

Planning Statement

Application for Change of Use from Micro Pub to Centre Supporting Adults with Additional Needs

This template is designed for submission to Knowsley Metropolitan Borough Council in support of a planning application for a change of use from a former food takeaway (Use Class Sui Generis) to a charity facility to support adults with additional needs (Use Class E).

It follows the structure commonly expected by local planning authorities and planning officers and aligns with the requirements of the Ministry of Housing, Communities and Local Government, the Knowsley Metropolitan Borough Council Local Plan, and the National Planning Policy Framework.

PLANNING STATEMENT

Planning Application

Proposal:

Change of Use from [Sui Generis] to office/charity hub Supporting Adults with Additional Needs
[Class E or F2 whichever you feel more appropriate]

Site Address

57 High Street
Prescot
L34 6HF

Applicant

Spectrum Connect CIO

Prepared by

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Date

08/07/26

Planning Application Reference

PP-14177531

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1. Introduction

Purpose

This Planning Statement has been prepared to support a planning application seeking permission for the change of use of:

57 High Street
Prescot
L34 6HF

from:

Existing Use Class:

Sui Generis – Micro pub or Hot Food Takeaway

to

Proposed Use Class:

Class E or F2 – office/Charity centre use for adults with additional needs

The proposal would enable the premises to operate as a community facility providing services for adults with additional needs.

2. Site Description

- Site location (see attached document 57 High Street)
- Surrounding land uses – we are located on Prescot's main road High Street, on the left to our building there is St Helens Road residential dwellings.
- Town centre location is Prescot and we are located on the main road of Prescot's High Street
- Relationship with neighbouring buildings – there is a tenant upstairs with the same landlord as us but separate from our building and we are attached to an adjacent building (shop) which is owned by a different landlord but we share the back yard with the upstairs tenant.
- Existing building – we can confirm that the existing building will not be altered at all structurally
- Existing floor area – we can confirm the existing floor area will not be altered at all (except for floor coverings, e.g laminate flooring or carpet)
- Existing external areas – we can confirm that the existent external areas will not be altered at all
- Existing parking arrangements – we can confirm that there are no immediate parking facilities available with this lease. Staff, volunteers and participants to the building will use the various car parks around the Prescot area at a cost to themselves.
- Existing servicing arrangements – the landlord is responsible for the existing servicing arrangements unless the responsibility is stated in our lease

- Existing access arrangements – we can confirm that the existing access arrangements will not be altered. There is access through the front of the building and to the rear of the building
- Conservation Area designation – I can confirm that we are situated towards the outskirts but within the conservation area of Prescot (see attached map of Prescot attachment 1a-Prescot Town Centre & 1b-prescot-conservation-area-management-plan-may-2012)
- Any Listed Buildings nearby – I can confirm that 35 High Street, Prescot, is the nearest listed building which is approximately 77 metres from 57 High Street, Prescot.
- Existing condition – I can confirm there will be no alteration to the buildings current existing condition.

Attachments:

Site Location Plan

Existing Site Plan

Existing Floor Plans from when we took over to now

3. Existing Use

Current authorised planning use.

- Existing Use Class - Sui Generis
- Planning history – we are not privy to this information
- Length of vacancy – building is not vacant at present, a tenant rents the upstairs and we as a charity rent the downstairs of the building
- Existing opening hours - Permitted Hours 8.30am – 10:30pm Monday to Sunday. Tenant must respect the right to peaceful living for the tenant above. Continued noise disruption for the tenant above or neighbouring properties after 6pm will be classed as a breach of your lease.
- Existing customer numbers – No more than 30 people will access the building at any one time
- Existing delivery activity – the building was used as a micro pub until August 2024 and now it is an office/charity hub supporting adults with additional needs
- Existing traffic generation – most visitors to the hub travel by public transport
- Existing noise sources – the micro pub was closed down due to noise disruption, we are not in breach of any noise disruption to the current tenants.
- Existing extraction equipment – there is no need for any industrial extraction equipment at present as it is not a micro pub now, just an office/hub

- Existing refuse arrangements – Normal sized burgundy/grey wheelie bins are provided to the rear of the building and are emptied by the local authority

The previous use is no longer viable as the micro pub owners are not the current lease holders since August 2024 and they were shut down to noise disruption to neighbours.

4. Proposed Development – change of use

Proposed Use

- Nature of activities - as a charity office, drop in/information sessions. Wellbeing/training sessions, information day/open day, volunteer recruitment day, board games evenings or any use within the use class to carry out our charitable purposes or any use within Use previously Class A1 now class E of the Town and Country Planning (Use Classes) Order 1987 as at the date this lease is granted.
- Intended users are adults with less complex needs autism, carers, family members, those awaiting or seeking a diagnosis or those who believe they are on the autistic spectrum but don't want an official diagnosis
- Community benefit is support for the less complex needs community within Knowsley
- Services provided is support, drop in/information sessions, wellbeing/training sessions, information day/open day, volunteer recruitment day, board games evenings or any use within the use class to carry out our charitable purposes or any use within Use previously Class A1 now class E of the Town and Country Planning (Use Classes) Order 1987 as at the date this lease is granted.

