

Agenda



Knowsley Council

30 May 2022

To: The Chairperson and
Members of the
Planning Committee

This meeting will be webcast at:-
<https://knowsley.public-i.tv/core/portal/home>

Dear Councillor

A Meeting of the **PLANNING COMMITTEE** will be held on **Thursday, 9th June, 2022**, in the Council Chamber, Municipal Buildings, Huyton at **6.00 pm**.

If you have any queries regarding this meeting, please contact Andrew Bilsborrow on telephone number 0151 443-3500.

Yours faithfully

Chief Executive

Please Note:-

1. *There are a limited number of seats allocated in the public gallery within the Council Chamber for members of the public to attend and observe the proceedings of this Planning Committee meeting. Members of the public who wish to attend are advised to contact Andrew Bilsborrow on 0151 443 3500 or by email andrew.bilsborrow@knowsley.gov.uk to seek further advice on the arrangements for the meeting.*
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

D Lonergan MRICS (Chairperson)

Ms D Allen	Ms J Harvey
Ms J E Aston	Ms J Lilly
Ms C Bannon	K W McGlashan
D J Baum	G J Morgan
H Bell	Mrs S Powell
T Brennan	I Smith
C Cashman	K Taylor
J Donnelly	K F Walsh
A J Flute	Ms A Wright
R Gaffney	

*(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 meeting of the Committee held on 9th December 2021.

(Pages 1 - 4)

3. APPLICATIONS FOR PLANNING PERMISSION

To consider the reports of the Executive Director (Regeneration and Economic Development) 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) **20/00360/FUL - ERECTION OF A CHILDREN'S DAY NURSERY TOGETHER WITH THE CONSTRUCTION OF VEHICULAR ACCESS FROM/TO OKELL DRIVE - OKELL DRIVE (LAND TO THE REAR OF ELWORTHY DRIVE), HALEWOOD**

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 20/00360/FUL in the search box.

(Pages 5 - 28)

- (b) **20/00399/OUT - OUTLINE APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT OF UP TO 277 NO. DWELLINGS (USE CLASS C3) AND AN APARTMENT DEVELOPMENT OF UP TO 100 UNITS FOR OVER 55'S (USE CLASS C3) TOGETHER WITH NEW VEHICULAR ACCESS TO LICKERS LANE AND WINDY ARBOR ROAD, LANDSCAPING AND ASSOCIATED WORKS (INC. DEMOLITION OF BUILDINGS) (APPROVAL SOUGHT FOR ACCESS - ALL OTHER MATTERS RESERVED) - LAND SOUTH OF LICKERS LANE AND SITE OF FORMER SAUNDER'S NURSERY, WINDY ARBOR ROAD, HALSNEAD GARDEN VILLAGE, WHISTON**

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 20/00399/OUT in the search box.

(Pages 29 - 70)

- (c) **21/00597/FUL - ERECTION OF A THREE STOREY APARTMENT BLOCK COMPRISING OF 18 NO. DWELLINGS TOGETHER WITH THE CONSTRUCTION OF NEW VEHICULAR ACCESS TO ASPINALL STREET, CAR PARKING, LANDSCAPING AND OTHER ASSOCIATED WORKS - ECCLESTON HOUSE, ASPINALL STREET, PRESCOT, KNOWSLEY**

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 21/00597/FUL in the search box.

(Pages 71 - 102)

- (d) **21/00787/FUL - VARIATION OF CONDITION NO. 4 AND NO. 5 OF PLANNING PERMISSION 15/00559/FUL (ERECTION OF 44 NO. SEMI-DETACHED DWELLINGS & 69 NO. DETACHED DWELLINGS (113 NO. IN TOTAL), TOGETHER WITH ENGINEERING WORKS (INCLUDING FLOOD MITIGATION WORKS), LAYING OUT OF PUBLIC OPEN SPACE AND OTHER ASSOCIATED WORKS) TO AMEND THE VOLUME OF THE COMPENSATORY FLOOD STORAGE AREA FROM 4,541 CUBIC METRES TO 3,108 CUBIC METRES - 'GODDARD GREEN' HOUSING ESTATE, (SITE OF THE FORMER BRIDGEFIELD FORUM LEISURE CENTRE), CARTBRIDGE LANE, HALEWOOD, KNOWSLEY, L26 6LH**

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 21/00787/FUL in the search box.

