

Agenda



Knowsley Council

1 October 2025

To: The Chairperson and
Members of the Planning Committee

Dear Councillor

A Meeting of the **PLANNING COMMITTEE** will be held on **Thursday, 9th October, 2025**, in the Council Chamber, Municipal Buildings, Huyton at **6.00pm**.

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

S Donnelly	(Chairperson)
Mrs D Arnall	Ms J Harvey
Mrs C Bannon	Ms J Lilly
D J Baum	Mrs J E Lonergan
H Bell	K W McGlashan
T Brennan	G J Morgan
M Burke	Mrs S Powell
T Byron	I Smith
A J Flute	K Taylor
R Gaffney	Ms A Wright
G Golding	

(Note: The Agenda and Reports are circulated to all other Members of the Council for information only.)

A G E N D A

PART I

APOLOGIES

1. DECLARATIONS OF INTEREST

2. MINUTES

To receive as a correct record the minutes of the meeting of the Committee held on 11th September 2025.

(Pages 1 - 2)

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) **23/01037/OUT - OUTLINE PLANNING APPLICATION (WITH ALL MATTERS OTHER THAN ACCESS RESERVED) (TO BE DETERMINED BY HALTON BOROUGH COUNCIL ONLY) FOR THE DEVELOPMENT OF UP TO 350 DWELLINGS, PUBLIC OPEN SPACE, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE WORKS. FULL DETAILS FOR SITE ACCESS ARRANGEMENTS VIA A NEW JUNCTION ON CHAPEL LANE (TO BE DETERMINED BY KNOWSLEY BOROUGH COUNCIL ONLY) AND EMERGENCY ACCESS VIA SANDY LANE (TO BE DETERMINED BY HALTON BOROUGH COUNCIL) - LAND TO NORTH AND EAST OF ROSE FARM, CHAPEL LANE, WIDNES, KNOWSLEY / CHESHIRE**

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 23/01037/OUT in the search box

(Pages 3 - 32)

- (b) **25/00274/COU - CHANGE OF USE OF RESIDENTIAL DWELLING (USE CLASS C3) TO CHILDRENS CARE HOME (USE CLASS C2) FOR A MAXIMUM OF 2NO. CHILDREN - 6 EDGEMOOR DRIVE, FIELD LANE ESTATE, KNOWSLEY, L10 1LP**

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 25/00274/COU in the search box

(Pages 33 - 48)

4. DELEGATED PLANNING DECISIONS

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

(Pages 49 - 54)

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

APPLICATION NO: 25/00274/COU

APPLICANT: GC Prestige Care

WARD AFFECTED: Cherryfield

DEVELOPMENT:

CHANGE OF USE OF RESIDENTIAL DWELLING (USE CLASS C3) TO CHILDRENS CARE HOME (USE CLASS C2) FOR A MAXIMUM OF 2NO. CHILDREN

LOCATION OF SITE:

6 Edgemoor Drive, Field Lane Estate, Knowsley, L10 1LP

DEVELOPMENT PLAN ALLOCATION:

Primarily Residential Area

REPRESENTATIONS:

16 objections have been received from individual residents (from 15 different addresses) to the first round of consultation and 3 letters of support were received (from 3 different addresses). 7 Objections were received to the second round of consultation, the authors of these letters had previously objected..

RECOMMENDATION:

That Members delegate authority to the Head of Planning & Building Control to grant planning permission subject to the conditions set out in the attached schedule.

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 children's care home (Use Class C2), for a maximum of 2 no children*

**Originally the application was for 3 children, but this has been reduced to 2 and the layout of the property has been amended.*

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 located at the end of a terrace on Edgemoor Drive, in the Field Lane Estate. There is a low brick wall which runs around the front and side of the site with a wooden fence at the rear. There is also a single storey rear extension and detached outbuilding at the property.
- 1.2 The site is a rectangular plot located on the south east corner of Edgemoor Drive. There are other dwellings to the north, south east and west of the site. There is a supermarket further to the east with a car dealership to the south east of the site.
- 1.3 The surrounding area is generally residential in nature and it is considered to be a sustainable location with local services and access to bus stops within 250m of the site.

