



Knowsley Council

REGENERATION AND ECONOMIC DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 22/00218/FUL

Name and address of applicant

WASE Homes Lee Lane Limited
205 High Street
Brownhills
Walsall
WS8 6HE

Name and address of agent

NC Architecture
1st Floor Suite The Island
St Anns Parade
Wilmslow
SK9 1HG

Date of Receipt: 8 April 2022

Date Valid: 8 April 2022

Address/Location Of Development:

Weston House
North End Lane
Halewood
Knowsley
L26 5QB

Description of Development:

VARIATION OF CONDITION NUMBER 2 (APPROVED PLANS AND DOCUMENTS) OF PLANNING PERMISSION 20/00064/FUL TO ALLOW A CHANGE OF THE INTERNAL LAYOUT OF UNIT 06 TO CHANGE IT FROM A 3NO. BED TO A NO.4 BED PROPERTY.

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 hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

2. All works, including demolition works, shall only be carried out in accordance with the Code of Construction agreed pursuant to the discharge of Condition 3 of planning permission 20/00064/FUL.

Reason: To ensure the satisfactory development of the site in the interests of protecting the amenity of neighbouring occupiers and highway safety and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

3. No work for the construction of these developments, including demolition and deliveries to and from the site shall take place on the site, except between the hours:

08.00 - 18.00 Monday to Friday; and
08.00 - 13.00 on Saturdays.

In particular, no work should be carried out on Sundays or officially recognised public holidays.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and save Policy ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

4. The parking provision shown within the curtilage of each dwelling on the site plan hereby approved referenced Drwg Nos P-001 Rev A received 18 November 2022 shall be provided prior to first occupation of the dwelling to which it relates. The parking areas shall be hard surfaced and shall be made available for the intended use at all times thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

5. The visibility splays as shown on the approved site plan referenced Drawing Nos P-001 Rev A shall be provided clear of obstructions to visibility above the height of 0.6 metres measured from the footway/verge level prior to first occupation of any approved dwelling. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To ensure adequate visibility at the junction of the site access and North End Lane is made and maintained, and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

6. Prior to first occupation of any unit details of covered secure cycle storage shall be submitted and approved by the Local Planning Authority, including location. The agreed cycle storage facility shall be installed in the agreed location within the curtilage of the appropriate dwelling prior to that dwelling being occupied and shall be retained for cycle storage/parking at all times. For the avoidance of doubt the cycle storage/parking shall be lockable and shall be appropriate for a Green Belt rural location.

Reason: To provide a secure cycle storage facility in the interests of sustainable travel and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy adopted January 2016.

7. No dwelling shall be occupied until it has been provided with an outdoor, weatherproof electric vehicle charging point readily accessible from a dedicated parking space.

All charge points shall be:

- a) A minimum of 7KW,
- b) at least Mode 3 or equivalent,
- c) untethered, and
- d) located in order to comply with the Equality Act 2010 and the accessibility requirements set out in the Building Regulations Part M.

All EV charging points shall be clearly marked as such and their purpose explained to new occupants within their new home welcome pack/travel planning advice.

Reason: In the interests of air quality, promoting sustainable travel opportunities and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and NPPF Para 110.

- 8. 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 the safety of residents and the environment and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 9. No soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority. Only soil which has been tested in compliance the agreed methodology shall be brought onto site.

Reason: To prevent contaminated soil being brought onto site in the interests of safety of residents and the water environment and to comply with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 10. The mitigation measures outlined within Section 6.0 of the Bat and Bird survey report submitted with planning application 20/00064/FUL shall be carried out in accordance with the details and implementation times and by the appropriate persons all as identified with Section 6.0 of said report.

Reason: To ensure suitable mitigation to habitat and species as a result of approved development and to comply with Policies CS2 and CS8 of the Knowsley Local Plan Core Strategy adopted January 2016.

- 11. No development shall take place until the applicant has submitted to and agreed in writing with the local planning authority a report on the results of the archaeological strip, map and record site investigation.

Reason: To ensure any archaeological works are identified and record maintained, to comply with Paragraph 199 of the National Planning Policy Framework (2019) and Policy 20 of the Knowsley Local Plan adopted January 2016.

