



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 22/00060/FUL

Name and address of applicant

Cordage Estates Limited
C/O Agent

Name and address of agent

CPC Planning Consultants Limited
Unit 3
Broadbridge Business Centre
Bosham
PO18 8NF

Date of Receipt: 25 January 2022

Date Valid: 27 January 2022

Address/Location Of Development

The Holt Hotel
285 Warrington Road
Prescot
Knowsley
L35 5AD

Nature And Particulars Of Application

ERECTION OF CONVENIENCE STORE (USE CLASS E) TOGETHER WITH PLANT AND BIN STORE, PLUS PUBLIC HOUSE REPLACEMENT FREEZER STORE, RELOCATION OF PUBLIC HOUSE SMOKING SHELTER AND BEER GARDEN FOLLOWING DEMOLITION OF PUB OUT-BUILDING AND RECONFIGURATION OF CAR PARK WITH VEHICULAR ACCESS FROM HOLT LANE

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **refused** for the carrying out of the development referred to above for the following reasons:-

1. The proposed development would, due to insufficient on-site car parking provision, lead to increased levels of on-street car parking in the vicinity of the site. This would be detrimental to highway safety, delay emergency vehicle response times and lead to congestion and inconvenience for local residents of roads in the vicinity of the site. As such the proposal would be contrary to Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

2. The proposed development fails to provide suitable access, egress or servicing arrangements for delivery and service vehicles. Such arrangement is detrimental to highway and pedestrian safety. As such the proposal would be contrary to Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.
3. The application fails to provide up to date vehicle traffic count information and an appropriate assessment cannot be made as a result. Consequently the application fails to prove compliance with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.
4. The proposed convenience store open 7am to 11pm seven days a week, together with the reconfiguration and intensified use of the car park, would, by virtue of the noise generated from customer usage, deliveries, bin collections, tannoy systems, cars parking and reversing, car doors slamming, car radios and general comings and goings cause significant noise disturbance to residents of neighbouring properties and be detrimental to their residential amenities to an unacceptable degree. As such, the application conflicts with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.
5. The proposed relocation of the public house beer garden would by virtue of its proximity to existing housing at 1A Holt Lane, 1 Hadden Close, 2-6 Holt Lane and 16 Holt Lane, would lead to noise disturbance to those properties particularly during the late spring/summer/early autumn months when windows could reasonably be expected to be open and therefore have a detrimental impact on the residential amenities that the occupiers of those properties enjoy. This together with the intensified use of the car park from 7am when the proposed store would open through to 11pm when it would close would cumulatively have an unacceptable noise impact on those properties during the specified months and therefore an unacceptable impact on the residential amenities that the occupiers of those properties may reasonably expect to enjoy. As such the application conflicts with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

ARTICLE 35 STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason for the refusal, approval has not been possible.

Executive Director - Regeneration and Economic Development

Date: 6 October 2022

IMPORTANT NOTES FOR YOUR ATTENTION:

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 to refuse planning permission 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.