

Regeneration and Economic Development Department

APPLICATION NO: 22/00235/COU

APPLICANT: St Helens College

WARD AFFECTED: Page Moss

DEVELOPMENT: CHANGE OF USE FOR PART OF FIRST FLOOR FROM EDUCATIONAL USE (USE CLASS F1 a)) TO OFFICE (USE CLASS E g) i))

LOCATION OF SITE: Knowsley Community College , Stockbridge Lane, Huyton, Knowsley, L36 3SD

KNOWSLEY LOCAL PLAN ALLOCATION –

Action Areas - Action Areas

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

Urban Greenspace and Educational Land - Urban Greenspace And Educational Land

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS4 - Economy and Employment
CS6 - Town Centres and Retail Strategy
CS7 - Transport Networks

National Planning Policy Framework

TECHNICAL CONSULTATIONS:

Highway Authority - No objections
Environmental Health - No objections

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 87 neighbours. No representations have been received.

ARTICLE 35

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.

PLANNING HISTORY

APP. NO:	05/00516/KMBC1
PROPOSAL:	OUTLINE APPLICATION FOR ERECTION OF LEARNING CENTRE (EXISTING BUILDINGS TO BE DEMOLISHED) - ALL MATTERS RESERVED - DEVELOPMENT MAY AFFECT EXISTING RIGHTS OF WAY
DECISION:	PER

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

DECISION DATE: 12 July 2005

APP. NO: 07/00154/KMBC1

PROPOSAL: ERECTION OF LEARNING, COMMUNITY AND RESOURCE CENTRE, TOGETHER WITH ASSOCIATED ACCESS AND LANDSCAPING

DECISION: PER

DECISION DATE: 19 April 2007

APP. NO: 14/00721/FUL

PROPOSAL: ERECTION OF THREE STOREY ANNEX BUILDING AND BIN STORE TOGETHER WITH THE RECONFIGURATION AND EXTENSION OF CAR PARKING AREA.

DECISION: PER

DECISION DATE: 5 December 2014

APP. NO: 15/00359/KMBC1

PROPOSAL: CONSTRUCTION OF ACCESS ROAD FROM WATERPARK DRIVE TO FORMER CHRIST THE KING LEARNING CENTRE WITH ASSOCIATED CULVERT, FENCING, ACCESS GATES AND BARRIER, TOGETHER WITH AREAS OF RE-GRADING

DECISION: PER

DECISION DATE: 22 July 2015

ISSUES AND ASSESSMENT:

PROPOSAL

This application relates to Knowsley Community College (former Christ the King Learning Centre) on Stockbridge Lane, Huyton.

It is proposed to change the use of part of the second floor of the building from Education Use (Knowsley Community College) (Use Class F1a) to Office Use for St Helens and Knowsley NHS Foundation Trust (Use class E g) i)

The application is submitted on behalf of St Helens College who are working in partnership with Knowsley Community College.

The NHS trust are in need of new premises in the Knowsley area. The floorspace to be occupied by the NHS trust would be 844sqm. The first floor is currently occupied by staff associated with the college.

The applicant states that this proposed change of use is reflective of the College working closely with the NHS on larger projects across both the Knowsley and St Helens sites. Collaborative working will link into the College's educational provision going forward and, as such, bringing aspects of the NHS Trust's administration is a 'complementary fit' both in terms of the nature of the use and in respect of the College's wider objectives.

The application states that the floorspace is surplus to the College's requirements as it has consolidated its administrative functions into alternative existing premises across the campus.

A total of 116 desk spaces are proposed for NHS staff as part of the proposal. It is likely that these desk spaces will not be 100% occupied every day, due to the Trust's flexible working policy. However, this figure is indicative of the total number of NHS staff that will be based in the office.

POLICY CONSIDERATIONS

The most pertinent policies by which to judge this proposal are Local Plan Core Strategy Policy CS4 and Policy CS6. Policy CS4 'Economy and Employment' which provides guidance

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on 'town centre' employment uses (incorporating offices). The Policy advocates a sequential approach to site selection shall be applied with locations in existing town, district and local centres of an appropriate scale being considered first, then edge of centre locations and then only if suitable sites are not available should out of centre sites be considered. Office uses may be located within accessible locations in the other employment areas provided that town centre and edge of centre sites have been considered first in accordance with the sequential approach. Policy CS6 'Town Centres and Retail Strategy' says that proposals for other main town centre uses (including offices) outside retail centres 'will only be permitted if they would complement regeneration opportunities, avoid significant impact upon the viability and vitality of the town, district and local centres, and comply with the sequential test set out in Policy CS4: Economy and Employment'.

