

<u>APPLICATION NO:</u>	25/00268/FUL	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Cronton Parish Council
<u>LOCATION:</u>	Cronton C of E Primary School, Smithy Lane, Cronton, Knowsley, WA8 5DF.		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY INFILL EXTENSION INCLUDING THE CREATION OF AN ADDITIONAL HARDSTANDING AREA.		

Site Description

The application site comprises a single storey building and associated grounds which is currently in use as Cronton C of E Primary School.

The school is characterised by brick to its elevations, has a mixture of flat roofs to certain aspects of the building and hipped roofs to other aspects of the building, and white UPVC windows. There is gated parking available to the side of the primary school. Blue-coloured fencing can also be found to the boundaries of the application site. To the north of the site is a privately fenced playing field which belongs to the primary school.

The site is bounded by residential dwellings to the north, west and east and a residential dwelling, domestic garages and a row of shops to the south.

Proposal

Planning permission is sought to erect a single storey in-fill extension in-between the existing resource area and nursery.

The proposal would also include the creation of a new hardstanding area measuring 37m², with the drainage for the new hardstanding being connected to an existing culvert. Additionally, the existing tarmac surface in front of the walkway would be regraded to suit floor / access levels.

A new 1800mm high mesh fence is proposed to the perimeter of the existing grass area of the nursery, and further bow top fencing and railings are proposed to protect the safety of the young children. These elements of the proposal are considered to be permitted development and do not require the benefit of planning permission.

Consultations

Cronton Town Council – No comments received.

Environmental Health – No objections, subject to conditions.

Environmental Health have no objections to the application but request the conditions regarding the following are included on any permission granted:

No Unexpected Contamination – there is no evidence of contamination at the site. However, we recommended that a condition be included in any planning permission granted, requiring the applicant to notify the Local Planning Authority should any contamination be encountered during groundworks. A condition has been suggested.

Construction Hours – to protect the amenity of the nearby residents during the construction phase we suggest our construction hours are included on any permission granted.

Dust Control – during the works there is potential for dust, particularly when cutting or grinding of materials is being carried out. We therefore suggest a condition to ensure dust suppression techniques are used should dust emissions occur.

Representations

This application has been publicised by letters sent to 27 neighbours and a site notice displayed near to the site (as of 20 June 2025). No comments or objections were received during the consultation period.

Planning History

15/00286/FUL	Demolition of existing external store and erection of single storey extension. Granted (08.07.2025)
13/00555/ADV	Display of 4no. banner signs to railings fronting school. Refused (11.12.2013)
12/00190/FUL	Erection of extension to form new main entrance office and staffroom together with entrance steps, disabled access ramp and hardstanding. Granted (26.06.2012)
06/00665/FUL	Erection of single storey rear / part side classroom extensions. Construction of new access ramp to existing rear entrance doors. Granted (26.09.2006)
06/00648/KMBC1	Erection of extension to existing kitchen. Granted (26.09.2006)
06/00227/KMBC1	Installation of 1 no. CCTV camera mounted on a 10m high pole Granted (25.05.2006)
05/00638/FUL	Erection of covered link between main school building and nursery block Granted (01.09.2005)

03/00029/KMBC1	Installation of 2 no. 7m high columns with CCTV cameras attached. Granted (05.03.2003)
02/00888/FUL	Erection of extension and canopy to front and erection of extension to detached store to side of school Granted (17.01.2003)
00/00801/FUL	Erection of infill extension to form WC accommodation Granted (16.01.2001)
97/00384/APP	Erection of single storey extension to rear of school Granted (24.10.1997)
97/00261/APP	Provision of single storey Granted (29.07.1997)
96/00072/APP	Erection of single storey extension to side of existing school Granted (10.05.1996)
74/02078/HIST	Cronton C of E school Smithy Lane Cronton :- single storey classroom Granted (09.12.1976)
74/14451/HIST	Erection of admin/staffroom extension to existing primary school Granted (02.10.1992)

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.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

KNOWSLEY LOCAL PLAN: CORE STRATEGY

Policy CS2 Development Principles

Policy CS19 Design Quality and Accessibility in New Development

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

Policy ENV2 Noise and Vibration

Policy ENV5 Contaminated Land

Policy OS7 Educational Uses and Sites

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 identified as Urban Greenspace and Educational Land in the Knowsley Local Plan: Core Strategy.