2. PROPOSAL

- 2.1 This application proposes the change of use from the existing residential dwelling (Use Class C3) to form a children's care home (Class C2). The care home would be for up to 2 children and no more than 2 care staff and a manager will be present at any one time during the day. No staff would sleep on site, and at night there would be 2 staff members who would work a night shift and would be awake through the night.
- 2.2 The scheme has been amended to reduce the number of children from 3 to 2, to provide an additional bathroom at ground floor level and to change a ground floor area from staff bedroom to staff office. A deputy manager has also been added at the request of the council's children's services
- 2.3 The proposed day time shift pattern for carers is 7am to 7:30 pm, with a night shift of 7pm to 07:30 am, staff changeovers would take place over a half hour period. The manager will be based at the property between 9am and 5pm. With a deputy manager present on site 9am - 5pm weekends or weekdays 7am - 2pm or 1pm - 9pm. The deputy manager will generally work different hours than the manager and so usually there would be no more than 3 staff on site.
- 2.4 There are no proposed external changes to the building with only minor small scale internal alterations, however, a parking space would be added to the north eastern part of the site.

3. RELEVANT SITE HISTORY

96/00246/APP - ERECTION OF SINGLE STOREY EXTENSION TO REAR OF Dwelling – Granted - 25.06.1996

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 negative potential impact from an equalities perspective and may have a slight positive Impact as age is a protect characteristic.

5. REPRESENTATIONS

- 5.1 The application was publicised by letters sent to 16 neighbouring properties. There were two rounds of consultation on the original application and on the amended plans. This exceeded local and national publicity requirements as the council is not legally required to consult on internal changes or if the proposal

Original Consultation

16 Objections were received to the consultation and 3 letters of support.

- 5.2 The points of objection are summarised below:

Objection

- Lack of parking spaces
- Additional traffic impacts.
- The proposal will lower house prices
- The site is not suitable for a children's home

- Potential for Crime and Anti-social Behaviour
- Noise and activity
- Impact on Residential Amenity and Character of the Area
- Concerned about current tenants being forced to leave
- The house is too small
- I am concerned that more person could occupy the property.
- I am concerned about the lack of experience of the company.

Support

- This will support the local community and add social value
- This is positive for the children who will be looked after here.
- The plot is a very large corner plot with lots of space in the front garden and back garden,

Amended Plans Consultation

5.3 A re - consultation was carried out as the number of children who would live at the home has been reduced from 3 to 2 and there have been changes to the internal layout of the scheme. Objections have been received to the amended plans (all 7 objections also previously objected to the scheme at the first consultation) consisting of the following main points.

- Still object to the proposal despite the change from 3 to 2 children.
- The proposal would harm the character of a quiet residential area.
- Lack of parking/ highway safety.
- Children may potentially kick footballs and play on the road and pavement causing nuisance.
- The noise associated with staff changeovers will impact neighbours.
- Edgemoor Drive should be adopted as a Residential Parking Permit Holders Only.
- The house is not big enough to house the children and carers.

6. CONSULTATIONS

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

Local Highway Authority (Knowsley Council) – No objection. In accordance with the Council's parking standards, residential care homes require 1 parking space per 5 bedrooms. The proposed use will result in 4-bedroom property, and there is 1 off-street parking space within the site boundary at the rear of the property,

which meets the minimum requirement. The potential impact is not considered to be materially different from that of the existing lawful use. The site benefits from access to local bus routes, supporting sustainable travel.

Social Care (Knowsley Council) – Our current residential care demand is for Ofsted registered, small homes, 1-2 bed, who can cater for the more complex needs of children and young people. The updated plan in relation to 2 children and office and bedroom /bathroom space would be suitable. The staffing structure is considered to be appropriate.

Merseyside Police Architectural Liaison Officer –There are no objections raised from any of the departments or teams within Merseyside Police to the application proposed

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-date⁸, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance⁷ 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 under the provisions of paragraph 232 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
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
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 (HMO's) states at criterion 1 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 and are a residential type use. This is subject to the use not having an unacceptable impact on the amenity of neighbours or the character of the area.

8.4 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

8.5 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.

8.6 The application proposes there would be a maximum of 2 children, 2 carers, a manager and a deputy present at any one time at the property. However, in most of the time the manager and deputy manager would not be there at the same time with only limited overlap. The proposed day time shift patterns are 7am to 7:30 pm, with a night shift of 7pm to 07:30 am, with staff changeovers

over a half hour period. The manager will be based at the property between 9am and 5pm. There would be a deputy manager present on site 9am - 5pm on weekends or 7am - 2pm or 1pm - 9pm during weekdays.

