

APPLICATION NO: 25/00253/KMBC1 **CASE OFFICER:** Lee Osborne

WARD: Whitefield **PARISH:**

LOCATION: The Kirkby Centre, Norwich Way, Kirkby Town Centre

PROPOSAL: RECONFIGURATION AND EXTENSION TO THE EXISTING CARPARK, ALTERATIONS TO ELEVATIONS TO INCLUDE REPLACEMENT GLAZING, NEW ENTRANCE DOORS AND THE INSTALLATION OF A 2400MM HIGH FENCE FRONTING CHERRYFIELD DRIVE.

Site Description

The application relates to a two-storey flat-roofed civic building with large footprint (formerly known as Kirkby Suite) sited within Kirkby Town Centre. From the building to the west boundary of the site with Hall Lane is a grassed area. The building is served by two small hammerhead parking areas accessed from Cherryfield Drive and there is a car park to the rear of the building accessed from Norwich Way.

Proposal

The proposal is for alterations to the elevations of the building and to reconfigure and extend the hammerhead parking area closest to the building to link up with the car park at the rear. It is also proposed to resurface the rear car park and mark out new parking bays; this element does not require planning permission. It is proposed to install a one-way system, with access from Cherryfield Drive and egress onto Norwich Way.

The hammerhead does not form any part of the design of the reconfigured and extended car park and access way. The car park would have an access road running from Cherryfield Drive (the access from here is proposed to remain as existing) running through to the existing car park at the rear, with a line of parking bays along the west side of the access road. Outside the building entrance would be a lay-by dropping off area. Paving would be installed the full length of the west elevation and turning the corner to allow pedestrian access to the rear car park. Within the paved area would be a covered cycle shelter and bin store and storage container. The rear car park would be resurfaced and would be remarked. The area between the building and Cherryfield would be remodelled to provide a landscaped belt rather than the original tarmacked access with some planting. 2.4m high paladin fencing would be installed to the application site boundary, enclosing the front landscaped area from the street, and running up the west boundary; across the access and egress points there would be electronic paladin gates.

It is proposed to install solid colour cladding panels to the first floor of the south and west elevations of the building, like existing such solid colour panels on the east and north elevations. New entrance doors would be installed on the west elevation with canopy across the entrance. The plant room building on the roof would be clad and the wording The Kirkby Centre marked out on the west side of the plant building.

The proposal also includes the erection of a 2.4m high fence.

Consultations

Highway Authority - No objections and request No Entry/One Way signage condition and condition relating to installation of tactile paving and change of kerbing at site entrance.

Environmental Sustainability - No objections, advise statutory Biodiversity Gan Plan required.

Representations

This application has been publicised by letters sent to 18 neighbours. It has also been advertised by Site Notice. No representations have been received.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that 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 normally 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.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

CS21 - Greenspaces and Trees

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

The application relates to works to a civic building and reconfiguration of said building's car park and to extend the access and car park through to an existing car park, with the site located within a town centre. The proposal therefore is acceptable in principle.

Design and Visual Amenity Considerations

The works to the civic building are acceptable and tie in with the north and east elevations. The car park reconfiguration and extension, together with the works between the building and Cherryfield Drive would improve the appearance of the site visually by introducing significant landscaping along Cherryfield Drive and the western boundary. The 2.4m high paladin fencing would be acceptable and is fencing commonly found along road frontages and visible frontages of schools, public buildings etc. Consequently, it is considered that the proposed works would benefit and enhance the visual amenity of the locality.

The application complies with Policies CS2 and 19 of the Core Strategy.

Highways Considerations

The proposal would reconfigure and extend the car park and introduce an access road to link with the rear car park, together with introduction of a one-way system between Cherryfield Drive and the rear car park/Norwich Way. With the proposal signage would need to be installed indicating No Entry and One Way at the appropriate location. Whilst Highways have no objections they have requested a condition such signage. In addition Highways have asked for tactile paving and kerb amendments at the Cherryfield Road access point. The application proposes to use the existing access and does not propose any works to the access. Furthermore there is another access serving a similar hammerhead parking area of the civic building, which is not being refigured or extended. 30m along Cherryfield Drive towards the roundabout and the paving and kerbs would remain as existing here. Therefore it is considered that to require the tactile paving and kerb works would be unwarranted and could be deemed unreasonable, as the application is acceptable without such works/condition.