As such, the in-fill extension to the primary school and the creation of a new hardstanding area would be acceptable in principle, subject to compliance with local planning policy and guidance.

Residential Amenity

The proposed extension would be located over 29m from the front elevations of the residential properties on Smithy Lane.

As the extension would simply in-fill the existing walkway and would not extend the primary school in any direction, the proposal for a single storey in-fill extension would not have an adverse impact on the residential amenity.

Furthermore, the additional hardstanding and fencing would not have any additional impact on residential amenity than the existing hardstanding and fencing found to the perimeter of the school.

Therefore, the proposal would be in accordance with Knowsley Local Plan: Core Strategy Policy CS19 and Saved UDP Policy ENV2.

Design

Policy OS7 of the Saved Knowsley Replacement UDP outlines that proposals for the alterations or extensions to existing education facilities will be granted planning permission provided that they are located and designed in a way which is convenient and accessible to pupils, students and other members of the community which they are intended to serve.

The proposed infill extension would fill in the existing walkway area, which would see the existing roller shutters part bricked up with half height brickwork to match the existing adjacent brickwork and would have 2no. white UPVC double-glazed windows installed and 1no. powder-coated door within the front elevation, and 2no. white UPVC double-glazed windows installed within the rear elevation. As the design would match that of the wider primary school, it is considered that the extension would not have a negative impact on the visual amenity.

The additional 37m² new tarmac play area would have a similar finish to that of the existing tarmac surfaced area, as such this is also considered to be acceptable in terms of its design.

Overall, the proposal would be in accordance with Knowsley Local Plan: Core Strategy Policies CS2 and CS19 and Saved Knowsley Replacement UDP Policy OS7.

Contaminated Land

There is no evidence of contamination at the site. However, Environmental Health have recommended that a condition be included in any granting of planning permission requiring the applicant to notify the Local Planning Authority should any contamination be encountered during groundworks, to ensure compliance with Saved Knowsley Replacement UDP Policy ENV5.

Conclusion

The proposed in-fill extension & new hardstanding would be acceptable in terms of design and appearance and would not have any adverse impact on the street scene. The extension would not have any adverse impact on residential amenity. The construction hours, unexpected contamination and dust control can be secured through planning conditions.

Subject to conditions, the proposal would be in accordance with the Knowsley Local Plan: Core Strategy and Saved Knowsley Replacement UDP policies listed throughout this report.

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) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 4) No construction work shall take place outside the hours of 08:00-18:00 Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays without the prior written permission of the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policy CS2 of the Knowsley Local Plan Core Strategy and Saved Policy H5 in the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 5) When required, water suppression techniques shall be employed throughout the construction phase to prevent dust travelling off-site.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policy CS2 of the Knowsley Local Plan Core Strategy and Saved Policy H5 in the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
20.05.2025	30279911-222-05	-	Location Plan
04.06.2025	30278811-222-02	REV C	Proposed Plans
04.06.2025	30278811-222-03	REV D	Proposed Plans
04.06.2025	30278811-222-04	-	Existing and Proposed Front and Rear Elevations
04.06.2025	30278811-222-05	-	Proposed External Works
04.06.2025	30279911-222-05	-	Block Plan

25.04.2025	-	-	Design and Access Statement
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Signed Case Officer¹: **Louise Robinson**

Signed Authorising Officer²: **Mark Quinn**

Date: **05.08.25**

Informatives

- 1) The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

- 2) Based on the information available to the Environmental Health division we are not aware of any contamination on this site. However, the responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.

The applicant should have regard to the following statement in Planning Policy Statement 23 (section 2.51) "As a minimum, after carrying out the development and commencement of its use, the land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990."

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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Site Photographs

