

Agenda



Knowsley Council

7 November 2025

To: The Chairperson and
Members of the
Planning Committee

Dear Councillor

In relation to the meeting of the **PLANNING COMMITTEE** held on **Thursday, 6th November, 2025**, in the Council Chamber, Municipal Buildings, Huyton at **6.00 pm, please find attached the following which was circulated at the meeting:-**

- Additional Information Report – Application **23/01037/OUT**

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

Yours faithfully

Chief Executive

A G E N D A

PART I

- (a) ADDITIONAL INFORMATION REPORT – APPLICATION
23/01037/OUT**

(Pages 1 - 4)

ADDITIONAL INFORMATION SHEET

AGENDA ITEM 3a

APPLICATION NO: 23/01037/OUT

DEVELOPMENT: OUTLINE PLANNING APPLICATION (WITH ALL MATTERS OTHER THAN ACCESS RESERVED) (TO BE DETERMINED BY HALTON BOROUGH COUNCIL ONLY) FOR THE DEVELOPMENT OF UP TO 350 DWELLINGS, PUBLIC OPEN SPACE, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE WORKS. FULL DETAILS FOR SITE ACCESS ARRANGEMENTS VIA A NEW JUNCTION ON CHAPEL LANE (TO BE DETERMINED BY KNOWSLEY BOROUGH COUNCIL ONLY) AND EMERGENCY ACCESS VIA SANDY LANE (TO BE DETERMINED BY HALTON BOROUGH COUNCIL)

LOCATION OF SITE: Land to north and east of Rose Farm, Chapel Lane, Widnes, Knowsley / Cheshire

Representations received

Further to the additional representation described on page 3 of the report, a further three objections have been received (the authors of two of these objections have previously made representations). A further representation from the planning agent Lichfields (acting on behalf of the applicant Taylor Wimpey) has also been received.

The three objections can be summarised below:

First objection:

- Chapel Lane is a narrow lane with limited access on one pavement and no pavement on the other side;
- Speed is 30 miles per hour, but drivers ignore this and speed along at pace;
- The proposed access is on a blind bend and is already a blackspot;
- The current number of vehicles is high and a further 700 would be more than a tipping point;
- Chapel Lane carries on to Smithy Lane which is 20mph - an increase in volume of traffic will undoubtedly lead to frustration and speeding along Smithy Lane which has a school along it;
- The access needs to be reconsidered and moved to Queensbury Way.

Second objection:

- Holly Farmhouse is listed at Grade II on the Historic England List (List Entry No. 1169647). The listing states that the building's protection extends to its curtilage and features present prior to 1 July 1948, which by implication may include land and structures that historically formed part of its functional setting.
- The applicant's heritage statement dismisses the significance of the piece of land in question, yet we have located documentary evidence showing that this land was historically associated with Holly Farmhouse's agricultural function/curtilage/setting see appendix A.
- The pack presented to the planning committee adds misleading information to the planning committee in the following sections:
 - Section 9.48 you draw to the committee's attention that the property has uPVC windows fitted. The heritage listing pertains to the property prior to 1st July 1948. I fail to see what significance referencing uPVC windows have in the pack provided.

- Section 9.50 states Redmyre does not have any functional or historical relationship with the development site. Our local history group have uncovered verbal testimony, a specific reference in a book and evidence on the OS maps from 1850 through to 1907. That show Holly Farm was indeed a farm directly associated to the land opposite where the development and Junction are planned. See appendix A.
- It is requested that the Local Planning Authority:

- a) Reject the current heritage assessment as insufficient and procedurally unsound;
- b) Require the applicant to commission a new, independent heritage assessment, undertaken by a suitably qualified conservation/heritage professional with local historic-environment knowledge, and including a full on-site appraisal of the land in question, its historic links to Holly Farmhouse, and its contribution to the building's setting;
- c) Defer determination of this planning application until such an assessment has been submitted, made publicly available and subject to consultation;
- d) Notify me in writing of the outcome of this request and the steps taken by the Council in response to this objection;

Third objection:

The third representation is on behalf of a group of residents with protected characteristics being age and disability. The letter raises the following issues:

- Chapel Lane as existing is difficult to egress onto in a car due to the speed of traffic and the bends in the road;
- Plans to exit the proposed new development onto Chapel Lane would only add to the existing problems because of the increased traffic;
- There is only one narrow pathway on Chapel Lane, and we have over hanged hedges which belong to homeowners, and I cannot ask for them to be cut.
- My child needs to get out every day for a walk which helps their mental health - the road is already busy now and I can't imagine how it's going to be with more traffic as I know my child will stop going out and this will have a really bad effect on their mental health and mine;
- I have spoken to all my neighbours on Chapel Lane including people who use wheelchairs and have special needs, and they are saying if these changes take place they will probably not be able to go out, I include myself in this as I get out every day due to my health;
- Many examples of accidents along Chapel Lane have been provided by the author and others;
- Want to understand the rationale behind Knowsley Council's consideration of this proposal, particularly given a previous statement indicating that the Council would not benefit from the proposal;
- Concerns are not towards the Housing Development project, our specific objection relates solely to the proposed entry/exit access point onto Chapel Lane.
- The seventeen letters of support are to the housing development and not the proposed access onto Chapel Lane;
- The Equality Act 2010 has been applied correctly to this proposal.

Lichfields representation (acting on behalf of the applicant Taylor Wimpey):

Lichfields have submitted an additional 'Transport Note' which they say has been prepared to assist with queries they raised at the previous Planning Committee. All the information provided in the Note formed part of the application. The note explains why the development is being accessed from Chapel Lane, what the proposed traffic calming measures are and how they will be secured and how pedestrian provision will be improved along Chapel Lane.

Lichfields also provided a plan illustrating the proposed footway width measurements along Chapel Lane.

Both documents are available to view on the Council's website.

Assessment

The majority of issues raised in the objections received are covered in detail within the Committee Report. The additional supporting information does not introduce any new matters that warrant further consideration.

In terms of Redmyre's relationship with the application site, the author of the objection has cited that they have access to evidence which shows that the Listed Building does have a functional relationship with the development site. Extracts of this evidence have been shared with the Council.

The Council's Conservation Officer has considered the objection and has confirmed that in their view, the nature of the relationship does not alter the level of harm, which is already at the low end of less than substantial and therefore does not alter the assessment in the Committee Report nor the planning balance.

During the site visit a question was asked about the status of the public right of way located to the north of the proposed vehicular access from Chapel Lane. The Public Right of Way is located in Halton so if the applicant plans to make an application to divert the PROW through the application site (for example via footways) this would be a matter for Halton Council to consider. Halton Council have confirmed that they have not received such an application at this current time.

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