



Knowsley Council

**REGENERATION AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 24/00641/FUL

Name and address of applicant

Greene King
Abbot House
Westgate Brewery
Bury St Edmunds
Suffolk
IP33 1QT

Name and address of agent

DV8 Designs Ltd
Suite A2
Birchwood Park
Warrington
WA3 6AE

Date of Receipt: 28 November 2024

Date Valid: 13 January 2025

Address/Location Of Development:

Derby Arms Hotel
635 Knowsley Lane
Knowsley
L34 9EA

Description of Development:

INSTALLATION OF 2.5M HIGH TIMBER POSTS TO SUPPORT FESTOON LIGHTING TOGETHER WITH THE ERECTION OF 1M HIGH PICKET FENCE AND GATE TO FRONT ELEVATION, RESURFACING OF EXISTING TARMAC TO FRONT BEER GARDEN WITH RESIN, PAINTING OF EXISTING WINDOWS AND DOORS AND THE ERECTION OF EXISTING 2.1M HIGH TIMBER FIRE EXIT GATES (RETROSPECTIVE)

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 completed development hereby permitted for retention shall remain in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

2. Within two months of the date of this planning permission, a 1m length of fencing shall be painted brown (RAL colour 8014) as previously agreed in writing on 25.03.2025. The Local Planning Authority (LPA) shall be notified of the date of the 1m fence length painting prior to such taking place and shall inspect on site for final approval of the colour, with final approval being confirmed in writing by the LPA.

Within one month following inspection and written confirmation, the agreed details shall be implemented to the entirety of the boundary treatment (which for the avoidance of doubt comprise the 1m high timber fence, gate and the 2.5m high timber posts), and shall be retained as such at all times the boundary treatment to the front of the building is in place.

Reason: To preserve the character and appearance of the Knowsley Village Conservation Area and to comply with Policies CS2, CS19 and CS20 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and DQ5 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

3. Within two months of the date of this permission, the agreed soft landscaping details (5 no. fixed timber planters) shown on the submitted Proposed Site Plan (ref 202 REV D, received 01.04.2025) shall be fully implemented and shall be retained as such at all times the boundary treatment to the front of the building is in place.

Reason: To preserve the character and appearance of the Knowsley Village Conservation Area and to comply with Policies CS2, CS19 and CS20 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and DQ5 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

4. Within two months of the date of this permission, the fire exit gate, hereby approved, shall be painted black to match the existing fire exit gate on site and shall be retained as such at all times the fire exit gate to the side of the building is in place.

Reason: To preserve the character and appearance of the Knowsley Village Conservation Area and to comply with Policies CS2, CS19 and CS20 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and DQ5 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
16/12/2024	204	REV C	PROPOSED ELEVATIONS
08/01/2025	-	-	MATERIALS SPECIFICATION LIST
08/01/2025	200	REV C	SITE LOCATION PLAN
01/04/2025	202	REV D	PROPOSED SITE PLAN

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

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Borough's Historic Environment

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

DQ5 - Development in Conservation Areas

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 (Reece Black on 0151 443 5040)

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.

1. See attached letter from Cadent Gas



Executive Director - Regeneration and Economic Development

Date: 8 April 2025

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. You should ensure that you understand the requirements of all planning conditions and that you fully comply with their requirements. If you are in any doubt about what a condition requires of you, please ask us for assistance. Planning conditions may require you to submit further information to us and await our approval before you can start your development. A failure to do so could result in your development being unlawful and necessitate the submission of a further planning application. A failure to comply with the conditions of the permission/consent may result in the taking of enforcement and potentially legal action, against you to remedy the breach of planning control.
4. A fee is normally payable to discharge planning conditions in accordance with government regulations.
5. This permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by you, including on party boundaries. You should satisfy yourself that the agreement of any adjoining landowners has been given prior to commencing any building works.
6. 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. Knowsley Council's Building Control team are contactable on (0151)-443 2342 and they would be pleased to assist you.

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.

Date: 28/01/2025
LinesearchbeforeUdig ref: 36115365
Your ref: 24/00641/FUL (CB)

Dear Sir/Madam,

Your planning application – No objection, informative note required

We have received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding a planning application that has been submitted which is in close proximity to our medium and low pressure assets. We have no objection to this proposal from a planning perspective, however we need you to take the following action.

What you need to do

To prevent damage to our assets or interference with our rights, please add the following **Informative Note** into the **Decision Notice**:

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.

