



Knowsley Council

Website: www.knowsley.gov.uk/environment/planningandbuilding/

Directorate of Regeneration and Neighbourhoods
Housing, Planning and Building Control
PO Box 26
Archway Road
Huyton Knowsley
Merseyside L36 9FB

Tel: (0151) 443 2381

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Jackson Gardens
Address Line 1	The Withens
Address Line 2	Stockbridge Village Knowsley
Address Line 3	
Town/city	
Postcode	L28 1AD

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
342671	393622

Description

Applicant Details

Name/Company

Title

Ms

First name

Colleen

Surname

Grady

Company Name

ForHousing

Address

Address line 1

52 Regent Street

Address line 2

Eccles

Address line 3

Town/City

Salford

Country

UK

Postcode

M30 0BP

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

APPLICATION TO VARY CONDITION NO.2 ATTACHED TO PLANNING PERMISSION 15/00786/FUL (ERECTION OF THREE STOREY AFFORDABLE EXTRA CARE SCHEME COMPRISING 64 NO. APARTMENTS INCLUDING 15 NO. DEMENTIA CARE APARTMENTS WITH COMMUNAL / ASSOCIATED FACILITIES AND THE ERECTION OF 26 NO. AFFORDABLE BUNGALOWS TOGETHER WITH ASSOCIATED PEDESTRIAN AND VEHICULAR ACCESS, CAR PARKING AND LANDSCAPING) TO ALLOW FOR CHANGES TO LAYOUT OF BIN STORE AND CYCLE STORE INCLUDING REMOVAL OF SUBSTATION

Reference number

19/00647/FUL

Date of decision (date must be pre-application submission)

02/12/2019

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 6

Has the development already started?

- ☒ Yes
☐ No

If Yes, please state when the development was started (date must be pre-application submission)

31/08/2017

Has the development been completed?

- ☒ Yes
☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

31/03/2021

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

JDA have been liaising with Mr Stephen Hough, Architectural Liaison Officer for crime prevention following reports of anti-social behaviour on the footpath between Jackson Gardens and Spruce Grove. Mr Hough fully supports this application to remove the condition and has provided the following comments on the 08.03.22:

-During the visit pedestrians were using the footpath between Spruce Grove and Whitethorn Drive. However the length of footpath from the corner of 23 Spruce Grove that runs adjacent to The Withens is not used and in fact is closed with padlocked gates as indicated on the drawing. The footpath has evidence of litter and smashed glass.

-The footpath entrance on Whitethorn Drive has an 'A' frame installed to prevent motorcycle etc access. The properties either side of the footpath (39 & 41 Whitethorn Drive) have broken glass toppings on the wall and higher fencing compared to other properties. This indicates previous/present problems.

-Recommendation: I fully support the request to design out the footpath between the two sites. It appears unused and today access was restricted due to the gates being padlocked. If left unrestricted it could be utilised to gain access to the rear gardens of the proposed bungalows and also an area for ASB.

-Recommendation: Obtain evidence of crime/ASB from For Housing to support their requested closure.

Following Mr Hough's recommendation of obtaining evidence of anti-social behaviour, the following comments were also made by Ms Sharon Longstaffe (community support officer):

Please find attached a list of ASB recorded logs since June of last year. Unfortunately there is a lot of ASB around The Withens area, SBV. Youths will congregate in areas round there and use short cuts to gain quick access to the shopping area in Denes Way. I have recently been involved with Stockbridge Village Primary School and The Local Authority in getting full funding for a shutter to be installed to the entrance of school. This was due to youths congregating in the area and causing ASB issues. If there are areas they can use to congregate in or pathways they can use for short cuts they will. Furthermore I have been into Jackson gardens on a couple of occasions to inform staff that residents need to report ASB issues/other criminal issues to the police. I believe a lot of the ASB issues are being reported to ForHousing staff and not ourselves.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Removal of Condition following discussions with Merseyside Police Liaison Officer.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
☐ The Agent

Title

Ms

First Name

Colleen

Surname

Grady

Declaration Date

18/04/2022

☒ Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Tom Kelly

Date

19/04/2022