



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 24/00430/FUL

Name and address of applicant

Mr Brendan Cain
Brendan Cain
Blythe House The Drive Sandfield
Park West Derby
Liverpool
L12 1NA

Name and address of agent

Date of Receipt: 12 August 2024

Date Valid: 25 October 2024

Address/Location Of Development

Millbrook Manor
Knowsley Lane
Knowsley
L34 0JN

Nature And Particulars Of Application

CHANGE OF USE FROM RESTAURANT (CLASS E(B)) TO 10NO. BEDROOM CHILDREN'S HOME (CLASS C2), EXTERNAL ALTERATIONS INCLUDING INSTALLATION OF WINDOWS/DOORS AND ERECTION OF GATES/POSTS (PART-RETROSPECTIVE)

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 children's home for up to 10no. children, together with the large scale of the application building, is deemed to be of a substantial size and type of a residential facility, which would fail to align with current health and social care service requirements, and specialist housing needs and demands for small children's homes within the borough. Furthermore, there are significant safeguarding concerns for the vulnerable children/young persons to be accommodated within the proposed

children's home, due to the site's size and scale and close proximity to nearby, easily accessible, high-speed transport links of the M57 motorway and the A580 East Lancashire Road, as well as to nearby bus stops. Knowsley Village is also a rural location which has limited local amenities available. The proposal would, given its size and scale, therefore, fail to be located within an appropriate environment, with local amenities for children/young people. The proposal is therefore contrary to Policy CS16 and CS19 of the Knowsley Local Plan Core Strategy (Adopted January 2016) and the National Planning Policy Framework.

2. By reason of its height, design and materials, the retrospective, unauthorised entrance gates/posts results in an overly prominent feature, which has an unacceptable, harmful impact upon the character, appearance and wider setting of the Knowsley Village Conservation Area. The entrance gates/posts also present as an intrusive and overly dominant feature upon the street scene of Mill Lane and would fail to reflect the historic character of the original building and of the surrounding area. The proposal is therefore contrary to Policy CS2, CS19 and CS20 of the Knowsley Local Plan Core Strategy (Adopted January 2016), Saved Policy DQ5 of the Knowsley Replacement Unitary Development Plan (Adopted June 2006), The Design Quality in New Development Supplementary Planning Document (2016), the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

SCHEDULE 1

Date Recei ved	Ref. No	Version	Drawing/Document Title
29/09/2024	TQRQM24223183939919		Location Plan
13/12/2024	Drawn 07	Rev. A	Proposed Site Plan
07/01/2025	Drawn 06		Proposed Elevations
07/01/2025	Drawn 02		Proposed Floor Plans
07/01/2025	Drawn 05		Proposed Elevations

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 discussing those with the applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason for the refusal, approval has not been possible.



Executive Director - Regeneration and Economic Development

Date: 21 February 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.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- 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.