



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 25/00022/FUL

Name and address of applicant

The Hamlets Avenue Ltd
10 Watton Road
Little Crossingham
IP25 6ND

Name and address of agent

Greyside Planning
Suite 213
54 St James Street
Liverpool
L1 0AB

Date of Receipt: 16 January 2025

Date Valid: 6 March 2025

Address/Location Of Development

**1-8 Woodcroft Way
Prescot
Knowsley**

Nature And Particulars Of Application

CHANGE OF USE FROM 8NO. DWELLINGS (USE CLASS C3) TO CHILDREN'S CARE HOMES & ASSOCIATED FACILITIES (USE CLASS C2) FOR UPTO A MAXIMUM OF 12 CHILDREN, INCLUDING TEACHING/RECREATIONAL ROOMS ,OFFICES AND STAFF ROOMS IN PLOT 1, (USE CLASS SUI GENERIS) TOGETHER WITH INSTALLATION OF 2.4M HIGH ELECTRIC METAL GATES AT SITE ENTRANCE AND RETENTION OF 2.4M HIGH TIMBER FENCE ALONG WESTERN SITE BOUNDARY.

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **refused** for the carrying out of the development referred to above for the following reasons:-

1. The proposed development would fail to align with current health and social care service requirements, and specialist housing needs. Furthermore, the style and nature of the proposed care home would not enable cared for children to integrate effectively in their community and raises concerns in respect of the effective matching of children and young people leading to challenges and significant risk situations. The care home would be located in an area of anti-social behaviour and in close proximity to high

speed transport links of the M57 motorway, nearby bus stops and is 0.8 miles from a train station which exacerbates these risks. The proposal is therefore contrary to Policies CS2, CS3, CS16 and CS19 in the Core Strategy and the NPPF.

2. The overall height, appearance and massing of the 2.4m high timber fencing would have a significant adverse impact on the amenity of the existing residents in Wood Green (to the western site boundary). As such the retention of the 2.4m high timber fence would fail to comply with Policy H5 in the Replacement Unitary Development Plan and Policies CS2 and CS19 in the Knowsley Local Plan, Core Strategy.
3. The introduction of the 2.4m high fence in front of the existing sandstone boundary wall has caused some visual harm to the character and appearance of Prescott Town Centre conservation area and to the immediate value of the setting of the adjacent non designated heritage asset. In this instance there are no public benefits from the proposal to outweigh the visual harm. As such the proposal would be contrary to Local Plan Policy CS20 and paragraphs 212, 213, 215 and 216 of the NPPF (December 2024)

ARTICLE 35 STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reasons for refusal, allowing the applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal



Executive Director - Regeneration and Economic Development

Date: 25 June 2025

IMPORTANT NOTES FOR YOUR ATTENTION:

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.