

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 23/00009/OUT **CASE OFFICER:** Andrew Hunt

WARD: Halewood North **PARISH:** Halewood
Town Council

LOCATION: The Bungalow, Foxhill Lane, Halewood, Knowsley, L26 4XG

PROPOSAL: HYBRID APPLICATION COMPRISING; FULL PLANNING PERMISSION FOR THE DEMOLITION OF EXISTING BUNGALOW, BARN AND PART DEMOLITION OF FOXHILL FARMHOUSE OUTLINE PLANNING PERMISSION FOR THE ERECTION OF 3NO. DWELLINGS AND RENOVATION OF EXISTING 2NO. DWELLINGS (ACCESS, LAYOUT AND SCALE TO BE CONSIDERED) - APPEARANCE AND LANDSCAPING RESERVED FOR FUTURE APPROVAL

Site Description

The application site consists of two square shapes (one to the north west and one to the south east of the end of Foxhill Lane) and associated road access. The site is located within the Green Belt with access to Gerrards Lane via Foxhill Lane. The north west part of the site currently consists of an empty outer shell of a previous building (mostly walls). The south east part of the site currently consists of a bungalow which is structurally intact but is not well maintained internally.

There are existing farmhouse building to the north (which are occupied as dwellings) as well as several other buildings of a commercial character further to the north east. The area covered by the commercial buildings has planning permission for 7 Dwellings, (20/00470/OUT granted 4/2/2023).

Proposal

The proposal is a part full/ part outline application for the

- demolition of existing bungalow, barn and part demolition of Foxhill Farmhouse (Full)
- and the erection of 3no dwelling and renovation of existing 2 no dwellings (access, layout and scale to be considered) (Outline) – appearance and landscaping reserved for future approval.
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The proposal is split into two main parts with a proposed bungalow to the south east of the site and 2 dwellings (and the 2 units to be renovated) to the north west.

Consultations

Arboriculture – No objection subject to conditions to secure replacement planting and tree protection measures.

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Environmental Health & Consumer Protection – No objection subject to conditions in relation to Contamination, a Construction/Demolition Management Plan and Construction/Demolition Hours.

Local Highway Authority – No objection subject to a condition to require passing places on Foxhill Lane.

Merseyside Environmental Advisory Service – This proposal requires Habitats Regulations Assessment for likely significant effects. However, there are no likely significant effects on national and/or international sites, either alone or in-combination. Conditions are required in relation to bats, lighting, Reasonable avoidance measures, breeding birds, bird boxes, a CEMP and a homeowners pack. A written scheme of investigation should be secured via a condition.

Merseyside Fire and Rescue Service – Made comments in relation to Access for fire appliances Water supplies for fire-fighting purposes and Section 55 of the County of Merseyside Act 1980.

United Utilities – Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition

Representations

The application was publicised by letters sent to 4 neighbouring premises. No comments were received.

Planning History

An outline planning application for 7 dwellings was approved to the north of the site (20/00470/OUT – approved 4/2/2022).

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

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The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

SD1 - Sustainable development
CS2 - Development principles
CS3 – Housing Supply, Delivery and Distribution
CS5 - Green Belt
CS7 - Transport networks
CS8 – Green Infrastructure
CS15 – Delivering Affordable Housing
CS17 – Housing Sizes and Design Standards
CS19 - Design quality and accessibility in new development
CS21 - Greenspaces and Trees
CS22 - Sustainable and Low Carbon Development
CS24 - Managing Flood Risk
CS27 – Paying for new infrastructure

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

DQ4 - Trees and Development
DQ2 - Security in the Built Environment
ENV5 – Contaminated Land

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is an outline application for the demolition of existing bungalow, barn and part demolition of Foxhill Farmhouse and the erection of 3no dwellings and renovation, of existing 2 no dwellings.

The application is and outline application for the following:

- Access
- Layout
- Scale

The following matters are reserved:

- Appearance

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- Landscaping

PRINCIPLE OF DEVELOPMENT

Green Belt Policy

The application site is situated within the Green Belt. NPPF, Para 149 states that the construction of new building is inappropriate in the Green Belt subject to certain exceptions.

149 Part g) includes limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development;

NPPF para 147 states that Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

NPPF para 148. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

NPPF Para 150 states that Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds);"

Assessment

The proposal would involve redevelopment of brownfield land, however, the volume of the proposed building would be 45% above that of the existing buildings. Therefore, there would be a greater impact on the openness of the Green Belt.

