



Knowsley Council

**REGENERATION AND ECONOMIC
DEVELOPMENT DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application No: 25/00284/COU

Name and address of applicant

KDP Developments & Investments Ltd
Suite 203
Queens Dock Business Centre
67-83 Norfolk Street
L1 0BG

Name and address of agent

Revival Architecture Ltd.
Suite 203
Queens Dock Business Centre
67-83 Norfolk Street
Liverpool
L1 0BG

Date of Receipt: 1 May 2025

Date Valid: 9 June 2025

Address/Location Of Development

**Sandy Meadows (The Lodge, 1, 2, And Apartments 1A & 2A Sandy Meadows)
Wheathill Road
Huyton
Knowsley
L36 5UT**

Nature And Particulars Of Application

**CHANGE OF USE FROM 3NO. DWELLINGS & 2 SELF CONTAINED APARTMENTS
(USE CLASS C3) TO A CHILDREN AND ADULT CARE FACILITY FOR A MAXIMUM OF
12NO. PERSONS**

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 safeguarding and the effective matching of children and young people leading to challenges and significant risk situations. The format of the care home would result in safeguarding concerns due to its size, scale and proximity to transport links and areas of anti-social behaviour. The

proposal is therefore contrary to Core Strategy Policy CS16, UDP Policies H5 and H7 and the NPPF.

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 reason 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. The Local Planning Authority is willing to meet with the applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.



Executive Director - Regeneration and Economic Development

Date: 15 August 2025

IMPORTANT NOTES FOR YOUR ATTENTION:

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to condition, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form, which is obtainable from the Planning Inspectorate). See address below. The Secretary of State has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning/authority was based on a direction given by him.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the secretary of state for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and country Planning Act 1990.

Appeal forms and guidance can be downloaded from the web site www.planning-inspectorate.gov.uk Alternatively they can be obtained from the following address:-

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Telephone: 0117 372 6372