

Agenda



Knowsley Council

27 May 2026

To: The Chairperson and
Members of the Planning Committee

Dear Councillor

A Meeting of the **PLANNING COMMITTEE** will be held on **Thursday, 4th June, 2026**, in the Council Chamber, Municipal Buildings, Huyton at **6.00pm**.

If you have any queries regarding this meeting, please contact Keith Glover on telephone number 0151 443-3502.

Yours faithfully

Chief Executive

Please Note:-

1. *(Please Note: Access to the Council Chamber is limited and members of the public or press wishing to attend in person are strongly advised to register in advance by emailing committees@knowsley.gov.uk or telephoning (0151) 443 2679. Attendees will be required to show photographic identification and will be subject to [security checks](#). Please note that meetings will also be live streamed. The live stream can be accessed from the following link - <https://knowsley.public-i.tv/core/portal/home>.)*
2. *If you have submitted a representation in respect of any of the planning applications that are included on the agenda for determination at this meeting, and wish to speak at the meeting, there is a procedure to be followed which can be accessed via the link below:-*

<https://www.knowsley.gov.uk/residents/building-and-planning/make-a-planning-application/speaking-at-planning-committee>

Membership of the Planning Committee

Councillors

G Bennett	(Chairperson)
G See	(Vice Chairperson)
Mrs D Arnall	R Gaffney
Mrs C Bannon	D Gilbertson
B Beddows	Ms J Harvey
T Brennan	Mrs J E Lonergan
T Byron	Mrs S Powell
M Costello	R Rembadi
S Donnelly	I Smith
Mrs B Dunn	S Smith
A J Flute	G Wickens

(Note: The Agenda and Reports are circulated to all other Members of the Council for information only.)

A G E N D A

PART I

APOLOGIES

1. DECLARATIONS OF INTEREST

2. MINUTES

To receive as a correct record the minutes of the meeting of the Committee held on 12th March 2026.

(Pages 1 - 2)

3. APPLICATIONS FOR PLANNING PERMISSION

To consider the reports of the Executive Director (Place) in respect of the following applications for planning permission.

(Please note that:-

- (i) Background Papers to the planning applications referred to in this agenda comprise the following: -
 - 1. The planning application as submitted or subsequently revised including all forms and plans, etc.
 - 2. The application case sheet, inspection report, photographs, etc.
 - 3. An Ordnance Survey sheet extract showing the application site and the surrounding area.
 - 4. Standard planning conditions as adopted by the Council.
 - 5. Relevant policies from the Unitary Development Plan as appropriate.
 - 6. Copies of all statutory and non-statutory consultations and related correspondence except where they are strictly confidential.
 - 7. The relevant planning history of the application site.

Specific documents, which have been used as a background paper for a particular planning application, and which are not included in the above, are detailed as appropriate at the end of the individual report concerned. Please contact the planning services team (0151 443 2381 or via email at Dcsubmissions@knowsley.gov.uk) to arrange inspection of these files and documents; and

- (ii) Details of the contact officer is contained in the individual report and additional information/some background papers can be found on the [Public Access](#) site via the link shown beneath each planning application below).

- (a) **25/00638/COU - CHANGE OF USE OF RESIDENTIAL DWELLING (USE CLASS C3) TO CHILDRENS CARE HOME (USE CLASS C2), FOR A MAXIMUM OF 2 NO. CHILDREN - 24 BROOKDALE GROVE, HUYTON, KNOWSLEY, L14 8AG**

Additional information in relation to this item can be obtained on Public Access via the following link:-

<https://planapp.knowsley.gov.uk/online-applications>

and entering 25/00638/COU in the search box

(Pages 3 - 16)

- (b) **23/02710/FUL - ERECTION OF 29NO. DWELLINGS (CONSISTING OF 23NO. HOUSES AND 6NO. APARTMENTS) TOGETHER WITH ASSOCIATED INFRASTRUCTURE AND ACCESS FROM GREENSBRIDGE LANE - LAND AT FORMER MERSEYSIDE DOGS HOME, GREENSBRIDGE LANE, HALEWOOD, KNOWSLEY, L35 1QH.**

Additional information in relation to this item can be obtained on Public Access via the following link:-

<https://planapp.knowsley.gov.uk/online-applications>

and entering 23/02710/FUL in the search box

(Pages 17 - 46)