As a result, the development would not meet any of the exceptions and would therefore be inappropriate development in the Green Belt which would require very special circumstances.

However, a material consideration is that UDP policy G7 allows extensions of up to a 50% increase over the original building. This means that the proposal could be reduced to be 100% of the volume of the current buildings and then once built it could be extended by an additional 50% under a policy compliant proposal.

If the current scheme were required to be reduced to 100% of the volume of the existing buildings, the applicant could then come in with extensions to re-create the same size scheme (145% of original volume) and this would be acceptable in principle under policy G7. Such a scheme would be policy compliant, acceptable in principle and there would be no policy basis to refuse such an application.

In relation to visual impact, there would be a similar visual impact as the shell of the buildings in the north west is similar to a dwelling. Although it does not contribute towards volume

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calculations it has a visual impact comparable to the proposed dwelling. The development would have a similar built footprint (although not volume) to the current structures and would not have a materially greater visual impact. In addition, the dwelling to the north west would not be readily visible as they would be surrounded by dwellings to the north, west and south.

There would also be the potential to add extensions under permitted development which would also cause greater impact on the Green Belt.

Alternatively, if the current proposal were approved with restrictions on permitted development, this would avoid the convoluted process above whilst arriving at the same outcome. It would also restrict permitted development rights to prevent further harm to the openness of the Green Belt.

In relation to the curtilage of the garden being extended. The change from undeveloped land to residential gardens will not have any impact on openness so would comply with NPPF para 150 e) and would not be inappropriate development.

Overall, it is considered that very special circumstances exist for the proposal.

As a result, the development is consistent with Core Strategy Policy CS5, and NPPF para 148.

DESIGN, ACCESS AND LAYOUT

Policy CS19 (Design Quality and Accessibility in New Development) in the Core Strategy sets out several criteria that developments will be expected to conform to so that they enhance local distinctiveness and the identity and accessibility of new places. The NPPF identifies that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

The design of the proposal is acceptable. The precise appearance and landscaping are reserved matters and will be addressed at a later stage. However, the proposals are sufficiently detailed to demonstrate that acceptable design can be achieved.

The layout of the development and its relationship to neighbours is also considered acceptable with properties overlooking the landscaped areas. Overall, the development is consistent with Core Strategy Policy CS19.

RESIDENTIAL AMENITY

Policy CS19 in the Core Strategy requires new developments to maintain a good standard of amenity for all existing and future occupants of land and buildings by avoiding unacceptable impacts on existing residents and future occupiers.

The Amended New Residential Development Supplementary Planning Document (SPD) 2018, gives guidance on the separation distances that should be maintained between residential properties to ensure that harm is not caused to amenity by overshadowing, loss of privacy or through undue dominance. The SPD sets out that:

- 22m should be provided between existing rear principal elevations and proposed principal elevations for two storey properties
- 20m should be provided between the principal elevations of two storey properties
- 12m should be provided between the principal elevation of one property and the gable elevation of another, and

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- properties should have a garden depth of at least 10m.

Existing Residents

In relation to the existing farmhouse buildings. These would be altered by the proposal with an existing extension being demolished. However, each of the main habitable room windows can be served by a window allowing sufficient light and outlook for occupiers of the buildings.

The development will also not cause harm to neighbour amenity through noise impacts. This is supported by the views of environmental health who have no objection to the development subject to conditions.

Overall, the development will not harm the amenity of neighbouring properties. The development complies with Core Strategy Policy CS19.

Future Occupiers

The proposed dwellings would provide an acceptable level of amenity for future occupiers with all habitable rooms capable of being provided with a window that would ensure good outlook and light.

The proposed dwellings would have sufficient garden space and would have access to a communal amenity space area (through the adjacent development) which means that there would be recreational opportunities and that an acceptable level of amenity space would be provided.

Overall, it is considered that the development will provide a good standard of amenity for future residents. The development complies with Policy CS19 of the core strategy.

ECOLOGY

The application has been supported by ecological surveys and habitats regulations information.

This proposal requires Habitats Regulations Assessment for likely significant effects. However, there are no likely significant effects on national and/or international sites, either alone or in combination. It is considered that there would be no harm to ecology providing conditions are attached in relation to bats, lighting, Reasonable avoidance measures, breeding birds, bird boxes, a CEMP and a homeowners pack.

This is supported by the views of Merseyside Environmental Advisory Service who have no objection to the proposal subject to conditions.