For example:

- Skills development
 - Independent living support
 - Social inclusion
 - Drop-in services
 - Wellbeing activities
 - Advice services
 - Community café (if applicable)
 - Group activities
 - Training
 - Volunteer programmes
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Proposed Use Class:

Existing Use Class: Sui Generis

Proposed Use Class: Class E or F2

The proposed use falls within this Use Class E as it is a broad category of commercial business and service users. F2 could be an option but the broader E class is probably the most appropriate class use.

Internal Alterations

- Building works – there is no building work needed only holes filled in on internal walls
 - Accessibility improvements – there are no planned accessibility improvements
 - Toilet provision – there are no plans to change the toilet at present
 - Kitchen facilities – there are no plans to change the kitchen facilities at present
 - Fire safety improvements – there are 3 fire extinguishers and a smoke alarm
 - Security – there is a steel back door and double glazed windows and door (front)
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External Alterations

- New signage – we have removed the old signage and added our own signage
- Boundary treatments – no planned changes to current boundaries
- Lighting – there are no planned changes to lighting
- Ramps – there are no planned changes to ramps
- Landscaping – there are no planned changes to landscaping
- Bin storage – there are no planned changes to bin storage

Operational Statement

Hours of Operation

Opening hours are 8.30am to 10.30pm 7 days a week however, Most days are from 10-4 except Wednesday evening which is 6pm to 10.30pm

Activity

- Skills development
- Independent living support
- Social inclusion
- Drop-in services
- Wellbeing activities
- Advice services
- Community café (if applicable)
- Group activities
- Training
- Volunteer programmes

Public access is via the front of the building

Deliveries – there are no deliveries necessary

Waste collection	Is via burgundy wheelie bin as no extra waste is needed
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Role - Manager

Volunteers – we currently have 12 volunteers but only 5 work at any one time

- Arrival times – between 8.30 and 10am for staff and from 10am for service users
- Session times – sessions vary due to which project we are running but are always respectful of neighbours and within the allocated time scales of lease agreement
- Visitor numbers – we are limited to up to 30 individuals per session (including staff and volunteers) however, we average 15 to 20 people at present due to wanting not to overwhelm some individuals
- Staff numbers – there is always at least one staff member and 2 volunteers at every sessions
- Peak occupancy – Mondays and Thursdays are our peak days as we have different health and wellbeing sessions on these days.
- Booking arrangements – participants have to have an interview to become a member and we have strict policies in place to make sure everyone is safe, respected and adequately supported
- Community events – we have very occasional community events due to capacity of people we allow in the building, these are always planned well in advance
- Evening use – We have just one weekly evening session at present this is to accommodate those individuals who cannot access our support through the day
- Weekend use – we are open on a Saturday 2pm to 6pm for a specific gaming of dungeons and dragons – these numbers are limited to 10 people. We may clean the internal area on certain Sundays within the allocated time limits

- All staff and volunteers are trained in safeguarding, our founder and manager has a degree in autism and our senior volunteer is a sen teacher

- Supervision – all volunteers/peer mentors have regular supervision sessions and volunteer training including first aid
- Security – We have a ring doorbell and panic alarms in the hu
- Visitor management – people are encouraged to make an appointment to meet with staff to discuss support options

5. Need for the Development

Organisational Need

This building is required to provide a place where adults with less complex needs autism can attend to be supported, learn new things and have an inclusive welcoming place they feel safe within their community. We connect adults with less complex needs autism (LCNA); by creating a range of safe, accessible and inclusive social opportunities & life experiences to boost health and wellbeing, make positive life choices, make friends and reduce isolation. We nurture independence and choice, encouraging and empowering adults with LCNA to make appropriate decisions themselves which are positive, life changing and improve overall mental health, confidence and self-esteem. We provide a peer-to-peer network of support, mentoring and engagement, embedding key communication, emotional & social skills – to enable our members to succeed in life. We maintain a safe and inclusive online platform in which our members can connect, exchange and engage to support.

- We support adults with less complex needs autism and their carers/family members from all over Knowsley
- The demand for our support is growing steadily

Community Need:

- We receive referrals from adult social care, Willis house the autism diagnosis team in Knowsley, mental health services, self referrals etc.
- Knowsley has pockets of deprivation and we support those in poverty by sign posting to appropriate service/agencies for support.
- Disability statistics – there are 700,000 individuals (adults and children) with autism in the UK (The National Autistic Society NAS)
- Less complex needs autism individuals often face loneliness, isolation and barriers to access community activities. Autistica's research, cited by the NAS, found that 66% of autistic adults have thought about taking their own life and 35% have attempted suicide, highlighting the severity of unmet social and mental health needs
- They often have co-occurring mental health conditions and need support with mental wellbeing. Social isolation in autistic adults is often linked to: Difficulties with social

communication and interpreting non-verbal cues [Leaf Complex Care](#) Sensory sensitivities that make social environments overwhelming Limited access to autism-friendly spaces and services [UK Parliament](#)

- They often have employment barriers and need support to navigate the employment system. High rates of unemployment or underemployment — around 85% of autistic adults are unemployed or underemployed [Priory](#), which can reduce social opportunities.
- Having a cohort of individuals with less complex needs autism is helpful for community consultation and we consult with an attend the autism service development group facilitated by Healthwatch in Knowsley.
- We also signpost individuals for support from other local organisations.

