



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 25/00409/FUL

Name and address of applicant

Helen Ferguson
Hill View Farm
Cut Lane
Kirkby
Knowsley
L33 3AJ

Name and address of agent

Fellows Environmental
2 Hassall Road
Winterley
Sandbach
CW114RL

Date of Receipt: 3 July 2025

Date Valid: 3 July 2025

Address/Location Of Development:

Hill View Farm
Cut Lane
Kirkby
Knowsley
L33 3AJ

Description of Development:

**VARIATION OF CONDITION 9 ATTACHED TO PLANNING PERMISSION
15/00414/FUL TO INDICATE EXTENT OF EXISTING HARDSTANDING
TOGETHER WITH INDICATION OF PROPOSED HARDSTANDING AREA PLUS
RELOCATED CAR PARKING AREA.**

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The development hereby permitted shall be carried out in accordance with the approved Proposed Site Plan drawing referenced Drg No 3 Rev B and the letter from Fellows Environmental referenced FE264/LET-002/NF dated 30 June 2025, plus drawings and documents in Schedule 1 of planning permission 15/00414/FUL other than the drawing referenced Drg 3 Rev A, which is superseded by this planning permission.

Reason: For the avoidance of doubt.

2. 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 or stabling and/or educational purposes the car park area shall be laid out in accordance with the drawing Proposed Site Plan referenced Drg. No. 3 Revision B. 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 or 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.

Reason: Reason: In the interests of visual amenity and to comply with the National Planning Policy Framework and Policy CS2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

3. The indoor riding centre hereby permitted shall not operate between the hours of 22:00 - 08:00 Monday to Saturday (excluding Public Holidays) and 21:00 hours - 09:00 Sundays and Public Holidays, and no visits to the stables by persons stabling horses there shall occur in those same hours.

Reason: In the interest of amenity and to comply with the National Planning Policy Framework and saved Policy DQ1 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

4. Prior to the stables hereby permitted coming into use details of the motion detection lighting system, alarm system and locking system shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be in place and operational prior to the stables first coming into use and shall be maintained in accordance with the agreed details at all times the stables are on site.

Reason: To ensure security of the stables and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016.

5. Prior to the development hereby permitted coming into use a scheme for the collection and storage of waste, including separated recyclable materials, shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented at all times that the development hereby permitted is on site.

Reason: To ensure that waste created by the use of the development hereby permitted can be suitably stored in appropriate waste streams, and is collected from site at appropriate times by a suitable waste collection agency or firm in the interests of sustainability and to comply with the National Planning Policy Framework, Policy CS26 of the Knowsley Local Plan Core Strategy adopted January 2016 and WM8 of the Joint Merseyside and Halton Waste Local Plan 2013.

6. Notwithstanding the approved drawings submitted with planning application 15/00414/FUL within 1 month of the date of this planning permission details of the proposed grass bund to the west and north of the approved indoor riding centre shall be submitted to and approved in writing by the Local Planning Authority. Details shall include existing and proposed cross-sections and spot levels together with details of the materials to be used in the bund construction and the source of the materials together with landscape details. In the case of materials to be imported to the site a materials specification and inspection method statement shall be submitted to and approved in writing by the Local Planning Authority prior to the importation. Any

materials imported shall be in compliance with the approved method statement and the bund constructed only in accordance with the agreed details.

Reason: In the interests of visual amenity, the openness of the Green Belt, to ensure that the bund is safe and will not be detrimental to the safety of site users or the environment in general, and to comply with Policies CS2 and CS5 of the Knowsley Local Plan Core Strategy adopted January 2016.

7. A long term management and maintenance plan for the site shall be submitted to and approved in writing by the Local Planning Authority prior to any equestrian use, stables use or education use first coming into use. The management plan should incorporate landscape, recreation, education and other objectives and include a booking system for riding and education use of the site. The site shall be managed and maintained in full accordance with the recommendations of the approved plan and the booking system shall be available for inspection by the Local Planning Authority with 24 hours notice given of such inspection.

Reason: In the interests of visual amenity, to ensure that site does not suffer from too many visitors at any one time in the interests of amenity and highway safety, and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.

8. Prior to the commencement of any further works a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority for remaining works required. The Plan shall include measures for the control of dust from site operations and to prevent the transfer of mud out of the site, access routes for any HGV's; any on-site car parking for construction personnel; turning/servicing facilities for vehicles; site access warning signage; compound arrangements. All works which form part of the approved construction management plan shall be implemented in full at all times while works are in undergone.

Reason: In the interests of residential amenity and highway safety and to comply with the National Planning Policy Framework and saved Policies T6 and DQ1 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
03/07/2025	03	REV B	PROPOSED SITE PLAN
03/07/2025	FE264/LET-002/NF	-	APPLICATION COVERING LETTER

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance:-

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS5 - Green Belt

CS19 - Design Quality and Accessibility in New Development

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Lee Osborne on 0151 443 2395)

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.

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
 - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached then you will be liable to a breach of condition notice.

- 1 See attached letter from Merseyside Fire and Rescue service.