- (c) **25/00533/COU - MATERIAL CHANGE OF USE OF PROPERTY FROM C3 (DWELLING HOUSE) TO C2 (PROVISION OF RESIDENTIAL ACCOMMODATION AND CARE TO PEOPLE IN NEED OF CARE) FOR A MAXIMUM OF 4NO CHILDREN - TRAY ASH FARM BARN, ASH LANE, TARBOCK GREEN, KNOWSLEY, WA8 8JS**

Additional information in relation to this item can be obtained on Public Access via the following link:-

<https://planapp.knowsley.gov.uk/online-applications>

and entering 25/00533/COU in the search box

(Pages 47 - 62)

(d) **25/00568/FUL - ERECTION OF 3 NO. DWELLINGS - LAND AT THURSBY WALK, SOUTHdene, KIRKBY**

Additional information in relation to this item can be obtained on Public Access via the following link:-

<https://planapp.knowsley.gov.uk/online-applications>

and entering 25/00568/FUL in the search box

(Pages 63 - 96)

4. DELEGATED PLANNING DECISIONS

To consider the report of the Head of Planning and Building Control.

(Pages 97 - 116)

5. ANY OTHER ITEM(S) WHICH THE CHAIRPERSON DEEMS TO BE OF AN URGENT NATURE

APPLICATION NO: 25/00533/COU

APPLICANT: Nest Residential Care Ltd

WARD AFFECTED: Halewood North

DEVELOPMENT:

MATERIAL CHANGE OF USE OF PROPERTY FROM C3 (DWELLING HOUSE) TO C2 (PROVISION OF RESIDENTIAL ACCOMMODATION AND CARE TO PEOPLE IN NEED OF CARE) FOR A MAXIMUM OF 4NO CHILDREN

LOCATION OF SITE:

Tray Ash Farm Barn, Ash Lane, Tarbock Green, Knowsley, WA8 8JS

DEVELOPMENT PLAN ALLOCATION:

Green Belt

REPRESENTATIONS:

10 objections from different addresses have been received in response to the proposal.

RECOMMENDATION:

That Members delegate authority to the Head of Planning & Building Control to grant planning permission under delegated powers subject to:

- (i) The conditions set out in the attached schedule, or such additional or amended conditions that the Head of Planning & Building Control, in conjunction with the Chair of Planning Committee consider appropriate.

CASE OFFICER:

Louise Robinson (0151) 443 3160

SUMMARY:

This application relates to a material change of use of an existing property from C3 (dwellinghouse) to C2 (provision of residential accommodation and care to people in need of care) for a maximum of 4no. children.

The relevant key issues are:

- The principle of development
- Impact on amenity
- Highway safety

- Crime and anti-social behaviour

1. SITE AND SURROUNDINGS

- 1.1 The application site is a large, detached dwelling located at Tray Ash Farm on Ash Lane, Tarbock Green. The site is situated in the Green Belt and consists of a variety of buildings. The dwelling lies in the centre of the site and has been converted from a barn building into residential accommodation. The dwelling includes five bedrooms, multiple reception rooms and a generous open-plan living area.
- 1.2 The building to the east (situated on the same site) is also currently used as a children's care home for a maximum of 4no. children (approved under planning reference 24/00055/FUL). To the west of the site are various agricultural buildings. The remainder of the site is a mixture of hardstanding (including the site access) and a grassed area that includes a pond to the south of the dwelling.
- 1.3 The site is situated on the edge of the urban area and originally formed part of Tray Ash Farm and there are fields to the north, south and west of the site. To the east of the site is Ash Lane (where access is taken from) and the residential area of Hough Green. The borough boundary runs along the eastern edge of the site; therefore, Halton Borough Council are the Highway Authority for Ash Lane.

2. PROPOSAL

- 2.1 This application proposes the material change of use of the property from C3 (dwellinghouse) to C2 (provision of residential accommodation and care to people in need of care) for a maximum of 4no. children. The care home would also have up to 4 staff. At least two staff members would sleep overnight at the premises.
- 2.2 The staff would work on a 2 day on, 4 day off shift pattern, with a manager and deputy manager working 9am – 5pm Monday – Friday. Shift changeover would take place every other day in the morning, taking a maximum of 30 minutes.
- 2.3 There are no external alterations proposed to the property.

3. RELEVANT SITE HISTORY

- 3.1 24/00055/FUL - Material change of use of property from C3 (dwelling house to C2 (provision of residential accommodation and care to people in need of care). Approved 12 July 2024. – This application is situated within the wider blue line area of the application site.
- 3.2 23/02794/CLD – Lawful development certificate for proposed use of residential dwelling as a children's home for a maximum of 4no. children. Refused 24 January 2024.