Benefits

- Increased independence for those who are support by our charity
- Reduced isolation for all that attend our space
- Skills development for those who participate and attend our courses
- Better health outcomes for those who attend our health and wellbeing courses
- Increased volunteering opportunities for people with less complex needs autism to volunteer with us and train to be peer mentors
- Increased employment pathways
- There will be a reduced demand on statutory services through our support

6. Planning Policy Assessment

National Planning Policy Framework

- Achieving sustainable development – the government’s 2030 agenda for sustainable developments also includes, good education, reduced inequalities, good health and wellbeing and gender equalities these are areas we can support through our charity work
- Building a strong economy – supporting adults with less complex needs autism will build a stronger economy due to us raising their confidence and self esteem & various training so they can go on to look for volunteering or work

- Healthy communities – we contribute to the health of adults with less complex needs autism through various sessions devoted to health and wellbeing including health eating and looking after your health etc.
 - Town centres – we can contribute the making town centre developments autism friendlier
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7. Prescott Town Centre Conservation Area Assessment

The site lies within the Prescott Town Centre Conservation Area.

Assess: There is no planned work to the access of the building

- Historic character – there will be no change to the historic character of the building
 - Architectural character – there will be no change to the architectural character of the building
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Proposed Changes – only change of use no other changes are planned

- External alterations – no changes
 - Signage – our sign replaced the existing sign
 - Accessibility works – no changes
 - Lighting – no changes
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Impact Assessment

- Preserve the Conservation Area – no change
 - Enhance the Conservation Area – no change
 - Cause less than substantial harm – we will not cause any harm to any structural building, animal or person
 - Cause no harm – we will cause no harm
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Conclusion

The proposal is considered to have:

- ☐ No impact
- ☒ Positive impact
- ☐ Minor impact

☐ Less than substantial harm

We will have a positive impact within the Prescot community due to being a central point of support for adults with less complex needs autism, helping to remove the barriers that exist for these individuals to access their communities, also, raise autism understanding.

8. Parking, Access and Highways

Existing Parking

- Public parking nearby – all staff, volunteers and visitors use public parking areas
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Access

- Vehicle access – many public car parks available in Prescot
 - Pedestrian access – pedestrian lights are on all crossings
 - Disabled access – wheelchair accessible door
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Deliveries

- Frequency – no deliveries are required
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Refuse Collection

- Collection frequency is via burgundy bin fortnightly
 - Collection point – on wood lane
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9. Amenity Assessment

Effects upon neighbouring occupiers.

Noise - will be kept to a minimum so no disruption to neighbours

Odour – there will be no odours from the building

Light -there will be no alterations to external or internal lighting

Privacy – we respect the privacy of all neighbouring properties and residents

Overlooking – we are not over looking any other properties

Traffic – there will be no added traffic or any changes to current traffic

Parking – staff, volunteers and participants who attend the charity will use existing car public car parks or public transport

Deliveries – there will be no deliveries necessary

Opening hours – between the hours of 8.30am – 10.30pm Monday – Sunday

General disturbance – there will be no disturbances to neighbours

10. Equality and Social Value

Our charity is committed to creating a welcoming, inclusive environment where people from all backgrounds feel valued, respected and able to participate. We encourage everyone to take part, work together, share their skills and experience, strengthening communities through understanding .

We ensure our charity is accessible and inclusive by removing barriers to participants, providing reasonable adjustments, using clear communication, offering accessible materials, welcoming diverse backgrounds and listening to people's feedback, making sure everyone feels valued and supported. We have always worked with our members and they co-design our projects to meet their needs. This collaborative work is something we will always do as it is important to us as a user led organisation. Our board is a mix of people with autism (majority) and people who want the best for them.

11. Planning Balance

- Compliance with national policy – we comply with national policy
- Compliance with local policy – we comply with local policy
- Community benefit – we benefit the community as we provide a safe, welcoming and inclusive centre for adults with less complex needs autism
- Economic benefit – there are multiple economic benefits through our support to various individuals
- Heritage considerations – we respect the Prescot heritage

We believe that planning permission should be granted due to us being the only specific autism charity who support adults with less complex needs autism and their family members in Knowsley, there will be no disruption to neighbours.

12. Conclusion

"It is respectfully submitted that the proposed change of use represents sustainable development that accords with the development plan when read as a whole, together with the relevant provisions of the National Planning Policy Framework. The proposal would deliver a significant community benefit by providing an accessible centre supporting adults with additional needs, without giving rise to unacceptable impacts on neighbouring amenity, highway safety or the character and appearance of the Prescot Town Centre Conservation Area. Planning permission for change of use is therefore respectfully requested."

Attachments:

Site Location Plan

Existing Site Plan

Existing Floor Plans from when we took over to now