



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 24/00155/FUL

Name and address of applicant

ATE Farms
Moorbarns Lane
Lutterworth
Leicestershire
LE17 4JD

Name and address of agent

Lightwater TPC
10 Kilmorey Park Avenue
Chester
CH2 3QU

Date of Receipt: 26 March 2024

Date Valid: 28 March 2024

Address/Location Of Development

**Knowsley Village Stables
Knowsley Lane
Knowsley
Merseyside
L34 9BD**

Nature And Particulars Of Application

ERECTION OF 8NO. DWELLINGS

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 proposal to erect eight dwellings constitutes inappropriate development in the Green Belt. The site is not considered to amount to an infill plot, and it is considered that the applicant has failed to demonstrate any very special circumstances to justify the proposal which would harm the character and openness of the Green Belt contrary to Green Belt policy. Therefore, the development is contrary to Core Strategy Policy CS5, and National Planning Policy Framework paragraphs 152 to 155.
2. The application has failed to demonstrate that the ecological impacts from the development are or can be made acceptable. Specifically with regard to the impacts on water voles. Therefore, the development is contrary Core Strategy Policy CS8, and National Planning Policy Framework paragraph 186.

3. The application has failed to demonstrate safe and sustainable access and manoeuvring can be achieved for the site. Therefore, it has not been demonstrated the proposal is acceptable in respect of highway safety and is contrary to National Planning Policy Framework paragraph 115 and Policy CS 7 of the Local Plan Core Strategy.
4. The application has failed through the provision of a sustainable flood risk assessment to demonstrate that flooding impacts on the site are or can be made acceptable, the application is therefore contrary to National Planning Policy Framework paragraph 173 and Policy CS 24 of the Local Plan Core Strategy.
5. The proposal would result in harm to the setting of the Conservation Area by eroding the semi-rural setting of the Conservation Area. for which no justification has been provided. The development is therefore contrary to UDP policy DQ5, Policy CS 20 of the Local Plan Core Strategy and National Planning Policy Framework paragraph 206.
6. The layout and orientation of the proposed dwellings do not respect the character and appearance of the area to the detriment of the street scene, nor do they provide adequate amenity space for future occupiers resulting in significant harm to their living conditions. The proposal is contrary to Core Strategy Policy and CS19, and National Planning Policy Framework paragraph 135 the New Residential Development SPD and the New Residential Development SPD.

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: 28 June 2024

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.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months 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.