(Pages 103 - 118)

- (e) **19/00469/FUL - DEMOLITION OF EXISTING STABLE BUILDING AND ERECTION OF 5 DWELLINGS - KNOWSLEY VILLAGE STABLES, SCHOOL LANE, KNOWSLEY BUSINESS PARK, KNOWSLEY, L34 9ER**

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 19/00469/FUL in the search box.

(Pages 119 - 136)

- (f) **21/00864/FUL - CHANGE OF USE FROM BETTING SHOP (USE CLASS SUI GENERIS) TO FORM RESTAURANT (USE CLASS E) TOGETHER WITH ERECTION OF A SINGLE STOREY REAR EXTENSION - 9 BAILEYS LANE, HALEWOOD, L26 2XB**

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 21/00864/FUL in the search box.

(Pages 137 - 152)

- (g) **21/00480/FUL - ERECTION OF 6 NO. CONTAINERISED GAS POWERED GENERATORS TOGETHER WITH THE ERECTION OF A SINGLE STOREY PREFABRICATED SECURITY CABIN, UPGRADES TO EXISTING BOUNDARY TREATMENTS INCLUDING THE INSTALLATION OF 2.4M HIGH PALISADE FENCING AND ACCESS GATES, VEHICLE PARKING AND OTHER ASSOCIATED WORKS - FORMER SYNTOR FINE CHEMICALS SITE, ACORNFIELD ROAD, KNOWSLEY INDUSTRIAL PARK, KIRKBY, KNOWSLEY, L33 7UG.**

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 21/00480/FUL in the search box.

(Pages 153 - 168)

- (h) **21/00718/FUL - THE CONSTRUCTION AND OPERATION OF AN ELECTRICITY GENERATION PLANT COMPRISING OF A MAXIMUM OF 10NO GAS GENERATORS SITED WITHIN INDIVIDUAL SOUND PROOF CONTAINERS TOGETHER WITH ASSOCIATED DEVELOPMENT - LAND TO THE EAST OF MARL ROAD, KNOWSLEY, KIRKBY, L33 7UH.**

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 21/00718/FUL in the search box.

(Pages 169 - 184)

4. DELEGATED PLANNING DECISIONS

To consider the report of the Head of Planning.

(Pages 185 - 218)

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

APPLICATION NO: 21/00864/FUL

APPLICANT: Mr Baris Coskuncay

WARD AFFECTED: Halewood South

DEVELOPMENT:

CHANGE OF USE FROM BETTING SHOP (USE CLASS SUI GENERIS) TO FORM RESTAURANT (USE CLASS E) TOGETHER WITH ERECTION OF A SINGLE STOREY REAR EXTENSION

LOCATION OF SITE:

9 Baileys Lane, Halewood, L26 2XB

DEVELOPMENT PLAN ALLOCATION:

Primarily Residential Area

REPRESENTATIONS:

15 objections, 1 comment and 6 letters of support were received

RECOMMENDATION:

It is recommended that Members grant planning permission subject to the conditions set out in the attached schedule.

CASE OFFICER:

Andrew Hunt (0151)-443 2204

SUMMARY:

This application relates to the change of use of a betting shop to a restaurant, together with the erection of a single storey rear extension.

The relevant key issues are:

- The principle of development;
- Impact on amenity;
- Highway safety; and
- Design.

1. SITE AND SURROUNDINGS

- 1.1 The application site relates to a two-storey vacant semi-detached building (which was last used as a bookmakers) in Baileys Lane local shopping centre, the building has previously been extended to the side and rear.
- 1.2 The site adjoins a convenience store to the north and beyond this there are commercial properties including a barbers and hairdressers. Residential properties lie to the south, west and east of the site. There are bus stops immediately in front of the site and on the opposite side of Baileys Lane.

2. PROPOSAL

- 2.1 This application relates to the change of use from a betting shop to a restaurant together with the erection of a single storey rear extension. A car park and beer garden at the rear of the premises were originally proposed, but both are now omitted from the application.

3. RELEVANT SITE HISTORY

None relevant.

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 An objection has been received which states that nearby elderly residents will be disturbed by the use. The effects of noise and disturbance are addressed in the report.

5. REPRESENTATIONS

- 5.1 The application was publicised by letters sent to 49 neighbouring homes and premises.

- 5.2 An objection was received from Councillor Barbara Dunn on the grounds of traffic impact, lack of parking and disturbance to residents.
- 5.3 15 objections, 1 neutral comment and 6 letters in support were received from the public, consisting of the following main points:

Objections

- Lack of car parking, which will add to the existing parking problems in the area with neighbouring roads regularly blocked by visitors, resulting in difficulties for emergency vehicles and refuse vehicles.
- Increased traffic from the 50+ covers proposed, and this does not consider staff parking.
- Driveways and bus stops will be obstructed by parked cars.
- The junction of Lower Road, Greensbridge and Church Road is not a great junction as it is and is visually obstructed from buildings when using it both on foot and by car so the potential of additional cars in the area parked on roads etc could cause more accidents.
- The development will add to the ongoing construction traffic from the East of Halewood development.
- There are traffic lights and a pedestrian crossing outside.
- Noise disturbance foul language and odours will be experienced from the beer garden and prevent the use of gardens.
- The area needs local amenity shops such as a butcher, greengrocer, baker, chemist, newsagent, florist, barber etc., that will accommodate residents on foot due to the lack of parking. It is not the right location for a restaurant.
- Work has already commenced, and the road has been blocked due to excavation work.
- Concerned about deliveries to the site, which will cause noise and disturbance to residents and will cause highway safety problems due to the bus stop outside of the premises.
- The restaurant will lead to air pollution impact through smells from the restaurant use.
- The use of a beer garden will result in anti-social behaviour. This would impact on residents' quality of life and affect the right to family life under the Human Rights Act.
- There are existing problems with rats and foxes that will be made worse with the development.
- There would be a loss of privacy.
- There are elderly extra care residents nearby who would be disturbed by the use.
- There are already eateries in the area and another one is not needed.

- There are two schools nearby.
- Light pollution from lighting of the beer garden.
- Concerned over debris from the beer garden being thrown over the fence.
- Concerned over property devaluation.

Neutral Comment

- The investment is welcome and would improve the area, which is rundown. However, there are concerns over parking and noise from the beer garden.

Support

- Reuse of a vacant building.
- More local dining opportunities.
- Jobs created.

Several of the objections raise concern about the impacts of a beer garden at the rear of the premises. However, this no longer forms part of the application. Concerns about the devaluation of property, or the lack of need for the restaurant are also not relevant (material) considerations and should be given no weight in the application's consideration.

6. CONSULTATIONS

Environmental Health & Consumer Protection (Knowsley Council) –No objection subject to conditions in relation to odour and smoke prevention, fixed plant, waste and empty bottles, waste collection, delivery times and opening hours of 9am to 11pm. Acknowledge that an objection to the restaurant use in principle is unsustainable as the use itself does not require planning permission.

Halewood Town Council – Object on the grounds of traffic and parking and in relation to the proposed beer garden.

Local Highway Authority (Knowsley Council) – No Objection - Highways concerns regarding the provision of parking to the rear of the building have now been addressed through the removal of the parking proposal.

Double yellow lines and bollards are in place on Baileys Lane along footways to restrict vehicles mounting the kerb to park. These parking restrictions actively help to mitigate any unlawful parking along Baileys Lane. Any illegal parking

which may occur, which contravenes the Traffic Regulation Orders in place can face parking enforcement action.

A section of dedicated on-street parking is available for use on Baileys Lane opposite the proposed restaurant's location. Restaurants are typically busiest on weekend evenings, with this busy period likely to differ to the peak period for the surrounding premises (which tend to be busier during the afternoon / late afternoon). The difference in peak operational times is likely to lessen any impact the restaurant may have.

Any additional traffic which could be generated through the building extension is unlikely to have a significantly greater impact than what could lawfully be implemented without planning permission.

7. POLICY CONTEXT

- 7.1 Paragraph 11 and 12 of the National Planning Policy Framework (NPPF 2021), 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 clear 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.

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 under the provisions of paragraph 219 of the latest NPPF. 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.

