METROPOLITAN BOROUGH OF KNOWSLEY

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 00/00602/FUL
Date of Receipt: 15.09.2000
Date Valid: 14.12.2000

Name and address of applicant
Westbury Homes Ltd (NW)
Westbury House
Crofts Bank Road
Urmston
M41 OJS

Name and address of agent

Address or location of development
Westbury Homes Land At Saxon Way Kirkby Knowsley L33 4DQ

Nature and particulars of application
SUBSTITUTION OF HOUSE TYPES TO PLOTS 1 - 111 (AREA 6) AND INCREASE IN NUMBER OF DWELLINGS FROM 83 TO 111

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 development hereby permitted shall be carried out only in accordance with the amended plan, referenced drawing no. EL-232-00-01E, received on 14 December 2000, which indicates site layout.

   Reason: For the avoidance of doubt and to accord with the terms of the application as amended in the interest of highway safety and in accordance with Policy H3 of the Knowsley Unitary Development Plan, adopted June 1998.

3. No part of the development hereby granted permission shall be commenced until the approval of the Local Planning Authority has been obtained for the detailed design of a scheme to provide the satisfactory disposal of surface water run-off from the development; and such scheme as approved shall be carried out before the proposed development is first brought into use.

   Reason: To ensure that surface water run-off from the development will not adversely affect nearby land by reason of flooding and in accordance with Policy En2 of the Knowsley Unitary Development Plan, adopted June 1998.

4. No part of the proposed development hereby permitted shall be commenced until details of the relative height of the ground floors of the proposed buildings have been submitted to and approved in writing by the Local Planning Authority.

   Reason: In the interests of the amenity of neighbouring occupiers and visual amenity and in accordance with Policy H3 of the Knowsley Unitary Development Plan, adopted June 1998.

5. No phase of the development hereby permitted shall be commenced until a schedule of external facing materials, including brickwork and roofing materials, and the plots to which they relate within that phase has been submitted

to and approved in writing by the Local Planning Authority. The development shall be carried out using only the agreed materials.

Reason: In the interests of visual amenity.

6. Notwithstanding the boundary treatment details submitted on drawing no. EL-232-00-01E, received 14 December 2000, 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.

   g. a programme for implementation for the landscaping which, in the case of a phased development, should include the completion of landscaping within each phase within the first available planting season following the substantial completion of residential development within the phase to which the landscaping relates.

   The scheme(s) shall be wholly implemented in its/their finally approved form in accordance with the agreed programme. 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.

7. Notwithstanding the provisions of Part 2 of Schedule 2 to the Town and Country Planning IGeneral Permitted Development) Order 1995 (or any Order Revoking and Re-enacting that Order) no gate, wall, fence or other means of enclosure shall be erected between the front or side wall of any dwelling and the boundary of any highway adjoining the curtilage of that dwelling or the boundary with any open space (other than walls, fences or other means of enclosure submitted to and in accordance with Condition 5) without any further specific planning permission having been sought and obtained beforehand.

   Reason: To safeguard the character of this residential development and in accordance with Policy H16 of the Knowsley Unitary Development Plan, adopted June 1998.

8. Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning Act (General Permitted Development) Order 1995 (or any Order revoking and renacting that Order) no building, extension or structure shall be erected or placed within the curtilage of the dwelling hereby permitted, other than the garages shown within the curtilage of the dwellings shown on drawing no. EL-232-00-01E, received 14 December 2000, without a further specific planning permission having been sought and obtained beforehand.

   Reason: To safeguard the character of this residential development.

9. The exact positioning of the garages to Plot No's 106-110 inclusive within the joint garages hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority, prior to the development hereby permitted commencing.

Reason: In the interest of residential amenity.

[redacted]

Director Of Planning And Development

Date:19.01.2001

MUNICIPAL BUILDINGS
ARCHWAY ROAD
HUYTON, MERSEYSIDE L36 9FB

Note: 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.
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.

Notes:

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to condition, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form, which is obtainable from the Department of the Environment). See address below. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning/authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the secretary of state for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and country Planning Act 1990.

Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ.