Knowsley Council

DEPARTMENT OF REGENERATION AND DEVELOPMENT
TOWN AND COUNTRY PLANNING ACT 1990

This Permission is also subject to a Section 106 Agreement which should be read in conjunction with this Decision.

PLANNING PERMISSION
Application No: 00/00833/FUL

Name and address of applicant
Peter Critchley
Tarbock Hall
Ox Lane
Tarbock Green
Knowsley
L35 1QA

Name and address of agent

Date of Receipt: 22.12.2000

Date Valid: 24.01.2001

Address/Location Of Development

Tarbock Hall Ox Lane Tarbock Green Knowsley L35 1QA

Nature And Particulars Of Application

CONSTRUCTION OF GOLF COURSE, CONVERSION OF GRAIN BARN TO FORM GOLF CLUBHOUSE, CONSTRUCTION OF CAR PARKING AREA AND NEW VEHICULAR ACCESS OFF NETHERLEY ROAD - AN ENVIRONMENTAL IMPACT ASSESSMENT ACCOMPANIES THIS APPLICATION

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of five 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.

2. The club-house hereby permitted shall be used only in conjunction with the golf course.

   Reason: In order to control the use in the interests of amenity.

3. Prior to the development hereby permitted commencing details shall be submitted to and approved in writing by the Local Planning Authority of the design and layout of the proposed golf course including all greens, tees and fairways. The development shall thereafter be implemented in accordance with the approved details prior to the commencement of the new build and conversion works.

Reason: In order to define the permission and in the interests of safety and amenity as referred to in Policy G12 of the Knowsley Unitary Development, adopted June 1998.

4. The club-house shall be open to the public only between the hours 8 am to 12 midnight on any day.

Reason: In the interests of residential amenity as referred to in Policy G6 of the Knowsley Unitary Development, adopted June 1998.

5. Prior to the development hereby permitted commencing details shall be submitted to and approved in writing relating to a scheme for the drainage of the whole of the development site (surface and foul). The scheme shall thereafter be implemented in accordance with these approved details.

Reason: In order to ensure the development is satisfactorily drained and in the interests of nature conservation as referred to in Policy G12 of the Knowsley Unitary Development, adopted June 1998.

6. At least fourteen days written notice of the start of development shall be given to the Local Planning Authority, to enable an archaeological watching brief to be carried out, by an appropriately qualified archaeologist, the identity of whom has been agreed by the Local Planning Authority before the start of any works on site. Access shall be allowed development is taking place to enable the archaeologist to fully record any finds at the site.

Reason: In the interests of archaeological investigation or recording as referred to in Policy En12 of the Knowsley Unitary Development, adopted June 1998.

7. No development shall take place until an archaeological evaluation of the site has been carried out by a suitably qualified person or organisation, the identity of which has been previously agreed in writing by the Local Planning Authority. The evaluation shall use a methodology as agreed by the Local Planning Authority to identify any features of archaeological interest within the site, and any measures which are necessary to protect archaeological features during and after construction works. The proposed development shall incorporate all the measures which are thus identified.

Reason: In the interests of archaeological investigation or recording as referred to in Policy En12 of the Knowsley Unitary Development, adopted June 1998.

8. The development hereby permitted shall not be commenced until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be submitted at a scale of 1:200 and shall include the following:-

a. the exact location and species of all existing trees and other planting to be retained;

b. all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities per sq m of all new planting;

c. an outline specification for ground preparation;

d. all proposed boundary treatments, with supporting elevations and construction details;

e. all proposed hard landscape elements and pavings, including layout, materials and colours;

f. the proposed arrangements and specifications for initial establishment maintenance and longer term maintenance of all planted and/or turfed areas, woodland, grassland, wetlands and water bodies within the site.

g. the detailed location and design of the proposed fishing lake. (No water connection to be made between the proposed lake and existing water bodies and water courses).

h. details of the proposed new hedgerow along Netherley Lane, alongside the proposed access.

The scheme shall be wholly implemented in its finally approved form within the first available planting season prior to the golf course being opened to the public (the date of first use of the golf course shall be sent in writing to the Local Planning Authority prior to the event). Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

Reason: In the interests of visual amenity as referred to in Policy En25 of the Knowsley Unitary Development, adopted June 1998.

