

Agenda



Knowsley Council

1 July 2026

To: The Chairperson and
Members of the
Planning Committee

Dear Councillor

A Meeting of the **PLANNING COMMITTEE** will be held on **Thursday, 9th July, 2026**, in the Council Chamber, Municipal Buildings, Huyton at **6.00 pm**.

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

APOLOGIES

1. DECLARATIONS OF INTEREST

2. MINUTES

To receive as a correct record the minutes of the Committee meeting held on 4th June 2026.

(Pages 1 - 4)

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) **25/00458/FUL AND 25/00459/LBC - HUYTON CRICKET CLUB, HUYTON LANE, HUYTON, KNOWSLEY, L36 7XH**

To consider the following two applications in relation to Huyton Cricket Club, Huyton Lane, Huyton, Knowsley, L36 7XH.

25/00458/FUL - Change of Use Of The Existing Redundant Pavilion Building to a Flexible use Falling Within Use Class E, (Commercial, Business And Service) F1 (Learning And Non Residential Institutions) or F2 (Local Community Uses) and the Erection of 84 Dwellings, Provision of Roads and Sewers, Open Space and Other Associated Works.

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 25/00458/FUL in the search box; and

25/00459/LBC – Listed Building Consent for Improvements and Repairs to the Pavilion Building Associated with the Change of Use to a Flexible Use Falling Within Use Class E (Commercial , Business & Service), F1(Learning and Non Residential Institutions) & F2 (Local Community Uses).

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 25/00459/LBC in the search box.

(Pages 5 - 52)

(b) **26/00054/FUL - CHANGE OF EXISTING USE FROM A DWELLING (USE CLASS C3) TO A FAMILY ASSESSMENT CENTRE (USE CLASS C2) FOR A MAXIMUM OF TWO FAMILIES TOGETHER WITH THE CONVERSION OF EXISTING DETACHED GARAGE TO FORM AN OFFICE ANCILLARY TO THE FAMILY ASSESSMENT CENTRE -23 YOXALL DRIVE, TOWER HILL, KIRKBY, KNOWSLEY, L33 4HS**

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 26/00054/FUL in the search box.

(Pages 53 - 66)

- (c) **25/00681/FUL - THE INSTALLATION OF 3NO ANTENNAS, 1NO GPS NODE AND ASSOCIATED ANCILLARY DEVELOPMENT THERETO - CHADS PARADE, KIRKBY TOWN CENTRE, KNOWSLEY, L32 8RD**

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 25/00681/FUL in the search box.

(Pages 67 - 82)

4. DELEGATED PLANNING DECISIONS

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

(Pages 83 - 90)

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

APPLICATION NO: 26/00054/FUL

APPLICANT: Bluebelle House Ltd

WARD AFFECTED: Shevington

DEVELOPMENT:

CHANGE OF EXISTING USE FROM A DWELLING (USE CLASS C3) TO A FAMILY ASSESSMENT CENTRE (USE CLASS C2) FOR A MAXIMUM OF TWO FAMILIES TOGETHER WITH THE CONVERSION OF EXISTING DETACHED GARAGE TO FORM AN OFFICE ANCILLARY TO THE FAMILY ASSESSMENT CENTRE

LOCATION OF SITE:

23 Yoxall Drive, Tower Hill, Kirkby, Knowsley, L33 4HS

DEVELOPMENT PLAN ALLOCATION:

Primarily Residential Area

REPRESENTATIONS:

22 objections have been received over two rounds of public consultation (18 of which are from separate 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 family assessment centre for a maximum of two families together with the conversion of existing detached garage to form an office ancillary to the family assessment centre.

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 a rectangular shaped site, located in a modern housing estate on Yoxhall Drive. The site contains a property which is a two storey detached dwelling. The Council has confirmed that the use of the building as a family assessment centre for one family consisting of consisting of 1 parent and 1 child, up to two care staff plus a manger would not require planning permission.
- 1.2 There is an existing rear conservatory and a detached garage, a small garden area and hardstanding at the front of the site and a rectangular shaped garden at the rear.
- 1.3 There are residential dwellings to the north, south, east and west of the site. The surrounding area is residential in nature with access to the area via Yoxhall Drive and Saxon Way.