12. Notwithstanding the details shown on the approved drawings, no part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.

The details shall relate to all land surfaces not built upon and shall include:

- a) Hard surfaced areas and materials.
- b) Planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work.
- c) Existing plants / trees to be retained
- d) A detailed regime for the ongoing and longer-term maintenance of all soft landscaping is also required to be submitted for approval.
- e) Details of bird boxes/shelters, to include number, type and location on an appropriately scaled plan as well as timing of installation.
- f) Boundary treatments including paddock gate and boundary treatment details.
- g) A timescale for implementation

For the removal of doubt the landscape scheme shall include replacement hedging along the front (eastern) boundary of the site with the replacement hedging being of appropriate native species.

For the avoidance of doubt garden boundaries visible from within the site, or from the paddock area, shall be brick wall not hedging (e.g. eastern gardens of units 1 and 2).

For the avoidance of doubt trees to be removed shall be replaced on a 2:1 basis with 14-16cm diameter native species identified within the landscape scheme.

The approved landscaping works shall be implemented and completed in accordance with the agreed timescale of implementation

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with Policies CS2, CS8 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

13. Prior to first occupation of any unit a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include scale drawings, technical specifications, power source, and locations. The lighting scheme

shall be designed, in addition to amenity and security provision, to protect ecology and should not result in excessive light spill onto important foraging and commuting

habitat for bats. The scheme should refer to the Bat Conservation trust website. The agreed scheme shall be retained thereafter.

Reason: In the interests of security and amenity, to ensure that bat foraging and commuting routes are not unduly compromised and to comply with Policies CS2 and CS8 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy DQ2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

14. The location and depth of any cesspit or other means of foul drainage shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The works shall only be implemented in accordance with the agreed details.

Reason: To enable the Local Planning Authority to consider potential impacts of the foul drainage on trees and hedgerows in the interests of tree/hedgerow protection and biodiversity and to comply with Policies CS2, CS8 and CS21 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

15. Notwithstanding any description of materials in the application, no above ground construction works for the dwelling units approved shall take place until samples and full specification of wall and roof materials to be used externally on the units have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and should be reflective of existing buildings within the site. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
19/01/2023	EMAIL	-	Email From Agent Confirming All Windows Will Be Aluminium Framed
09/10/2020	A2A.16.748_101	H	Proposed Floor Plans - Units 1 and 2
09/10/2020	A2A.16.748_102	H	Proposed roof plan - Units 1 and 2
09/10/2020	A2A.16.748_103	J	Proposed Elevations - Units 1 and 2
09/10/2020	A2A.16.748_104	I	Proposed Elevations - Units 1 and 2
09/10/2020	A2A.16.748_105	G	Proposed Floor Plans - Unit 3
09/10/2020	A2A.16.748_106	G	Proposed Elevations - Unit 3
09/10/2020	A2A.16.748_107	G	Proposed Floor Plan - Unit 4
09/10/2020	A2A.16.748_108	G	Proposed Elevations - Unit 4
09/10/2020	A2A.16.748_109	G	Proposed Floor Plans - Unit 5
09/10/2020	A2A.16.748_110	G	Proposed Elevations - Unit 5

09/10/2020	A2A.16.748_200	B	Proposed Demolition Plan
18/11/2022	18021 P150	-	UNIT 6 PROPOSED FLOOR PLANS
18/11/2022	18021 P001	REV A	PROPOSED SITE PLAN AND LOCATION PLAN
18/11/2022	18021 P250	-	UNIT 6 PROPOSED ELEVATIONS AND SECTIONS

REASON(S) FOR THE GRANTING OF PLANNING PERMISSION

The decision to grant planning permission has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance:-

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS5 - Green Belt

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Borough's Historic Environment

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 (Lee Osborne on 0151 443 2395)

ARTICLE 35 STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

NOTE FOR APPLICANT:

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.

- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
- a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached, then you will be liable to a breach of condition notice.



Executive Director - Regeneration and Economic Development

Date: 23 January 2023

IMPORTANT NOTES FOR YOUR ATTENTION:

1. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.
2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.
3. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.