proposal would be in compliance with Local Plan policy CS19 and saved UDP policy H5

CONCLUSION AND REASON FOR DECISION

The proposed change of use is considered acceptable in a primarily residential area. The mixed use would not have significant impacts on highway safety or residential amenity and would be in compliance with the Local Plan and saved UDP policies listed above.

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) 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
29/07/2022	PL01	-	Existing/Proposed Floor Plans
29/07/2022	PL02	-	Location Plan

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

Informatives

None

Mark Quinn
2 September 2022

Alan Kilroe
7 September 2022

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

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