9. No tree within the site shall be cut-down, up-rooted, topped, lopped, destroyed or in any other way damaged, nor any hedge within the site cut-down or grubbed out, without the prior approval in writing of the Local Planning Authority. Should such approval be granted, no hedgerows shall be removed or in any way damaged between 1 March and 31 July.

Reason: In the interests of visual amenity as referred to in Policy En25 of the Knowsley Unitary Development, adopted June 1998.

10. No trees within the site shall be felled, removed, lopped, topped or seriously damaged until a landscaping scheme indicating the trees to be retained has been submitted to and approved by the Local Planning Authority pursuant to condition 8.

Reason: To ensure a satisfactory overall appearance of the completed development as referred to in Policy En25 of the Knowsley Unitary Development, adopted June 1998.

11. Prior to the development commencing, details shall be submitted to and approved in writing by the Local Planning Authority relating to the location and design of temporary fencing for the existing woodland, hedgerows and ponds. The fencing shall be erected in accordance with the approved details and retained as such until that particular element of the development is completed.

Reason: To protect existing nature conservation interests as referred to in Policy En25 of the Knowsley Unitary Development, adopted June 1998.

12. No part of the proposed development hereby permitted shall be commenced until details of the proposed ground levels for the proposed golf course have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include a

number of sections across the site, which shall indicate existing and proposed ground levels, together with levels of all proposed greens and tees and shall extend beyond the site boundaries as previously agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of neighbouring occupiers/visual amenity as referred to in Policy G12 of the Knowsley Unitary Development, adopted June 1998.

13. Samples of all materials to be used for repairs or alterations to the external fabric of the building to be converted shall be submitted to, and agreed in writing by, the Local Planning Authority prior to use; these are to include roofing slates and tiles; stone, bricks and lintels for use in the walls; timber and finishes for joinery and cast iron rainwater goods. The works shall thereafter be implemented in accordance with these details.

Reason: To protect the character and appearance of buildings as referred to in Policy G6 of the Knowsley Unitary Development, adopted June 1998.

14. Notwithstanding the details of the proposed window and door openings on the proposal elevational drawings, prior to any development commencing additional proposed drawings shall be submitted to and approved in writing by the Local Planning Authority relating to a reduction in the number of new openings in the proposed clubhouse. The development shall thereafter be implemented in accordance with these details.

Reason: Due to the location of the site within the Green Belt, in the interests of visual amenity as referred to in Policy G6 of the Knowsley Unitary Development, adopted June 1998.

15. Prior to the development commencing details shall be submitted to and approved in writing by the Local Planning Authority relating to a scheme for the surfacing of the club-house car parks and access road. The car parks and access road shall thereafter be provided in accordance with these approved details prior to the first use of the golf course. The car park shall thereafter be retained for the approved purpose at all times that the development is in use.

Reason: In order to ensure adequate car parking is provided to serve the use and in the interests of visual amenity due to the green belt location as referred to in Policy G6 of the Knowsley Unitary Development, adopted June 1998.

16. Prior to the development commencing on the Grain Barn written schemes shall be submitted to the Local Planning Authority and approved in writing by the same detailing protection measures to be taken relating to barn owls.

The schemes shall include:

(i) For Barn Owls: a suitable habitat within the converted Grain Barn together with details of a supplementary feeding programme covering a minimum of 3 years.

(ii) For brown long-eared bats: a suitable habitat being retained in the loft space of the Shippon of sufficient size above the ceiling of the new residential unit, the provision of bat bricks into both buildings to be converted and new buildings, and gaps in the eaves of buildings.

(iii) For breeding tree sparrows: the provision of appropriately designed and located nest boxes.

The development shall thereafter be carried out only in accordance with these detailed schemes as approved.

Reason: To protect existing nature conservation interests as referred to in Policy G6 of the Knowsley Unitary Development, adopted June 1998.

17. No building work shall take place on the grain barn during the Barn Owl breeding season (late March to end of July) or as otherwise agreed in writing by the Local Planning Authority.

