

<u>APPLICATION NO:</u>	26/00163/COU	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Whitefield	<u>PARISH:</u>	
<u>LOCATION:</u>	37 Trentham Road, Westvale, Kirkby		
<u>PROPOSAL:</u>	CHANGE OF USE FROM A HOTEL / GUEST HOUSE (USE CLASS C1) TO A FAMILY CONTACT CENTRE (USE CLASS E).		

Site Description

The application relates to a terraced property formerly used as a hotel/guest house, and associated curtilage on Trentham Road. The bed and breakfast building extends into and incorporates a former separate house. The building is extended on the front at the northern end of the building adjacent the boundary with 39A Trentham Road, and there is a large extension on the rear of the northern half of the building. Both the front and rear garden areas are hard surfaced.

Proposal

The proposal is for a change of use of the building to a family support and intervention centre. The centre would deliver a comprehensive range of early intervention, preventative, and specialist services to children, young people, and families. The primary aim of the service is to support families to remain safely together, reduce risk, and contribute to reducing the number of children entering care.

The service would operate on a referral and appointment-only basis, working with children and families through local authority and professional referrals. The centre would not function as a public drop-in facility, and no overnight accommodation would be provided/available.

There would be 10 contact rooms however 8 of those would double as training rooms together with foyer, reception, offices, W.C.s, kitchen etc. The Centre would operate 8:00am – 7:00pm, 7 days per week. The Centre would be staffed by a multi-disciplinary team. At any one time, approximately 8–12 staff members will be present on-site, depending on demand. This would be the maximum staffing ratio based on full demand for the services.

Consultations

Highway Authority - No objections, request conditions to install the parking prior to first use and provision of cycle parking.
Environmental Health - No objections.
Children's Services – No objection.

Representations

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

Planning History

K/APP/10687 - ERECTION OF EXT TO EXISTING SURGERY GROUND FLOOR TO DOCTORS SURGERY AND CARETAKERS FLAT. Granted: 25.03.1988.

K/APP/14383 - ERECTION OF EXTENSIONS TO AND ALTERATIONS TO EXISTING MEDICAL CENTRE. Granted: 25.08.1992.

16/00264/COU - CHANGE OF USE FROM D1 (NON-RESIDENTIAL INSTITUTION) TO C3 (RESIDENTIAL DWELLING) TO CREATE 1NO 6 BED DWELLING. Refused: 06.06.2016.

17/00288/FUL - CONTINUATION OF USE OF FORMER HEALTH CENTRE (USE CLASS D1) AS A BED & BREAKFAST (USE CLASS C1). Appeal allowed: 16.04.2018.

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

CS7 - Transport Networks

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 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.

Assessment

The site is within a Primarily Residential Area. The use of premises for family aimed support services centre is appropriate for such an area.

Visual and Residential Amenity Considerations

The proposal relates to change of use, and no external development is proposed. However, the building will be refurbished, the front and rear garden areas tidied up and made good. Therefore, the use of the property would benefit the visual amenities of the neighbours and the area in general by the building coming back into use and the appearance uplifted and maintained.

The building would be used between 8am and 7pm on any day. The hours of use would not cause noise and disturbance to any significant degree given that the services offered are primarily discussion and teaching based to resolve issues to enable families to stay together in the home environment. No privacy or overlooking issues are raised by the proposal. The application site is suitable for the proposed use and particularly given previous uses as medical centre and bed and breakfast facility.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policy H5 of the UDP.

Highways Considerations

The applicant has submitted a layout demonstrating four parking spaces. It is considered that the parking provision shown is capable of supporting the proposed operation without resulting in a significant adverse impact upon highway safety, which the Highways Authority confirm. The appointment-only nature of the development, proposed staggered appointment system, staffing arrangements, visitor management measures and sustainable travel initiatives are acknowledged. Whilst it would ordinarily be expected that development proposals demonstrate adequate parking provision without reliance on operational management measures alone, it is accepted that the revised parking layout now provides four compliant parking spaces and that the proposed use is anticipated to generate a relatively low level of vehicle activity compared with many other non-residential uses, and with previous uses and as such is acceptable in terms of highway impact considerations.

The application complies with Policies CS2, CS7 and CS19 of the Core Strategy and Saved Policy H5 of the UDP.

Conclusion

The proposal would provide a facility aimed at retaining children with their families

where appropriate which would significantly be beneficial to the child and family. The proposal would improve the appearance of the vacant building and generally tidy up the premises. There would be no significant detrimental impacts on the residential amenities of the locality, and the proposal does not raise highway safety concerns. The application complies with national and 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.

- 3) Prior to first occupation of the development hereby approved, the parking spaces shown on the approved plans shall be laid out, surfaced, drained and made available for use. The parking spaces shall thereafter be retained and kept available for the parking of vehicles associated with the approved use at all times.

Reason: To ensure adequate off-street parking provision in the interests of highway safety and to prevent the obstruction of the adjacent highway and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

- 4) No development shall take place until a scheme for the provision of cycle parking (including cycle parking specification), in accordance with the Council's current standards, has been submitted to and approved in writing by Local Planning Authority. The scheme shall be implemented as approved before the use hereby permitted is first brought into use and retained at all times thereafter. For the avoidance of doubt, long stay cycle parking should be secure and covered.

Reason: To ensure that adequate provision is made for parking cycles and motorcycles on the site in the interests of sustainability.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09/04/2026	01	-	EXISTING AND PROPOSED GROUND FLOOR PLANS
23/04/2026	02	-	EXISTING AND PROPOSED FIRST FLOOR PLAN
17/04/2026	-	-	LOCATION PLAN
09/04/2026	-	-	PLANNING STATEMENT

20/07/2026	-	-	PARKING LAYOUT
20/07/2026	-	-	EMAIL FROM APPLICANT RE OPERATING DETAILS

Signed Case Officer¹: Lee Osborne

**Signed Authorising
Officer²:** Alan Kilroe

Date: 29 September 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

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