4. EQUALITIES ACT 2010

- 4.1 In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equalities Act 2010.
- 4.2 Section 149 of the Act sets out a general duty that requires the council to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation;
 - Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it, and;
 - Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

5. REPRESENTATIONS

- 5.1 The application was publicised by letters sent to neighbouring properties and a site notice displayed near to the site. This exceeded the requirements under planning law and the Council's adopted Statement of Community Involvement. Ten objections were received in response to the consultation.
- 5.2 The objections raise concerns across several key themes:

Traffic and highway safety concerns

- Existing congestion, particularly during school drop off / pick-up times.
- Ash Lane is a narrow lane and is unable to accommodate additional vehicles.
- Anticipated significant increase in traffic movements.
- Potential parking pressures and safety risks.

Impact on neighbouring amenity

- Increased noise and disturbance from vehicle movements and activity.
- Frequent coming and goings affecting the quiet residential setting.
- Particular impact on elderly and vulnerable residents.

Character of the area

- Development seen as out of keeping with a predominantly residential and quiet area.
- Perceived overconcentration of children's care homes locally.

- Concerns that the area may take on an institutional character.

Concerns regarding occupants and behaviour

- Fears of anti-social behaviour, crime and substance misuse.
- Concerns about children absconding and increased emergency service presence.
- Worries about proximity to schools, nurseries and vulnerable groups.
- If incident where to occur requiring attendance of the police, Cheshire Police would not be responsible for attending and would be Merseyside Police that would have to attend - could cause delays in response times.

Suitability of the location

- Considered inappropriate due to being nearby elderly residents and schools.
- Other locations would be more suitable for this use.

Concerns about the operator / applicant

- Lack of engagement with local residents.
- Limited experience or track record of the company.
- Allegations of works commencing prior to permission.

Cumulative impact

- Existing number of care homes in the area already high.
- Concern that clustering of such uses leads to negative impacts on the community.

Cross-boundary considerations

- The property and entrance have a Halton postcode, so should be decided by Halton Borough Council, rather than Knowsley Council.
- Due to the location of the property and land, any impacts on the local area and residents are on Halton residents, not Knowsley.

Other concerns

- Increased intensity of use of the site.
- Broken assurances about no future expansion.
- Belief that the proposal would not support a “family-style” care environment.
- Just a ‘huge contract’ and business money-wise to house the children.

6. CONSULTATIONS

Local Highway Authority (Knowsley Council) – No objections, subject to condition regarding cycle parking.

Environmental Health (Knowsley Council) – No objections.

Children's Services (Knowsley Council) – Raises no concerns.

Halton Borough Council – No objections.

Merseyside Police Architectural Liaison Officer – No objections. Should the applicant require any support regarding home security (particularly in reference to the specifications of door sets / windows / CCTV / alarm systems) the liaison officer is happy to discuss this directly with the provider.

7. POLICY CONTEXT

- 7.1 Paragraph 11 and 12 of the National Planning Policy Framework (NPPF 2023), an extract from which is set out below, states that:

“Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts on doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in-combination.

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 usually

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.”

- 7.2 In this regard, the Knowsley Local Plan: Core Strategy was adopted in January 2016, although certain saved policies of Knowsley Replacement Unitary Development Plan (UDP) remain operational as part of the Statutory Development Plan and are still given weight in reaching a decision under the provisions of paragraph 232 of the latest NPPF. The Joint Merseyside and Halton Waste Local Plan was adopted in 2013 and is also part of the development plan.
- 7.3 The site is designated as being situated within the Green Belt, as allocated by the Knowsley Local Plan: Core Strategy. The relevant adopted policies for the assessment of the application are listed below.

Knowsley Local Plan: Core Strategy (2016)

SD1 – Sustainable Development
CS1 – Spatial Strategy for Knowsley
CS2 – Development Principles
CS5 – Green Belt
CS7 – Transport Networks
CS16 – Specialist and Supported Accommodation
CS19 – Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (Saved Policies, 2009)

H7 - Provision of Flats, Nursing and Residential Homes, Hostels, and Housing in Multiple Occupation (HMOs)
ENV2 - Noise and Vibration

National Planning Policy

National Planning Policy Framework (NPPF 2024)
Planning Practice Guidance (Green Belt)

8. ISSUES AND ASSESSMENT

Green Belt

- 8.1 The application site is situated within the Green Belt. Paragraph 153 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and

should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

- 8.2 Paragraph 154 states that development in the Green Belt is inappropriate unless one of the following exceptions applies:

h) other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it These are (v.) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds).