The applicant has submitted a list of sites in Huyton and Prescot town centres that have been considered and discounted for the proposed use. 7 sites were identified in Huyton Town Centre 1 site in Nutgrove Villa and 6 premises in Cavendish Walk. These were discounted for being too small, not suited to an office use or the space available insufficient and lack of available on site car parking.

Two sites were allocated in Prescot Town centre, however were discounted for being too small. No sites were available in Page Moss or Stockbridge Village local centres.

The NHS staff are proposed to be relocated from Whiston Hospital (about 3km from the application site). Therefore, the applicant argues that the chosen site would need to be as close to the hospital as possible, given the need to ensure staff retention and provide for sustainable journeys from employees' homes to their place of work.

The distance of the sequential sites from Whiston Hospital are as follows, Prescot 2km, Huyton 5.6 km, Page Moss 6.7km, Stockbridge Village 6.9km. The applicant has confirmed that Kirkby Town Centre was not included in the sequential sites list as it is 13km from Whiston Hospital which the NHS trust considers it unreasonable and counter-productive to attempt to relocate these employees to Kirkby Town Centre, which is outside of the local area.

The information now submitted is considered to meet the sequential test set out in Local Plan policy CS4.

Local Plan Policy CS6 states that proposals for retail and other 'main town centre uses' outside the above centres will only be permitted if they would complement regeneration opportunities, avoid significant impact upon the viability and vitality of the town, district and local centres, and comply with the sequential test in Policy CS4: Economy and Employment.

With regard to Policy CS6 the proposal would not prejudice any regeneration opportunities in the area. There is a need for this office accommodation now and at present there is insufficient funding to construct a new building. The relocation from a hospital to a college would not have any adverse impact on the viability and vitality of any town or local centre in Knowsley. Therefore on balance the proposal would be in accordance with Local Plan Policy CS6.

CAR PARKING & HIGHWAY SAFETY CONSIDERATIONS

Vehicular access to this site is either from Stockbridge Lane or Water Park Drive. There are a total of 227 car parking spaces and 9 accessible spaces on site however the NHS trust has not been allocated any specific designated parking area or no of spaces under the terms of its lease.

On average the applicant submits that around 40% of the parking spaces are occupied on a daily basis leaving approximately 136 spaces available for use by the NHS staff.

This is considered to be more than adequate given that not all the NHS staff would be visiting the site every day and not all would travel by car.

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The site is sustainable in terms of its proximity to public transport. Bus stops on Stockbridge lane closet to the site access provide the following services:- 8 buses per hour to Liverpool via Stockbridge, West Derby, Page Moss and Tuebrook. 4 buses per hour to Kirkby , 6 buses per hour to Huyton Town Centre via Page Moss.

Frequent bus services operate from Page Moss to Whiston Hospital.

In conclusion it is considered that there would be adequate car parking on the site to meet the additional demand from NHS staff and in addition the local area has several high frequency bus stops which could also be utilised by staff. The proposal would therefore be in compliance with Local Plan policy CS7.

RESIDENTIAL AMENITY

The proposal would see an increase in vehicle movement to and from the site however this is not anticipated to be detrimental to residential amenity as the maximum capacity of the car park (227 vehicles) is highly unlikely to be exceeded. Existing residential property boundaries are located approximately 35m to the south of the existing car park in Melbury Road.

The proposed change of use would not have any significant adverse impacts on the amenity of existing occupiers.

CONCLUSION & REASON FOR DECISION

The proposal is a town centre use however the applicant has adequately demonstrated that there are no sequentially preferable sites with existing town or local centres which meet the applicant's requirements. In addition the proposal would not prejudice regeneration opportunities in the area and would not adversely impact on the vitality or viability any nearby town or local centre. The car parking available is considered to be sufficient to meet any additional demand generated by the proposal.

In conclusion the proposal would be in compliance with the Local Plan policies listed above and guidance in NPPF.

RECOMMENDATION:

That Planning Permission be granted subject to the following conditions:-

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) 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.

- 3) The office space hereby approved shall only be used as office space and for no other purpose within Class E of the Town & Country Planning Use Classes Order (As amended)

Reason: To ensure that the proposed development does not affect the health of local or town centres.

SCHEDULE 1

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

Date Received	Ref. No	Version	Drawing/Document Title
20/04/2022	SV1-A-DR-90-001	-	SITE PLAN
20/04/2022	SV1-A-DR-90-001	-	LOCATION PLAN
24/06/2022	-	-	REVISED SEQUENTIAL TEST
06/05/2022	05-A-03-000 REV C	-	PROPOSED FIRST FLOOR PLAN
06/05/2022	05-A-03-001 REV A	-	EXISTING FIRST FLOOR PLAN

Informatives

None Required.

Mark Quinn
13 July 2022

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
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