

30 June 2025

Our Ref: FE264/LET-002/NF

Knowsley Metropolitan Borough Council
Municipal buildings
Huyton
L36 9UX

SECTION 73 APPLICATION FOR PLANNING PERMISSION 15/00414/FUL

To whom it may concern,

This is an application regarding planning permission 15/00414/FUL **Conversion of existing agricultural barn for use as an indoor Riding Facility including installation of external cladding, together with erection of single storey extension to provide 7NO stables, office and WC**, Hill View Farm, Cut Lane, Kirkby, Knowsley, L33 3AJ. The planning permission was granted in September 2015. The applicant seeks to update Condition 9 following discussions and a site visit on 30th April 2025 with David Griffiths of Knowsley Council Planning team. The update of the condition relates to:

1. Updating of the Condition 9 and Drawing 3A Proposed Site Plan to change the existing hardstanding to proposed hardstanding in the area to the north of the menage and stable building.

In early 2025 hardcore was brought to the site to allow the construction of the internal floor of the riding facility, the menage, to maintain the existing hardstanding and to complete the hardstanding in line with the approved plans, namely Drawing 3A, Proposed Site Layout Plan. This showed hardstanding around the riding facility.

The applicant did not realise that Drawing 3A Proposed Site Plan showed, incorrectly, all the area around the riding facility building and stables as existing hardstanding. This should have been partially existing hardstanding and partially proposed hardstanding. The applicant seeks to update Condition 9 to reflect the reality on site that the area of hardstanding to the north of the menage building and stables should have been labelled proposed hardstanding. This will allow the applicant to complete the development in line with the original proposal providing hardstanding around the building, and outside the stables on the northern side of the building. It is important that this area is hardstanding as this will be used but the horses leaving and entering the stables and moving between the stables and the menage.

Drawing 3B Proposed Site Plan has been provided to show the area of proposed hardstanding and updated existing hardstanding. This would be a ~300mm thick layer of hardcore to provide the hardstanding area. The material for the hardstanding has already been imported to the site as the applicant believed they were carrying out works in line with the existing permission, therefore there will be no further material required to complete the works.

2. Move the parking area shown on Drawing 3A Proposed site plan and detailed within Condition 9 to an area of existing hardstanding to the south of the menage and stable building.

In early 2025 Application reference 25/00228/FUL - CONSTRUCTION OF A BATTERY ENERGY STORAGE SYSTEM (BESS) AND ASSOCIATED INFRASTRUCTURE INCLUDING CABLING. was submitted to Knowsley Planning Department and validated on 2 April 2025. This shows the proposed development on the area of the car parking spaces. Therefore, it is proposed that the car park is

moved to south of the equestrian building, outside of the new proposed development red line boundary but on existing hardstanding.

Within the approved Design and Access Statement 16 car parking spaces were described within the 'Access' section. Therefore, on this basis, Drawing 3B – Proposed Site Plan has been provided showing 16 car parking spaces, including 2 disabled spaces, to the south of the menage and stable building. The area is existing hardstanding therefore no further material imports will be required.

Condition 9 currently reads:

Notwithstanding the current expanse of hardstanding within the overall site and the parking area shown on the proposed site plan prior to the indoor riding centre and stables coming into use for riding, stabling and educational purposes a designated car park area shall be surfaced and laid out in accordance with details previously submitted to and agreed in writing with the Local Planning Area. The land outside of the access tracks and parking area shall be re-instated in accordance with a scheme previously submitted to and agreed in writing by the Local Planning Authority prior to the riding, stabling and/or education use of the site coming into use. The agreed parking and land re-instatement shall remain at all times that the lake is within the site unless otherwise agreed in writing by the Local Planning Authority.

It is proposed the variation to the condition could read:

Notwithstanding the current expanse of existing and proposed hardstanding within the overall site and prior to the indoor riding centre and stables coming into use for riding, stabling and educational purposes the car park area shall be laid out in accordance Drawing 3B Proposed Site Plan. The land outside of the access tracks and parking area shall be re-instated in accordance with a scheme previously submitted to and agreed in writing by the Local Planning Authority prior to the riding, stabling and/or education use of the site coming into use. The agreed parking and land re-instatement shall remain at all times that the lake is within the site unless otherwise agreed in writing by the Local Planning Authority.

Yours sincerely



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