2. PROPOSAL

- 2.1 This application proposes to allow the family assessment centre to accommodate a maximum of two families together with the conversion of existing detached garage to form an office ancillary to the family assessment centre. There would be up to 2 parents (one per family) on site with up to 4 children in total, if a parent had 3 or 4 children, only 1 family would be present due to space constraints. 2 care staff and a manager would also be present 9-5 weekdays. The only change from the previous approval (25/00290/CLD) would be the increase in families from 1 to 2, staff numbers would remain the same.
- 2.2 The application states that the proposed residential family assessment centre is a facility in which parents are provide a safe, nurturing environment where parents are able to live, together with their children, whilst completing a period of assessment. In our secure environment, parents are given time and space to demonstrate their ability to care for and provide safe parenting for their children. The aim of the centre is to increase the number of children that can be safely looked after by their parents, reducing the need for children to be adopted or looked after in care homes or the need to find foster parents.

- 2.3 There are 3 bedrooms at the property. Each family would have their own room (bedroom one has its own en-suite). The 3rd bedroom would be used by staff members to monitor the parents parenting skills.
- 2.4 There is a larger main bathroom and additional toilet facilities on both floors. A kitchen – diner, lounge, and large playroom are located on the ground floor of the property. There is also an office/confidential space.
- 2.5 The intention is that all parents will be monitored on a 1:1 level at the initial stage of any placement to allow time to be able to establish risk levels and ascertain parental strengths and areas requiring additional support. Staff members remain awake during the night to support parents, undertake checks and monitor any activity when children wake during the night.
- 2.6 The application identifies that the following people are suitable for a placement:
- Families referred for independent residential assessment whose children may be at risk of removal
 - Parents over the age of 16
 - Expectant parents
 - Single female or male parents
 - Families with learning difficulties
 - Neuro-diverse families
 - Families with mental health difficulties
 - Families with drug, alcohol or behavioural issues (abstinence is mandatory for all residents)
 - Families where there has been a history of domestic abuse
 - Parents with their own history of social care involvement
- 2.7 The home is to be staffed 24/7 to ensure continuous supervision and support. Shift changes would occur at 8 am and 8 pm daily. There will be the following staff:
- Daytime: One Manager (available Monday to Friday, 9 am to 5 pm hybrid working pattern) and up to two care staff on shift.
 - Evening: Up to two care staff on waking nights.

3. RELEVANT SITE HISTORY

25/00290/CLD - CERTIFICATE OF LAWFULNESS FOR RESIDENTIAL DWELLING (USE CLASS C3) TO A FAMILY ASSESSMENT CENTRE (USE CLASS C2) FOR A MAXIMUM OF ONE FAMILY (1 FAMILY EQUATES TO 1 PARENT AND CHILD). Granted - 17.06.2025

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.
- 4.4 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.

5. REPRESENTATIONS

- 5.1 The application was publicised by letters sent to 6 neighbouring properties and by a site notice. 22 objections have been received over two rounds of public consultation (18 of which are from separate addresses)
- 5.2 The points of objection are summarised below:

Original consultation

- 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.
- The proposal will reduce house prices.

- Approval could set a precedent.
- The house is too small to accommodate the proposal.
- There is a HMO nearby which has caused disturbance.
- Impact on vulnerable autistic person.
- Number 177 Saxon way has caused significant problems with traffic issues.

Second Consultation

- Contrary to character of area.
- Harm to residential amenity, through noise and privacy.
- Lack of parking/ narrow access roads.
- Loss of property values.
- Approval could set a precedent /Cumulative impact.
- Would consider challenging the decision via Judicial Review if approved.
- Safeguarding concerns for children nearby

6. CONSULTATIONS

Children's Services (Commissioning) – No objection.

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

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

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-date , granting permission unless:

- i. *the application of policies in this Framework that protect areas or assets of particular importance 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. 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.

KNOWSLEY 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, 2016)

H5 - Development within Primarily Residential Areas
 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 Houses in Multiple Occupation state 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 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 as the proposed use is a residential use. This is subject to the use not having an unacceptable impact on the amenity of neighbours or the character of the area. The property has the ability to operate as a family assessment centre for 1 family which has been confirmed as lawful in a previous application (25/00290/CLD). The principle of a family assessment centre would be compatible with a residential area as it is a residential use (C2), subject to impacts on

other aspects such as amenity, highways safety and crime which are considered later in the report. A material consideration is that the applicant could implement the existing consent for 1 family without planning permission.