- 8.7 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 residents than the proposed use and have similar numbers of visitors to them). In relation to the potential for children to play football in the road, this potential would exist if the house were a typical family home, which could also have children.
- 8.8 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 vulnerable neighbours, there is no evidence that the application would cause a greater impact on them than a typical residential use. It should also be noted that dwellinghouses can also be subject to noise issues, anti-social behaviour and disturbance depending on the conduct of the homeowner.
- 8.9 Nevertheless, so that the level of impact is kept to a minimum, it is recommended that, subject to the approval of the application, a condition is attached to the planning permission to permit a maximum of two children being able to be cared for at the property at any one time. Should members be minded to grant planning permission, a condition is also recommended which will require that staffing levels do not exceed those described in the application
- 8.10 In relation to the size of the property, the building has been previously extended with a single storey rear extension. The floorplan demonstrates that there would be 3 bedrooms upstairs with a staff office at ground floor and a staff w/c. The building is therefore considered sufficiently large to accommodate the proposal.
- 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 two bus stops situated just 3 minutes' walk away on Copplehouse Lane and the A506 that provide services, including to Liverpool.
- 8.15 A new parking space would be added to the north eastern part of the site. This is considered to provide sufficient parking and complies with the Council's standard of 1 parking space per 5 bedrooms for care homes. There is in addition the ability to park on the site on the corner of Edgmore Drive as this would not block access to a driveway. The Highways team have been consulted on the application and have raised no objection to the application.
- 8.16 A single parking space 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. In relation to whether the area should have residential Parking Permits, this would be a separate matter for the highway authority.
- 8.17 Overall, the proposal will not lead to unacceptable impacts on highway safety. Therefore, the application is consistent with NPPF para 116, and Policy CS7 of the Local Plan Core Strategy

Crime and Anti Social Behaviour

- 8.18 In relation to crime and anti-social behaviour it is acknowledged that the surrounding area sometimes suffers from crime and anti-social behaviour issues. However, there is no evidence that the proposal will worsen existing issues of crime and anti-social behaviour or will be harmful to the welfare of children residing at the property. This is reinforced by the lack of any objection from the Merseyside Police Architectural Liaison officer or from Children's Services.
- 8.19 Overall, subject to conditions, it is considered that the proposals would not cause unacceptable harm to residential amenity and the application complies

with Core Strategy Policies CS2 and CS19 and Saved UDP Policies H5 and ENV2.

Other Considerations

- 8.20 A number of issues raised in the representations relate to matters that are not material planning considerations and therefore cannot be considered. This includes devaluation of property and the personal circumstances of the current tenants and the experience of the applicant.

9. CONCLUSION

- 9.1 The development is acceptable in principle and would not cause unacceptable harm in relation to highway safety, the character of the area, crime and anti – social behaviour or the amenity of neighbouring properties. This is subject to conditions relating to a limit to the number of children that can be cared for at the property and to ensure that the property is operated in accordance with the supporting statement.
- 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.