Executive Director - Regeneration and Economic Development

Date: 7 November 2025

IMPORTANT NOTES FOR YOUR ATTENTION:

- 1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.**
- 2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.**
- 3. You should ensure that you understand the requirements of all planning conditions and that you fully comply with their requirements. If you are in any doubt about what a condition requires of you, please ask us for assistance. Planning conditions may require you to submit further information to us and await our approval before you can start your development. A failure to do so could result in your development being unlawful and necessitate the submission of a further planning application. A failure to comply with the conditions of the permission/consent may result in the taking of enforcement and potentially legal action, against you to remedy the breach of planning control.**
- 4. A fee is normally payable to discharge planning conditions in accordance with government regulations.**
- 5. This permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by you, including on party boundaries. You should satisfy yourself that the agreement of any adjoining landowners has been given prior to commencing any building works.**
- 6. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works. Knowsley Council's Building Control team are contactable on (0151)-443 2342 and they would be pleased to assist you.**

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Knowsley MBC
Planning Department
Municipal Buildings
Archway Road
Huyton
L36 9YU

Merseyside Fire & Rescue Authority
Community Fire Protection
Fire Engineering Team
Service Headquarters
Bridle Road
Bootle
Merseyside
L30 4YD

Email: dcconsultations@knowsley.gov.uk

Telephone: 0151 296 6590 (Calls may be recorded)
Inspecting Officer: David Shawcroft
Email: fireengineeringteam@merseyfire.gov.uk
web Site: www.merseyfire.gov.uk

Your ref: 25/00409/FUL Our ref: 00501500/1348424/DS/LM Date: 11th August 2025

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990

PLANNING APPLICATION NUMBER REF: 25/00409/FUL

PROPOSAL: VARIATION OF CONDITION 9 ATTACHED TO PLANNING PERMISSION 15/00414/FUL TO INDICATE EXTENT OF EXISTING HARDSTANDING TOGETHER WITH INDICATION THAT THERE IS A PROPOSED HARDSTANDING AREA AND ITS LOCATION TO ALLOW INSTALLATION PLUS RELOCATED CAR PARKING AREA.

ADDRESS: Hill View Farm Cut Lane Kirkby

The Fire Authority requests that any decision notice includes the following information;

The plans relating to the above application have been examined and below are the Fire Authority's observations:

Access for Fire Fighting

- Access for fire appliances should comply with the requirements of Section B5, Schedule 1 of the Building Regulations. Provisions for access will depend on the size and use of the building. The design of the access route, for example minimum road widths and maximum reversing distances, should also be considered (Appendix A, attached).
- In accordance with Section 55 of the County of Merseyside Act 1980, the position of the premises should not compromise or impede existing means of fire service access to a neighbouring building.

Water Provision

- Water supplies for firefighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.
- Consideration should be given to the recommendations within the 'National guidance document on the provision of water for fire fighting', produced by the Local Government Association and Water UK, available for free download via: <https://www.water.org.uk/national-guidance-document-provision-water-firefighting>

Further information regarding access requirements can be found in the current version of Approved Document B, which is available for free download via:

<https://www.gov.uk/government/publications/fire-safety-approved-document-b>

Should you require any further information in respect of this correspondence please contact the Officer named above.

Yours faithfully,

David Shawcroft

Authorised Fire Safety Inspecting Officer
And on behalf of Merseyside Fire and Rescue Authority

Appendix A - Access and Facilities for the Fire Service as given in Section B5 of Approved Document B

Domestic Dwellings

For dwelling houses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling house.

For flats, either: access for a pumping appliance should be provided to within 45m of all points inside each flat of a block, measured along the route of the hose; or fire mains should be provided.

Commercial Buildings

Small buildings (up to 2000m², with a top occupied storey a maximum of 11m above ground level), require access for a pump appliance to 15% of the perimeter, or within 45m of every point of the footprint of the building, whichever is the less onerous.

Larger buildings will require access to a percentage of the perimeter that increases incrementally with size of the total floor area and height of building – please see details in Approved Document B Volume 2 Section 15.

Elevations to which vehicle access is provided will require a door, to give access into the building. The maximum distance between doors, or between a door and the end of the elevation, is 60m (ie a 150m elevation would need a minimum of two doors).

All Buildings

Access routes and hardstanding should comply with Table 13.1 ADB Volume 1 / Table 15.2 ADB Volume 2. Please note: MFRS appliances are 17 tonnes (pump) and 26 tonnes (high reach).

Dead-end access routes longer than 20m require turning facilities (eg a turning circle or hammer head, or other turning point).

Where fire mains are fitted, access should be provided for a pumping appliance to within 18m of each fire main inlet connection point. Inlets should be on the face of the building and visible from the parking position of the appliance. The run of horizontal internal connecting pipe should be a maximum of 18m in length.

Buildings with a storey more than 18m above the fire service vehicle access level, or a basement more than 10m below, should have one or more firefighting shafts containing fire-fighting lifts and fire mains (a minimum of two fire-fighting shafts will be required for buildings with a floor area of 900 m² or more).

Buildings in the 'shop and commercial', 'assembly and recreation' or 'industrial' purpose groups (Groups 4, 5, or 6), with a storey area of 900m² or more and a storey height of 7.5m or more above fire service vehicle access level will require at least two firefighting shafts (firefighting lifts may not be needed).

Entry to a firefighting shaft at fire service access level should be available either directly from the open air or by way of a protected corridor not exceeding 18m in length. The corridor is deemed to be part of the firefighting shaft, and any access to it from the accommodation should be by way of protected lobbies.

Hydrants

Where a building has a compartment with an area of more than 280m² and is being erected more than 100m from an existing fire hydrant, additional hydrants are required as follows:

Buildings with fire main – hydrant within 90m of dry fire main inlet;

Buildings without fire main – hydrant within 90m of an entrance to the building; and a maximum of 90m apart.