Kind Regards,

Plant Protection Team

T: 0800 688 588

plantprotection@cadentgas.com

cadentgas.com

Overview map of worksite

Derby Arms Hotel (PH)

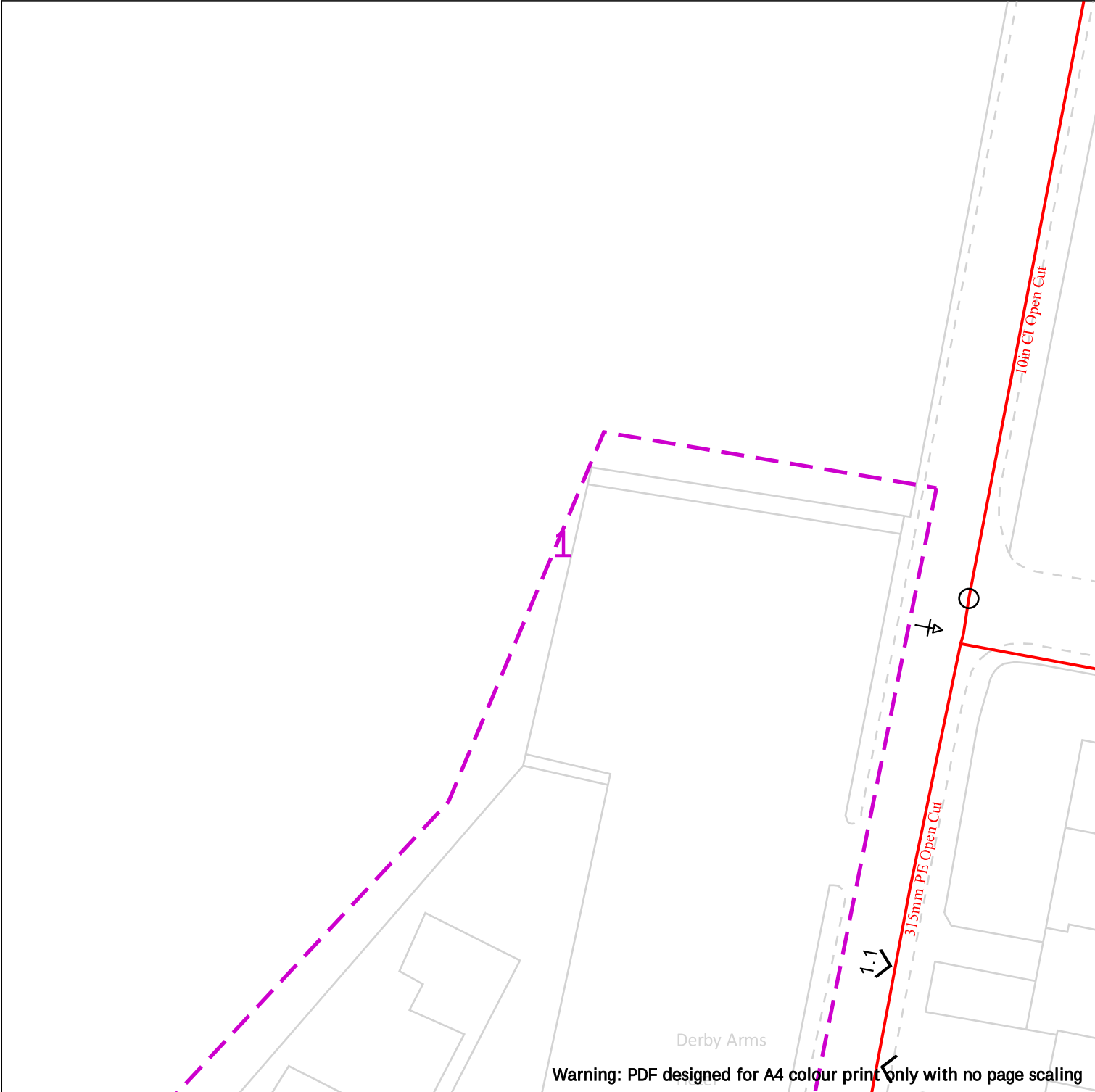
Sports Court

Recreation Ground

Bob Whitley Community Centre

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 Your Gas Network	Dig Sites Area:  Line:   LP Mains  MP Mains  IP Mains  LHP Mains  Valve  Depth of cover  Syphon  Diameter Change  Material Change  Out of Standard Service	Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information. Out-of-standard service symbology may be used to indicate one or more of the following: • Identification of shallow services • Identification of dual services • Recording of non-perpendicular services A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.
Date Requested: 28/01/2025 Job Reference: 36115365 Site Location: 343366 395633 Requested by: Ms Carly Bower Your Scheme/Reference: 24/00641/FUL (CB) View extent: 100m, 100m Scale: 1:1025 (When plotted at A4)	IMPORTANT NOTICES This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue. In case of emergency call - 0800 111 999 Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886	



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Cadent
Your Gas Network

Date Requested: 28/01/2025
Job Reference: 36115365
Site Location: 343366 395633
Requested by: Ms Carly Bower

Your Scheme/Reference:
24/00641/FUL (CB)

View extent: 100m, 100m



25m

Dig Sites	Area: 	Line: 	
	LP Mains	 Valve	 Diameter Change
	MP Mains	 Depth of cover	 Material Change
	IP Mains	 Syphon	 Out of Standard Service
	LHP Mains		

Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.

Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

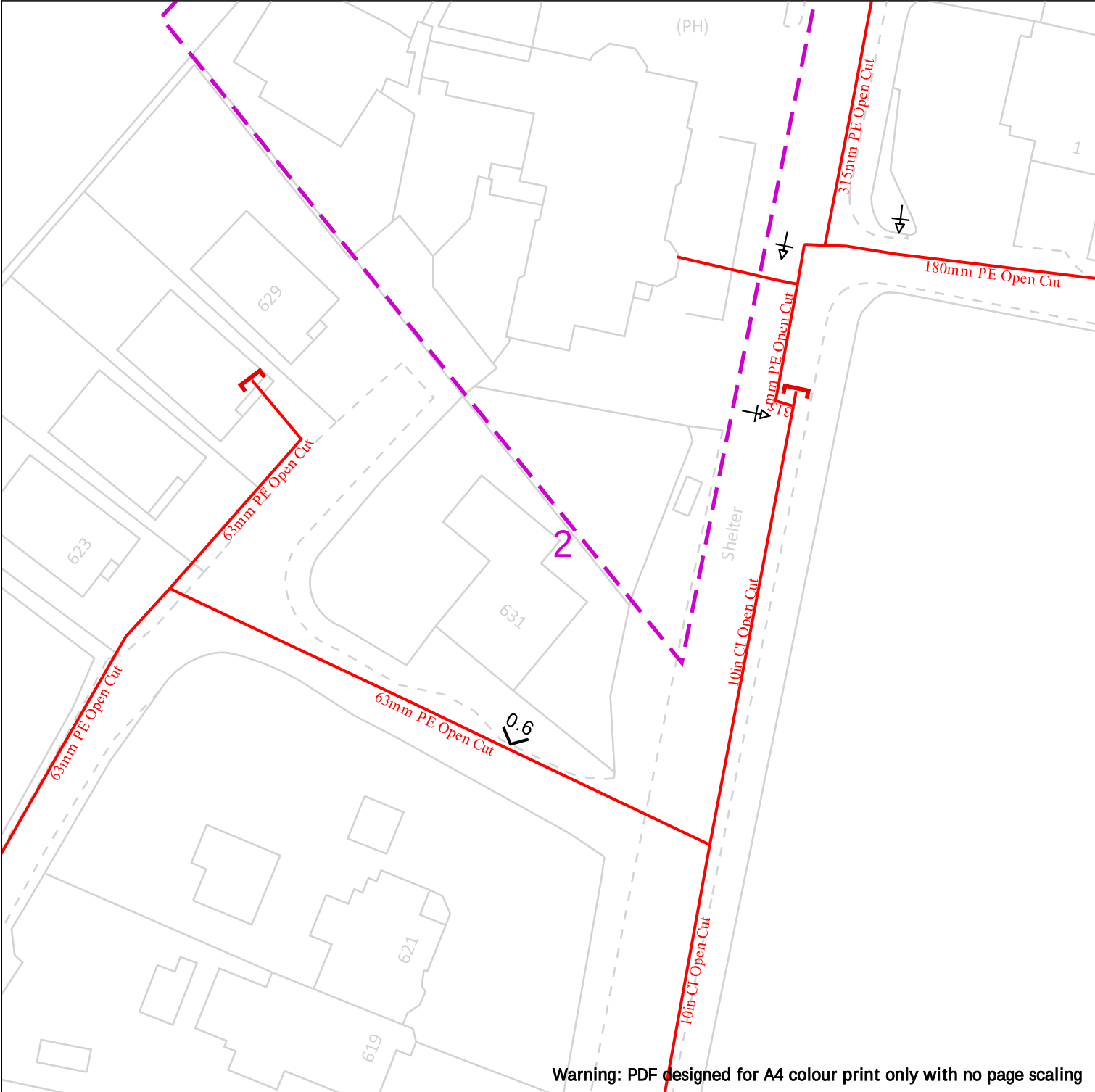
A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

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Cadent
Your Gas Network

Date Requested: 28/01/2025
Job Reference: 36115365
Site Location: 343366 395633
Requested by: Ms Carly Bower

Your Scheme/Reference:
24/00641/FUL (CB)

View extent: 100m, 100m



25m

Dig Sites	Area: 	Line: 	
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Scale: 1:500 (When plotted at A4)

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