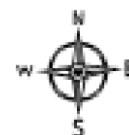
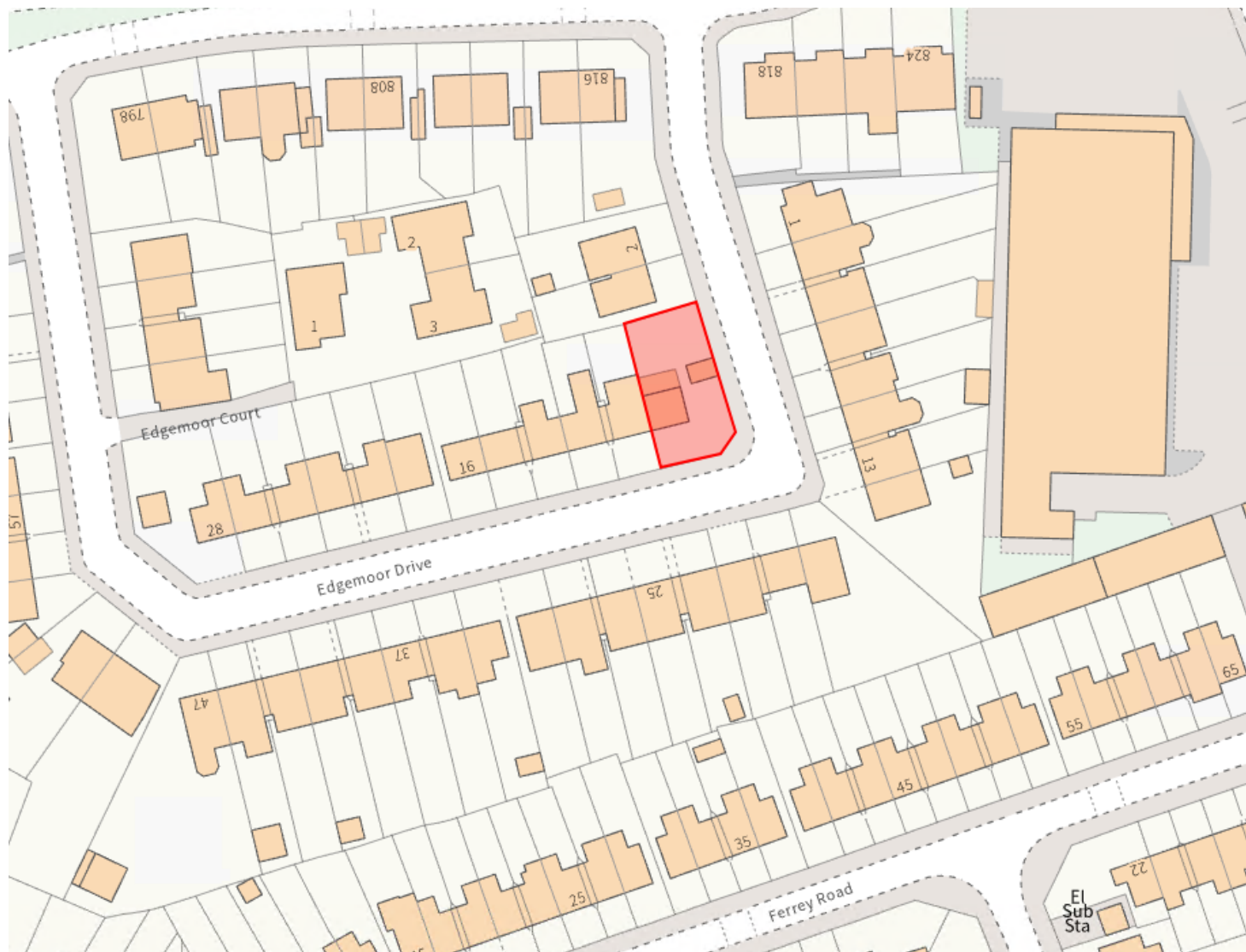
SCHEDULE OF CONDITIONS

1.	Time Limit	Advisory
2.	Approved Plans List	Advisory
3.	Maximum of two children / young people	Ongoing
4.	Staffing levels /shift patterns in accordance with Supporting Statement	Ongoing
5.	Premises operated in accordance with Supporting Statement	Ongoing
6.	Use as residential care home only and no other use falling within Use Class C2 – Residential Institutions	Ongoing

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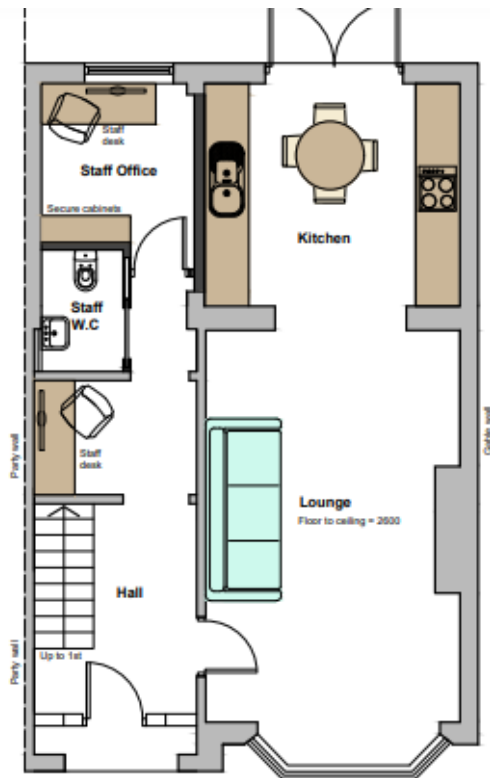
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APPLICATION No: 25/00274/COU