The proposal would benefit the highway safety of the area with the reconfigured and extended car park allowing the introduction of the one-way system and therefore being safer for pedestrians at the existing access and egress points as a result.

The application complies with Policies CS2, CS7 and CS19 of the Core Strategy.

Amenity Considerations

The site is within the town centre and not close to housing. The proposal is for the reconfiguration and extension of a car park to link up with another existing car park area and to introduce a one-way system, install 2.4m high paladin fencing and carry out alterations to the elevations of the civic building. As such the proposal would not impact adversely on the general amenities of the area, including noise generation.

The application complies with Policies CS2 and CS19 of the Core Strategy.

BNG

The application is subject to BNG requirements and a biodiversity net gain assessment, metric calculation and landscape plan has been submitted. These show that the required 10% net gain target is met; the application achieves a 10.77% net gain (0.12 units).

Conclusion

The proposed alterations to the west and south elevations of the civic building would give a cohesiveness to the overall look of the building as they would tie in with the north and east elevations. The proposed works to the car park are acceptable and, with the link up to the existing rear car park and introduction of one-way system would benefit highway and pedestrian safety. The landscaping would ensure BNG is met and would benefit the visual appearance of the area. The fencing is typically found to school frontages and is suitable for fencing of the car park and building frontage area with Cherryfield Drive. The proposal complies with national and local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions:-

- 1) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 2) Notwithstanding any submitted details a landscape scheme shall be submitted to and agreed in writing by the Local Planning Authority detailing soft landscaping. The approved landscaping works shall be implemented and completed prior to the first use of the car park and one-way system hereby permitted or the first available planting season if the works are completed outside the planting season (which is October - March).

The details shall relate to all land surfaces not built upon and shall include:

- a) Planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained.
- d) Existing plants / trees to be retained.
- e) A detailed regime for the establishment and ongoing and longer term maintenance of all soft landscaping is also required to be submitted for approval.

Any trees, shrubs or hedgerow planted in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 30 years of planting shall be replaced within the next planting season by trees, shrubs or hedgerow of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development, to comply with BNG and to comply with Policies CS2, CS8 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) Within 21 days of the date of this planning permission a biodiversity gain plan shall be submitted to the Local Planning Authority for approval and take into account the landscape scheme required pursuant to Condition 2 of this planning permission. The biodiversity gain plan must include:
- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat.
 - (b) the pre-development biodiversity value of the onsite habitat.
 - (c) the post-development biodiversity value of the onsite habitat.
 - (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development.
 - (e) any biodiversity credits purchased for the development; and
 - (f) any such other matters as the Secretary of State may by regulations specify.

The biodiversity gain plan approved shall be implemented prior to the development hereby permitted first coming into use.

Reason: To comply with paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and Policies CS2, CS19 and CS21 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 4) Prior to the first use of the car park and one-way system into/out of the car park No Entry/One Way signage shall be installed in accordance with details previously submitted to and agreed in writing by the Local Planning Authority. The agreed signage shall remain in place at all times the car park and one-way system are in use.

Reason: In the interests of highway safety and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17/06/2025	24038 SU 001 D	-	E SITE LOCATION
18/12/2025	24038-GDA-ZZ-ZZ-DR-A-2217-C03	-	P CARPARK AND ACCESS
24/11/2025	24038-GDA-ZZ-ZZ-DR-A-2213-C02	-	P PROPOSED LANDSCAPING PLAN (AND SITE PLAN)
02/06/2025	24038 PL 200 D	-	P ELEVATIONS (PROPOSED SOUTH AND WEST)
14/05/2025	-	-	FENCE SPECIFICATION (BETAFENCE - PALADIN FX)
14/05/2025	-	-	10 SPACE ORIGINAL CYCLE SHELTER (THE BIKE STORAGE COMPANY)

14/05/2025	24038 PL 201 C	-	P ELEVATIONS (PROPOSED NORTH AND EAST)
02/06/2025	TRE/CDK	-	ARBORICULTURAL METHOD STATEMENT (MULBERRY)

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Jo Sheridan

Date: 13/02/2026

Informatives

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:

Highways Act - Debris

The applicant is reminded that it is an offence to allow material carried from the site to be deposited on or cause damage to the highway, as a result of dirty wheels or badly loaded vehicles. Should this occur, the Council as Local Highway Authority will seek to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and will prosecute offenders under Sections 131, 148 and 149 of the Highways Act 1980.

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

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