Overall, the application will not cause harm to ecology and complies with Core Strategy Policy CS8 and the NPPF.

HIGHWAYS

NPPF para 111 states that a development should only be refused on highways grounds if *“there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”*.

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The development will be accessed from Foxhill Farm which is a partly private road with the part closest Gerard's Lane being adopted. There would be no unacceptable highways impacts from the development provide a plan showing passing places is provided prior to any development taking place.

This view is supported by the views of the local highway authority who have no objection to the development subject to conditions in relation to such details. Overall, the application complies with Core Strategy Policy CS7. Electrical vehicle charging points are required and can be secured via a condition.

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TREES

It is considered that the development will not cause significant harm in relation to trees. This view is supported by the council's arboricultural officer who has no objection to the development subject to conditions. There will a loss of 31 trees, however these will be replaced at a ratio of 2:1 and therefore there will be 62 trees creating an additional 31 trees over the existing site. This Therefore, the application complies with Core Strategy Policy CS21 and UDP policy DQ4.

CONTAMINATION

It is considered that the application will not cause unacceptable contamination risks. This is supported by the views of Environmental Health who have no objection, subject to standard contamination conditions. The proposed development therefore complies with UDP Policy ENV5.

OTHER MATTERS

A condition to require full fibre broadband connections is required in accordance with NPPF paragraph 114. It is considered that the existing buildings or not of sufficient historic interest to warrant a written scheme of investigation works. As a result, a scheme would not be considered reasonable, necessary or justified.

CONCLUSION

The development is acceptable in principle and would not cause harm in relation to highway safety, ecology, design, trees, or the amenity of neighbouring properties. The proposed development complies with policies included within the Core Strategy (2016), Knowsley Replacement Unitary Development Plan (saved policies 2009) and National Planning Policy Framework (2021).

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):

- Conditions 1-3 shall apply only to the full part (Demolition) and not the outline part.
- Conditions 4- 16 shall only apply to the reserved matters and not to the full part of the application
- (Demolition).

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- Conditions 17 – 19 shall apply to both outline and full parts.

Full Consent (Demolition)

1) Time

The works hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2) Demolition Plans

The demolition shall be carried out in accordance with the following documents:

- a. Demolition and Environmental Management Plan – (Received 17/10/23)
- b. Phase 1 - Preliminary Risk Assessment – (BEK-23134-1 Rev. A) (Received 17/10/23)

Reason: For the avoidance of doubt.

3) Trees

Prior to the commencement of the demolition phase of development,

- a. all trees to be preserved shall be marked on site and protected during any operation on site by temporary fencing in accordance with BS 5837:2005, and in accordance with the approved Tree Protection Plan and Arboricultural Impact Assessment Overview (prepared by Bowland Tree Consultancy Ltd dated December 2022), to the satisfaction of the Local Planning Authority. Such tree protection measures shall remain throughout the period of construction;
- b. No fires shall belt within the spread of branches or upwind of the trees and other vegetation; and
- c. No materials or equipment shall be stored within the spread of the branches or Root Protection Areas of the trees or other vegetation.

Reason: To protect and enhance the appearance and character of the site and locality.

Reserved Matters Consent

4) Reserved Matters

Before any part of the development hereby granted permission is commenced, approval shall be obtained from the Local Planning Authority with respect to the reserved matters, namely (the appearance and landscaping).

Reason: The application is in outline form only.

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5) Time

Application for approval of reserved matters must be made not later than the expiration of three years from the date of this permission and the development must be begun no later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In order to comply with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).

6) Plans

The development hereby permitted shall be carried out in accordance with the following approved plans and documents :-

- a. Bungalow Floorplan (received 20/07/2023).
- b. Dwellings Floorplan (received 07/07/2023).
- c. Location Plan - (received 09/06/2023)
- d. Existing and Proposed Plans – Revised (received 09/06/2023)

Reason: For the avoidance of doubt.

7) Tree Protection

At reserved matters stage, an Arboricultural Method Statement shall be provided which sets out the following:

- Site Protection measures for T10, (a Weeping Willow) during construction
- Details of fences to protect T10.

Works shall then be carried out in accordance with the approved documents.

Reason: To ensure the protection of existing trees.

Pre Commencement

8) Contaminated Land

A. Risk Assessment

No development shall take place until an assessment of the risks posed by any contamination has been submitted to, and approved in writing by, the Local Planning Authority.

The assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with authoritative guidance (CLR 11), and shall assess any contamination on the site, whether or not it originates on the site.