- 8.3 Core Strategy Policy C5, in accordance with the NPPF states that inappropriate forms of development will continue to be resisted in the Green Belt (except in very special circumstances).

- 8.4 The proposal would change the use of the building from Use Class C3 (Residential Dwelling) to Use Class C2 (Residential Institution), however, there would be no built development, and no external alterations. Therefore, the use would have no greater impact on the openness of the Green Belt than the existing residential use and would not conflict with the purposes of the land.

- 8.5 For the reasons outlined above, the change of use of the property to a children's care home is considered to be acceptable in principle and would be in accordance with the provisions of the NPPF and Policy CS5 of the Core Strategy.

Principle of Development

- 8.6 Replacement UDP Saved Policy H7 (Provision of Flats, Nursing and Residential Homes, Hostels, and Housing in Multiple Occupation (HMOs)) states that proposals for residential homes, will be permitted provided that:

"a) There would be no unacceptable increase in the level of noise or disturbance, or loss of privacy, for occupiers of neighbouring property;

b) Any necessary vehicle parking areas would be adequate to meet the needs of the development, safe and screened and/or landscaped so as to avoid causing loss of visual amenity in the area;

c) Bin stores, fire escapes and clothes drying areas would be adequately screened or designed so as to avoid causing loss of visual amenity;

d) In the case of proposals to convert existing property, the property would be suitable in terms of its size and character to accommodate the development proposed; and

e) In the case of proposals for nursing or residential homes, hostels or Houses in Multiple Occupation, the proposals would not result in:

- An existing dwelling having a nursing home, residential home, hostel or HMO on both sides; or

- More than 2 adjoining properties being used as a nursing home, residential home, hostel or HMO”.

- 8.7 The application site is located in the Green Belt, but is close to the urban area of Hough Green in Halton, the site is considered to be in a sustainable location appropriate in principle for a children’s care home.
- 8.8 Planning permission (ref: 24/00055/FUL) was granted for a children’s care home for up to 4 children in another adjoining building on the site in July 2024. If this application is approved it would not result in an existing dwelling having a nursing home, residential home, hostel or HMO, nor would it result in more than 2 adjoining properties being used as a nursing home, residential home, hostel or HMO.
- 8.9 Whilst it is noted that there is an additional children’s home on site (approved under planning reference 24/00055/FUL), the proposed site would integrate well with the existing site as they would both be contained within the one area, rather than sprawled across the locality. Additionally, Children’s Services raise no concerns to the proposed care home being within close proximity to the existing home, and they have advised that the provider works closely with KMBC and currently cares for 2 of our children. Children’s Services have confirmed that the applicant has discussed their plans to extend closely with them and their plans to extend their provision fit the needs of Knowsley Council.
- 8.10 Paragraph 135 of the NPPF states that planning policies and decisions should ensure that developments:
- f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 8.11 Section 17 of the Crime and Disorder Act 1998 states:
- 1) Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); and (b) the misuse of drugs, alcohol and other substances in its area (c) re-offending in its area and (d) serious violence in its area.

- 8.12 Core Strategy Policy CS19 states that to maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to:

b) Minimise crime, fear of crime and anti-social behaviour, including good levels of natural surveillances and security.

- 8.13 There is no evidence that the proposal will worsen existing issues of crime and anti-social behaviour or lead to new instances or that it will be harmful to the welfare of children in care or of neighbours including any schools. This is supported by Merseyside Police and Children's Services who raise no objections to the proposal.

Residential Amenity

- 8.14 Core Strategy Policy CS19 requires new developments to maintain a good standard of amenity for all existing and future occupants of land and buildings by avoiding unacceptable impacts on existing residents and future occupiers.
- 8.15 The application does not propose any physical works to the property, however, the occupiers of the residential properties to the south and east of the site have raised concerns that the proposed use would result in noise and disturbance that would affect their amenity.
- 8.16 It is noted that there would be noise associated with comings and goings from the property in the form of car doors opening and closing and the noise of engines, however, such noises would be infrequent and would not take place late at night or early in the morning. The shift changeovers are proposed to take place every other day in the morning and would take a maximum of 30 minutes. The level of coming and goings from the property through the C2 use are not likely to be greater than that associated with a large 5-bedroom family house and would not result in significant harm to the residential amenity.
- 8.17 Furthermore, C3 dwellinghouses can be subject to noise issues, anti-social behaviour and disturbance depending on the conduct of the homeowner.
- 8.18 The application has been reviewed by Environmental Health who raised no objections to the proposal.
- 8.19 Should members be minded to grant planning permission, it is recommended that a condition is attached to limit the number of children to 4 to prevent a larger number of children using the premises. A condition which requires the staffing to be undertaken in accordance with the application details is also recommended.