Local Plan: Core Strategy (2016)

SD1 - Sustainable development
CS1 – Spatial Strategy for Knowsley
CS2 - Development Principles
CS4 – Economy and Employment
CS6 – Town Centres and Retail Strategy
CS7 - Transport Networks
CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (Saved Policies, 2009)

H5 - Development within Primarily Residential Areas
S2 – Diversification of Uses Within Existing Centres
S7 – Local Centres and Parades
ENV2 - Noise and Vibration
ENV3 – Light Pollution

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 S2 (Diversification of Uses Within Existing Centres) states that proposals for new buildings or for the change of use or alteration of existing buildings to provide town centre uses within existing town, district (and local centres) will be permitted provided the proposal:

- Would not have a detrimental impact on the retail function of the centre;
- Would not result in a grouping of uses which would have a negative impact on the character of the centre;
- Would not (by reason of smells, noise, visual intrusion or general disturbance) have a detrimental impact on the environment of the surrounding area or residential amenity, and;
- Would not cause or exacerbate on-street parking, traffic or amenity problems

Where applications propose food and/or drink uses, Saved Policy S2 states that proposals will also be expected to adhere to the following criteria:

- Provide ventilation and extractor systems without causing harm to the appearance of the area, or causing harm to residential amenity through noise or odour, and;
- The proposal will not be permitted in a local centre or in any property that is close to existing or proposed residential uses unless the applicant has submitted convincing evidence that the impact on residential amenity would be acceptable.

8.3 Replacement UDP Saved Policy S7 (Local Centres and Parades) states that the Council will grant permission for the re-use or redevelopment of properties within local shopping centres for a wide range of uses including restaurants, provided that:

- The development accords with Saved Policy S2, and;
- Local shopping needs would still be met by existing shopping facilities within safe and convenient walking distance of where people live in the surrounding area.

8.4 In 2021 the Government made changes to planning regulations and introduced a new 'Commercial, Business and Service' Use Class (Class E). The Use Class includes shops, cafes, restaurants, offices, nurseries, doctors' surgeries, gyms and some industrial uses. A premises that has a lawful use within Class E can change to another use within Class E without the need for planning permission.

- 8.5 A Bookmaker use does not fall within Use Class E; it sits outside as a 'sui generis' use. However, the amendments to the national planning regulations allow a bookmaker use to change to any use within Class E, such as a restaurant without the need for planning permission.
- 8.6 The ability of the premises to lawfully change to a restaurant (without planning permission) is a material consideration which must be given significant weight when assessing this proposal and based on this permitted change, the principle of the development is acceptable.
- 8.7 Furthermore, the proposed development would bring back into active use a vacant building, which has a lawful use as a bookmaker. This would enhance the vitality of the local shopping parade and create jobs, which should weigh in favour of the proposed development.

Residential Amenity

- 8.8 Core Strategy Policy CS19 (Design Quality and Accessibility in New Development) states that development proposals will be required to avoid unacceptable impacts on existing residents, business occupiers, and future occupiers.
- 8.9 When assessing the effects of a proposed development on the amenity of nearby residents it is necessary to consider what can possibly be undertaken without planning permission. In this case, significant weight must be given to the potential for the premises to operate as a restaurant, which is a change in the use of the premises that does not require planning permission. Consequently, it is the effects of the additional customers accommodated within the proposed extension that must be the focus when considering the impacts of the proposed development and whether unacceptable harm to amenity would be caused because of the extension's use.

Noise

- 8.10 The proposed development would have the potential to generate noise from comings and goings, deliveries, and the operation of extraction equipment. As previously mentioned, an outside dining/drinking area no longer forms part of the application.
- 8.11 Residential properties are present on the opposite side of Baileys Lane, facing directly towards the site as well as to one side and to the rear. It is acknowledged that the operation of a restaurant would cause some degree of noise and disturbance. However, as mentioned above, a restaurant can operate from the premises without planning permission, and it is not considered

that the additional covers, which the proposed extension would allow, would cause any significantly greater harm to amenity.

- 8.12 Furthermore, the current proposal allows the Council to impose planning conditions (if planning permission is granted) to minimise the noise impacts of the proposed development overall (and not only the use of the extension), by:
- preventing the outside area's use as part of the restaurant;
 - limiting opening hours to between 9am and 11pm;
 - limiting the times that deliveries and waste collection could arrive at the site to 8am to 6pm Monday to Saturday and between 9am to 6pm on Sundays and bank holidays, and;
 - restricting the loading of bottles into bins between 8am and 8pm on any day.
- 8.13 On balance and subject to these conditions, it is considered that the proposal would not cause unreasonable harm to amenity by way of noise and disturbance.