Reason: To protect existing nature conservation interests as referred to in Policy G6 of the Knowsley Unitary Development, adopted June 1998.

18. If any bats are found during conversion works and/or tree felling, such works must cease until English Nature have been informed and a programme of rescue and mitigation measures has been agreed.

Reason: To protect existing nature conservation interests as referred to in Policy G6 of the Knowsley Unitary Development, adopted June 1998.

19. Prior to the commencement of development of the golf course, details shall be submitted to and approved in writing by the Local Planning Authority relating to the location and design of bridges across brooks. The bridges shall be constructed in accordance with these details, prior to the first use of the golf course.

Reason: To protect existing nature conservation interests as referred to in Policy G6 of the Knowsley Unitary Development, adopted June 1998.

20. Prior to the submission and approval of the detailed landscape scheme referred to in Condition 8, details of the following shall be submitted to and approved in writing by the Local Planning Authority.

1. Amphibian and invertebrate surveys - to be undertaken between February and June in the year when planting is scheduled to commence in the autumn.

2. Detailed botanical surveys of the areas proposed for water bodies construction and woodland planting - to be undertaken between April to June.

The methodologies for these surveys is to be approved in advance by the Local Planning Authority and no planting or other works shall take place until the surveys have been approved by the Council. The proposed landscape scheme shall take account of these details where necessary.

Reason: To protect existing nature conservation interests as referred to in Policy G6 of the Knowsley Unitary Development, adopted June 1998.

21. Prior to the development commencing, details shall be submitted to and approved by the Local Planning Authority, relating to the provision of 6 No additional water bodies (ponds) within the site. The water bodies shall be provided in accordance with these approved details prior to the first use of the golf course. They shall not be used or managed for commercial or recreational fishing.

Reason: In the interests of nature conservation and ecology as referred to in Policy G6 of the Knowsley Unitary Development, adopted June 1998.

22. Prior to the commencement of development, details of the location, design and management of the proposed sustainable drainage system shall be submitted to and approved by the Local Planning Authority. The system shall be provided in accordance with the approved details.

Reason: To protect existing nature conservation interests as referred to in Policy G6 of the Knowsley Unitary Development, adopted June 1998.

23. Prior to the development commencing, detailed plans shall be submitted to and approved by the Local Planning Authority, relating to the location, design and length of proposed passing places along the new access road. The scheme shall thereafter be implemented in accordance with the approved details, prior to the first use of the golf course.

Reason: In the interests of highway safety as referred to in Policy G6 of the Knowsley Unitary Development, adopted June 1998.

EXPLANATORY NOTE – REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has been taken having regard to the policies and proposals in the Knowsley Unitary Development Plan (adopted June 1998) and the Revised Draft Replacement Unitary Development Plan (December 2004) as set out below, and to all relevant material considerations including supplementary planning guidance:-

G1 - Definition and Permanence of the Green Belt
G2 - Development in the Green Belt
G6 - Conversion of Buildings in the Green Belt to Other Uses
G8 - Diversification of the Rural Economy
G12 - Recreational Uses in the Green Belt
EN10 - Protection and Improvement of Listed Buildings
EN19 - Footpaths, Bridleways and Cycleways
EN20 - Protection of Sites of Biological, Ecological and Geological Importance
EN24 - Landscape Opportunity Areas
EN25 - Protection and Improvement of Trees and Woodlands During Development
T12 - Parking Standards

REVISED DRAFT REPLACEMENT PLAN POLICIES

G2 - Development within the Green Belt
G3 - Landscape Character and Amenities of the Green Belt
G7 - Conversion/Change of Use of Existing Buildings in the Green Belt
DQ1 - Design Quality in New Development
DQ7 - Listed Buildings
ENV8 - Protection of Habitats and Designated Sites
ENV9 - Protection of Species

REGIONAL SPATIAL STRATEGY - KEY POLICIES

DP1 - Economy in the Use of Land and Buildings
DP3 - Quality in New Development
SD5 - The Green Belts
EC10 - Sport
ER2 - Landscape Character

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Jane Gowing on 0151 443 2316)

[redacted]

Director Of Regeneration And Development

Date: 15.12.2004