- 8.20 In summary, for the reasons outlined above, along with the suggested condition, the proposal is not considered to be harmful to the amenity of the existing and future occupiers and would accord with Policies CS2 and CS19 of the Core Strategy.

Highways

- 8.21 Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 8.22 Core Strategy Policy CS7 states that new development will be required to be:
- a) Located and designed to prioritise accessibility and sustainable modes of travel through a choice of walking, cycling, public transport, and incorporate access for private vehicles.
 - d) In compliance with adopted cycle, car, disabled and service vehicle parking standards for different types and scales of new development.
- 8.23 The proposed development would continue to utilise the existing vehicular access onto Ash Lane with no alterations proposed. Visibility in both directions at the access is established and satisfactory. Given the low volume of vehicle movements associated with the proposed small scale C2 use, the existing access arrangements are considered appropriate and will operate safely without detriment to the public highway.
- 8.24 Ensuring a Choice of Travel Supplementary Planning Document (SPD) sets out a requirement for C2 Residential Care Homes to provide 1 parking space per 5 beds (minimum of 2 spaces). Given the very small number of residents and the shift-based staffing arrangement, demand for on-site parking will be minimal. The four spaces provided exceed the minimum SPD requirement. Additionally, the four bays are contained within the site curtilage, with sufficient room for vehicles to enter and exit in a forward gear, and as such Highways are satisfied that there is adequate physical space within the site to accommodate the parking provision without displacement onto the public highway.
- 8.25 Vehicle trips would be extremely limited and would consist of staff arrivals and departures, occasional visitors, professional services and light deliveries. Such activity is comparable to that generated by an average residential dwelling and will not adversely affect the operation or capacity of Ash Lane or the wider network.
- 8.26 The site benefits from pedestrian access via existing footways along Ash Lane. Although dedicated cycle infrastructure is limited nearby, the scale and nature of the development do not justify additional off-site works. The provision of secure on-site cycle parking will support active travel. Public transport services are located within a reasonable walking distance.

- 8.27 In accordance with Ensuring a Choice of Travel SPD, two covered and secure cycle parking spaces are required for staff, which would be secured by condition.
- 8.28 The application has been reviewed by both Halton Council who are the highway authority for the site and Knowsley Council's Highway's Team, who both have no objections to the proposal, with Knowsley's Highway's Team suggesting a condition regarding on-site cycle parking.
- 8.29 Subject to the recommended condition, the proposal would not lead to an unacceptable impact on highway safety and accords with Policy CS7 of the Core Strategy and the NPPF paragraph 116.

Other Considerations

- 8.30 Concerns have been raised that the applicant is running a private for-profit business. This is common for care homes and is not a material planning consideration.
- 8.31 Some residents have raised concerns about the lack of engagement with local residents; however, 297 properties were notified, and a site notice was displayed near to the site, which exceeds legal requirements and the council's Statement of Community Involvement.
- 8.32 Concerns were raised regarding the limited experience and 'track record' of the company, however Children's Services have no concerns over the provider of the home, which in any case is not a material planning consideration.
- 8.33 Whilst it is noted that the property and entrance have a Halton postcode, the application site itself is situated within Knowsley Council's boundary, and as such the application has been submitted to Knowsley Council. Halton Borough Council have been consulted on the application, to which they have raised no objections to the application.

9.0 CONCLUSION

- 9.1 The proposed development is acceptable in principle and would not cause unacceptable harm in relation to residential amenity, highway safety, the character of the area and crime and anti-social behaviour.
- 9.2 In conclusion, the proposed development would comply with the policies listed above and included within the Core Strategy (2016), Knowsley Replacement Unitary Development Plan (Saved Policies, 2009) and National Planning Policy Framework (2024).

10. RECOMMENDATION

- 10.1 That Members delegate authority to the Head of Planning & Building Control to grant planning permission subject to the conditions set out in the attached schedule.

SCHEDULE OF CONDITIONS

	Condition	Trigger
1.	Time limit of three years.	Advisory
2.	List of approved plans and documents.	Advisory
3.	Maximum limit of 4no. children.	On-going
4.	Cycle parking – provision of two covered and secure cycle parking spaces.	On-going
5	Staffing levels	On-going

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