- 8.4 The proposed conversion of the garage to office use would be small scale and consistent with the main residential use of the site. It would be comparable in scale to many home working areas in residential dwellings (which often now have a room in the house or outbuilding converted to office use) and could not reasonably be located outside of the site. The office use is therefore considered to be ancillary and acceptable in principle.
- 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 Policy H5.

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 staff members on site 24 hours a day (working 12 hour shift patterns) and a manager present 9 - 5 Monday to Friday. The proposed use would allow up to 2 parents and children at the property, however the children would be very young and dependent on their parents. It is considered that the use of the property for up to two families would be acceptable, however, if the application were granted, it is recommended that the use be subject to a planning condition to limit the number of families to 2 to prevent too many persons occupying the home.
- 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 adult residents than the proposed use and have similar numbers of visitors to them). It would not be significantly greater than a

residential use which would allow up to 6 adults to occupy at home. The impacts would not be significantly greater than the allowed use of the premises as a family assessment centre for 1 family (which has not yet been implemented). It is considered that the addition of 1 family would not cause a significantly greater impact than the previous approval. The conversion of the garage to office use would also not result in harm to neighbour amenity.

- 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 C3 dwellinghouses can also be subject to noise issues, anti-social behaviour and disturbance depending on the conduct of the homeowner.
- 8.10 If members are minded to grant planning permission, a condition is recommended to limit the use to a Residential Family Assessment Centre - Use Class C2 and for no other use.
- 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 400 metres away from the site to the south of Shevington's Lane (5 minutes away on foot). Headbolt Lane is 1600 metres away from the site (18 minutes away on foot).

- 8.15 There are two parking spaces proposed (which is the same as existing) 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 C2 uses. There is in addition the ability to park on parts of Yoxhall Drive without blocking access to a driveway. It is anticipated that families would travel together for most journeys, limiting the total number of trips. Given the scale of the works, no alterations are proposed to the existing access/driveway, and the development is not expected to generate any material increase in vehicle movements. The proposal is therefore considered acceptable in highway safety terms. The garage does not meet the minimum dimensions to be considered a parking space (of 5.5 x 2.75m), therefore its conversion would not result in the loss of a formal parking space. The Highways Officer has been consulted on the application and have raised no objection to the application.
- 8.16 In relation to the concerns raised by residents, whilst it is acknowledged that there may be occasions where an additional vehicle is present (for example during staff shift changeovers), it is not considered that this would materially increase parking demand beyond that normally associated with a residential use. In respect of the surrounding highway, the site is located within an established residential estate where on-street parking is a common and accepted characteristic. Whilst it is acknowledged that in parts the carriageway is relatively narrow, this reflects the design and function of the local road network. The presence of on-street parking in such environments is typical and does not, in itself, give rise to highway safety concerns. Any limited overspill parking associated with the proposal is therefore considered capable of being accommodated on the surrounding highway without resulting in obstruction or prejudice to road safety. Taking the above into account, it is not considered that the proposal would have a severe impact on highway safety or the operation of the local highway network. As such, there are no highway grounds to sustain an objection.
- 8.17 If members are minded to grant planning permission, a condition is recommended to secure cycle parking.
- 8.18 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 as 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 significant harm to highway safety from the proposal.

Crime and Anti Social Behaviour

- 8.19 The application proposes a residential use in a residential area which is appropriate in principle. Family assessment centres must be registered with Ofsted to operate legally, the applicant has confirmed that they will apply for the centre to be registered. If the family assessment centre is granted planning permission it will operate in accordance with a management plan that will be agreed with Ofsted and any issues should be communicated with the operator, the Police and then Ofsted but there is no evidence that the centre would result in crime or anti-social behaviour being caused.

Other Considerations

- 8.20 In relation to the impact of an existing house in multiple occupation (HMO) nearby, this relates to another property and another type of development and would not be a reason to refuse this application.
- 8.21 In relation to 177 Saxon Way (24/00386/FUL – Proposed Conversion of residential property C3 (a) to children's residential care causing traffic issues, this was approved for a children's care home which is different to the proposed family assessment centre in the current application. In any case applications must be decided on their own merits.
- 8.22 A number of issues raised in the representations relate to matters than are not material planning considerations or, if they are, would carry very little weight and therefore should not be considered to be determinative. 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. The proposal's potential impact on house prices is also not a material planning consideration.