Odour

- 8.14 In relation to smells (odour), if planning permission is granted a condition is proposed to request that details of control measures (ventilation and fume extraction) are submitted for approval and the approved system installed before the restaurant opens. With this condition in place, it is considered that there would not be significant odour impacts on residents. This view is supported by the Council's Environmental Health team who have no objection to the development subject to the above condition.

Other effects on amenity

- 8.15 The proposed extension would project 7m beyond the rear of the premises and would have a flat roof to tie into an existing side extension. It would be set in around 7m from the gable wall of 11 Baileys Lane (the residential property to the south), which has a garage running along the shared boundary. In visual terms the extension would not be unduly dominant.
- 8.16 Overall, given the ability for the applicant to operate a restaurant from the premises without the need for planning permission it is considered that the proposed development would not have an unacceptable impact on residential amenity, and it complies with Policies CS2, CS19, H5, S2, S7 and ENV2.

Highways

- 8.17 NPPF Para 109 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.
- 8.18 Core Strategy Policy CS7 (Transport Networks) states that new development is 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, and;
 - In compliance with adopted cycle, car, disabled and service vehicle parking standards for different types and scales of new development.
- 8.19 Double yellow lines and bollards are in place on Baileys Lane to restrict vehicles mounting the kerb to park and to actively help to mitigate any unlawful parking. Consequently, any illegal parking which may occur which contravenes the Traffic Regulation Orders in place can face parking enforcement action.
- 8.20 As the change of use to a restaurant does not require planning permission, the key issue is whether the extension would cause significant harm in relation to highway safety, as assessed below.
- 8.21 The site is immediately next to a bus stop. A section of dedicated on street parking is also available for up to two vehicles close to the site, opposite to 11 Baileys Lane.
- 8.22 The main use of the restaurant is likely to be during the evening, which is different to most of the other local premises, which are likely to experience their busiest periods during the day. The site is within walking or cycling distance of the homes of potential restaurant customers and there is a bus stop adjacent. Consequently, it is reasonable to assume that a proportion of the restaurant's customers would not use a car; and in any event, the use of the premises as a restaurant does not require planning permission and this must be given significant weight in considering the traffic impacts of the application.
- 8.23 The proposed extension is very unlikely to add significantly to the volume of traffic generated and overall, it is considered that the use, including the extension, will not generate significant volumes of traffic during the daytime when compared to the previous use as a betting shop. Overall, the level of traffic movement associated with the extension would not be significantly harmful to highway safety. This view is supported by the Council's highways department who raise no objection.

- 8.24 In summary, the proposal would not lead to unacceptable impacts on highway safety and is consistent with NPPF para 109, and Core Strategy CS7.

Design and Layout

- 8.25 Policy CS19 states that new development is expected to respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment, and density of the existing built environment.
- 8.26 The proposed extension is to the rear of the building, and it would not be visible from the street. The extension's rear projection would also be less than the adjoining neighbouring property. Overall, it is considered that the design and layout of the development is acceptable and would comply with Core Strategy Policy CS19.

Other Considerations

- 8.27 In relation to the presence of rats and foxes near the site, there are pest control measures available to address this and it is not a sufficient reason to refuse an application. However, an Informative is recommended to be added to the planning permission (if granted) to highlight to the applicant the necessity to employ adequate controls to ensure that food and food waste is securely stored.
- 8.28 Construction has already begun on the proposed extension and, as a result, the applicant was asked to stop work until this application was decided. While unfortunately, construction work has not stopped, and the work is therefore currently unauthorised, this is only a consideration of limited weight and would not by itself be sufficient to refuse an application. Nevertheless, if planning permission is refused the Council could pursue enforcement action against the works.

9. CONCLUSION

- 9.1 The development is acceptable in principle and would not cause unacceptable harm in relation to highway safety, design, or the amenity of neighbouring properties.
- 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 (2021).