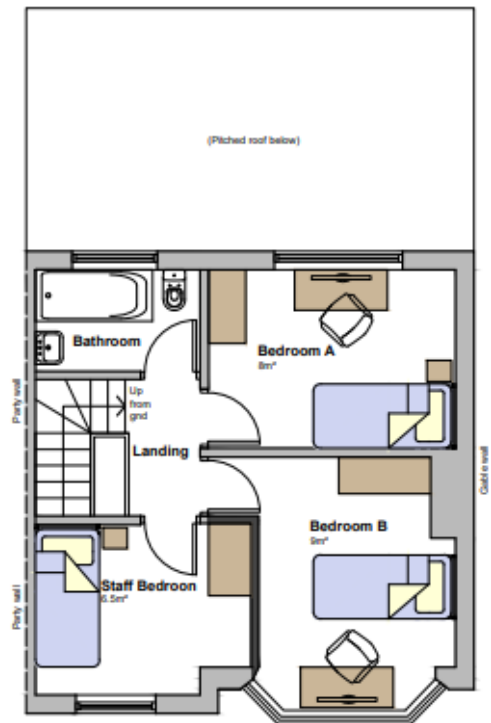


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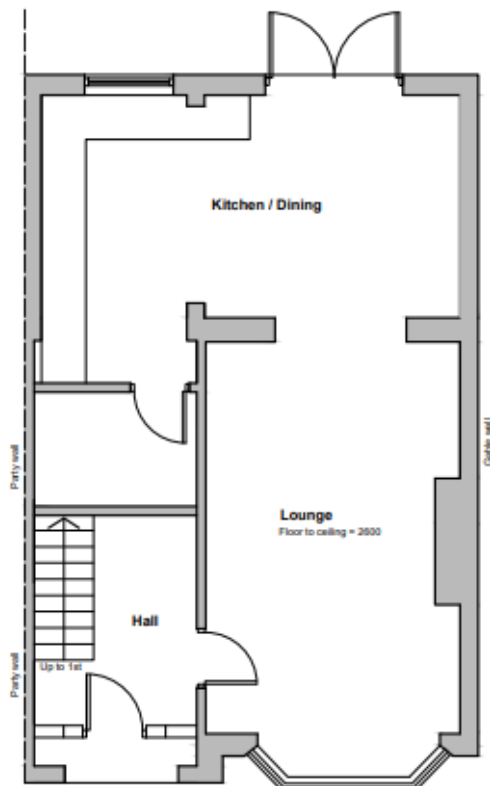
APPLICATION No: 25/00274/COU



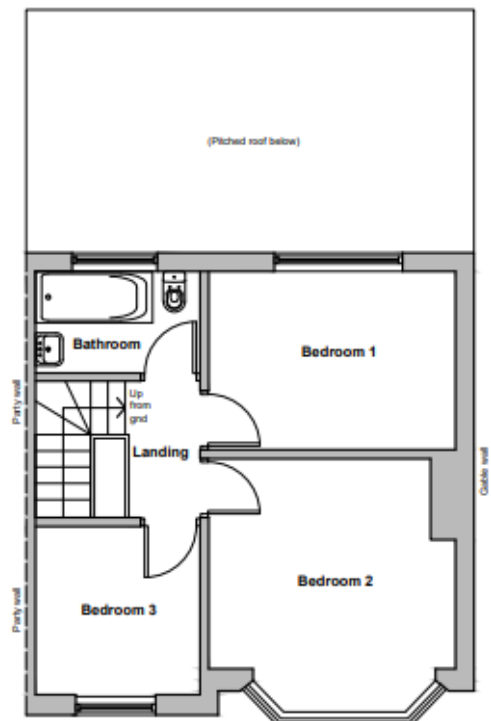
Proposed Ground Floor Plan
(Change of Use From C3 to C2)
(Scale 1:50)



Proposed First Floor Plan
(Change of Use From C3 to C2)
(Scale 1:50)



Existing Ground Floor Plan
(Scale 1:50)



Existing First Floor Plan
(Scale 1:50)



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