9. CONCLUSION

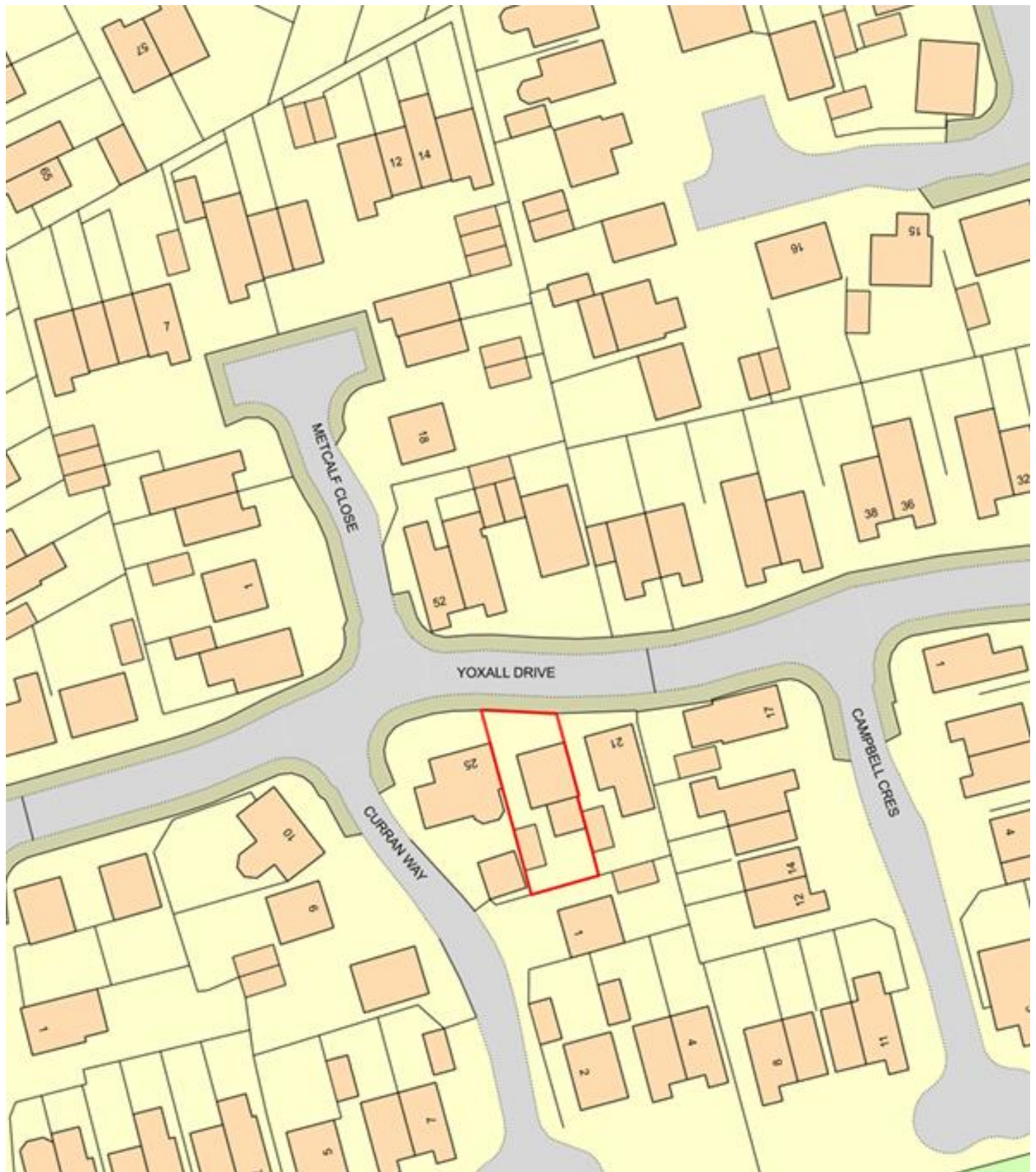
- 9.1 The development is acceptable in principle and would not cause unacceptable harm in relation to amenity the character of the area, highway safety, or crime and anti – social behaviour. This is subject to conditions relating to a limit to the number of families that can be assessed at the property.
- 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	Compliance
2.	Plans List	Compliance
3.	Cycle Parking	Pre Occupation
4.	Use limited to family assessment centre	Ongoing
5.	Maximum no of families (2)	Ongoing



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