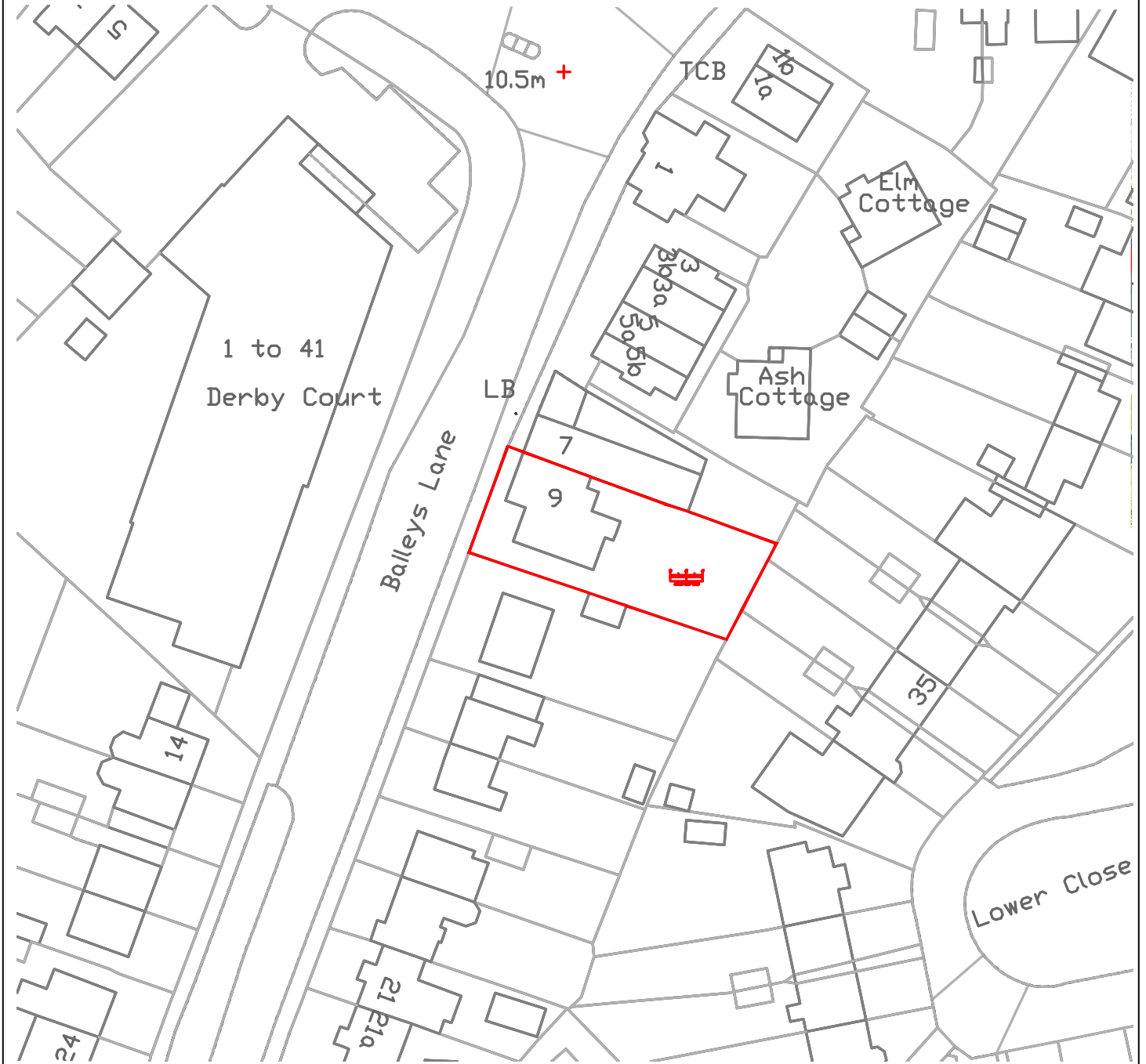
10. RECOMMENDATION:

- 10.1 It is recommended that Members grant planning permission subject the conditions set out in the attached schedule.

SCHEDULE OF CONDITIONS

1.	List of approved plans and documents.	Advisory.
2.	Ventilation and Fume Extraction.	Prior to commencement.
3.	Fixed Plant.	Ongoing
4.	Waste and Empty bottles.	Ongoing
5.	Refuse Collections and Deliveries.	Ongoing
6.	No Outdoor Seating.	Ongoing
7.	Opening Hours. (09:00 – 23:00)	Ongoing

APPLICATION No: 21/00864/FUL



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APPLICATION No: 21/00864/FUL

