

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 25/00560/FUL **CASE OFFICER:** Andrew Hunt

WARD: Page Moss **PARISH:** Prescott
Town Council

LOCATION: The Old Bank Pub And Café, 601 Princess Drive, Huyton,
Knowsley, L14 9ND

PROPOSAL: CHANGE OF USE FROM PUBLIC HOUSE (USE CLASS SUI
GENERIS) TO VOCATIONAL EDUCATIONAL AND TRAINING
CENTRE (F1(A)) INCLUDING ASSOCIATED ALTERATIONS AND
SIGNAGE TOGETHER WITH THE REMOVAL OF EXISTING
CANOPY AND SEATING AREA.

Site Description

The application site is an irregularly shaped site off Princess Drive, Huyton. It consists of hardstanding to the north and west which is used for parking and a former pub building on the south western part of the site. Access to the site is via the west of the site from Princess Drive.

There is a small grassed area to the north just outside the site and other commercial building to the north, west, east and south. There are dwellings further away from the site to the west (on the opposite side of princess drive), to the north east (Sleaford Road) and north west (Princes Way).

Proposal

The proposal is for the change of use from public house (Use Class sui generis) to vocational educational and training centre (F1 (A)) including associated alterations and signage together with the removal of existing canopy and seating area. The building is 544sqm in size. The centre will cater for up to 54 students per day, with up to 12 staff. Operating hours will typically be Monday–Friday, 8:00 am–6:00 pm.

Consultations

Environmental Health - Environmental Health have reviewed the information and have no objection to the proposed change of use.

Highways – Information on visibility splays, cycle parking, parking layout, a transport statement and details of wider pavement works are required. It is advised to consult Merseytravel in relation to the bus stops near the entrance.

Representations

This application has been publicised by a site notice, and by letters sent to 23 neighbours. No representations have been received.

Planning History

Several applications have been approved at the site, however, only the following is considered relevant.

15/00830/COU - CHANGE OF USE OF VACANT UPPER FLOOR FROM LAWFUL USE C3 (RESIDENTIAL DWELLING) TO D2 USE CLASS (ASSEMBLY AND LEISURE) - GROUND FLOOR TO REMAIN AS A4/A3.- Approved - 09.02.2016

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 Policy

CS7 - Transport Networks

CS9 - Principal Regeneration Area – North Huyton and Stockbridge Village

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within primarily residential areas

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Principle of Development

The application site is situated within a Principal Regeneration Area – North Huyton and Stockbridge Village. Core Strategy Policy CS9 states that the comprehensive regeneration of North Huyton and Stockbridge Village will be supported, provided certain criteria are met.

UDP Policy H5 states that new development within the Primarily Residential Areas (or proposals for the change of use or redevelopment of existing buildings) which is for uses appropriate to a residential area will be permitted provided that the development (either by itself or in conjunction with other developments) would not:

- a) 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
- b) Adversely affect the character or street scene of the area.

The proposal would likely result in less impacts than the previous pub use in terms of noise and disturbance and impact on amenity, so is considered a compatible use in principle. The application is not classed as a main town centre use and therefore the sequential test does not apply.

Overall, the proposal complies with Core Strategy Policy CS9 and UDP policy H5.

Amenity

Policy CS19 requires that to maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to avoid unacceptable impacts on existing residents, business occupiers, and future occupiers.

Loss of Light / Outlook

The nearest dwellings would be 47 metres away on the opposite side of Princess Drive. There would be no external changes with the current application other than the removal of a canopy and external seating area and the removal of external stores at the rear. As a result, there would be no harm to neighbour amenity from loss of light or outlook.

Privacy

In relation to privacy, as the nearest residential property is over 45 metres away and separated by a busy road, there will be no impact on privacy. The distance between the building and nearest residential property is greater than the 22metres standard for housing which implies that homes more than 22 metres away will not suffer from significant privacy impacts.

Noise

In relation to noise impacts, the use is less likely to cause noise and disturbance than the previous pub use. This has been supported by the council's Environmental Health team who have no objections to the proposal. Overall, the proposal will not cause harmful noise impact on neighbours subject to conditions to restrict the use to a training facility only and to restrict opening hours. Overall, the proposal will not result in harm to neighbour amenity and the proposal complies with Core Strategy Policy CS19.

Highways

NPPF para 116 states 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, following mitigation, would be severe, taking into account all reasonable future scenarios.

An amended red line plan has been submitted which includes access to the site.

In relation to highway safety, the proposal would retain existing access and parking levels and the change of use would not result in a significantly greater impact on the highway network. The site is located within a sustainable location with a bus stop outside the site.

The council's parking standards for higher and further education requires 1 space per 2 staff +1 space per 15 students. There would be a maximum of 54 students and 3 staff members. This would result in a parking requirement of 6 spaces.

13 parking spaces are proposed including 1 disabled and 2 ev parking spaces which exceeds the council's parking requirements. Therefore, there is sufficient parking spaces at the site.

This is a significantly lower parking requirement than the former pub use of 1 space per 5 sq.m. of public floor area.

Cycle parking information has also been provided which demonstrate that there would be sufficient secure spaces. This has been reviewed by the council's highways who have no issues with the cycle provision.

As such it is considered that information requested in relation to visibility access, a transport statement, parking layout and pavement works and motorcycle parking

would not be reasonable or proportionate to the proposed development. It is also considered unnecessary to consult Merseytravel as the existing access would not change.

Overall, the level of parking is considered sufficient for the proposed use and would not cause significant harm to highway safety.

Conclusion

The proposal would be acceptable in principle and in relation to neighbour amenity and highway safety. The application complies with local planning policies and is recommended for approval.

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.

Opening Hours

- 3) The premises shall not open outside the hours of 07:00 to 22:00.

Reason: In order to avoid harm to neighbour amenity from late night noise.

Vocational Training Facility

- 4) The premises shall be used only as a vocational training facility (Use Class F1(a)) and for no other use.

Reason: In order to avoid inappropriate future changes of use.

Cycle Parking Implementation

- 5) The cycle parking shown on Cycle Shelter Details plan (received 8/12/25) and the Layout Plan (1566_SL02) received 6/02/26 shall be implemented prior to the change of use of the building and retained as such hereafter.

Reason: In order to secure implementation of cycle parking.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising Officer²: **Jo Sheridan**

Date: **10/02/2026**

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

2 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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
10/10/2025	1566_PR01.2	-	Proposed Ground Floor Plan
10/10/2025	1566_PR02.5	-	Proposed First Floor Plan
16/01/2026	1566_SL01	-	Location Plan
06/02/2026	1566_SL02	-	Layout Plan
08/12/2025	-	-	Cycle Shelter Details

Informatives

N/A