Moreover, it must include (were relevant):

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- (i) a survey of the extent, scale and nature of contamination.
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and
 - service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments.

B. Submission of Remediation Scheme

Where land affected by contamination is found which poses unacceptable risks, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be implemented, and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

D. Reporting of Unexpected Contamination

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.

E. Materials Management Plan

Prior to the reuse of site won materials ('waste' and non-waste) a Materials Management Plan, signed off by a Qualified Person, shall be submitted to and agreed in writing with the local planning authority. The MMP shall demonstrate that any reuse of contaminated materials does not result in increased risk to the environment or human health.

F. Importation of Soil/Material

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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.

Reason: In order to protect human health and avoid contamination.

9) Construction Environmental Management Plan

No part of the development hereby permitted shall be commenced until a Construction / Demolition Management Plan has been submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction / demolition effects. This shall include but not be limited to the following:-

- a. Methods for the mitigation of noise and vibration from building works, including any piling works, and from the operation of any temporary power generation or pumping plant which will operate overnight.
- b. Methods for dust control and suppression.
- c. Details of wheel washing facilities including location and type.
- d. The areas for the storage of plant and materials.
- e. Location of site compound.
- f. Details of relevant pest control measures during demolition
- g. Pollution control measures that will be implemented on site to prevent pollution of the woodland (eg. storage of materials away from the woodland boundary, provision of spill kits etc.).
- h. Methods to minimis any construction impacts on wildlife.

All site works shall then proceed only in accordance with the approved management Plan.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers. This information is required before development commences because without an appropriate plan harm may be caused to amenity or highway safety.

10) Passing Places

Prior to commencement of development a plan shall be submitted to and agreed in writing by the Local Planning Authority to detail the provision of a suitable number and location of passing places along Foxhill Lane

Reason: To ensure the provision of safe and adequate means of access to the development in the interests of highway safety and amenity and to comply with Policy CS19 of the Core Strategy, adopted January 2016

11) Tree Protection

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Prior to commencement of development, a scheme for replacement tree planting shall have been submitted to and approved by the Local Planning Authority. The submitted scheme shall include tree replacement for individual and groups of trees on a 2:1 basis. The scheme should include the location, size and species of the replacement trees. The tree planting shall be wholly implemented in its finally approved form in accordance with the approved scheme within the first available planting season following the substantial completion of development. 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.

The submitted scheme shall be implemented prior to occupation of any dwellings and maintained as such thereafter.

Reason: In the interests of visual amenity and to ensure the development complies with Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

Pre Occupation

12) Bird Boxes

The development hereby permitted shall not be occupied until details of bird boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, has been provided for approval. The development shall be implemented in accordance with those details.

Reason: In order to ensure habitats for birds as part of the development.

13) Electric Vehicle Charging Points

No dwelling shall be occupied until an outdoor, weatherproof electric vehicle charging points readily accessible from a dedicated parking space has been provided for the dwelling.

All chargepoints shall be:

- a) A minimum of 7KW, and
- b) at Least Mode 3 or equivalent,
- c) 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 in any home welcome pack.

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 112.

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14) Full Fibre Broadband

No dwelling hereby approved shall be occupied until a full fibre broadband connection has been installed and made available for use.

Reason: To support economic growth in accordance with NPPF Para 114.

15) Lighting Scheme

Prior to the installation of any lighting, a lighting scheme shall have been submitted to and been approved by the local planning authority. The lighting shall be installed in accordance with the approved plans and retained hereafter.

Reason: In order to prevent harm to wildlife from inappropriate lighting.

16) Water Voles

For the protection of water vole in relation to predation by domestic cats – the provision of a homeowners' information pack is required highlighting this issue and identifying mitigation measures is required. The information pack shall be submitted and have been approved by the Local Planning Authority prior to occupation of any dwellings.

Reason: In order to reduce risk of predation of Water Voles by cats.

Ongoing Conditions (Applicable to both Full and Reserved Matters).

17) Reasonable Avoidance Measures

During any construction work, the following measures should be taken to reduce potential harm to wildlife.

Bats

- a. Before any work proceeds, all contractors should be made aware of the possible presence of bats and the signs to look for
- b. Prior to works commencement, a bat box (Schwegler, Habibat or similar) will be installed on a suitable mature tree close to the site to provide an appropriate roosting features in case any bats are unexpectedly found during the works (see below);
- c. Where possible, demolition should be carried out over winter between 1st October and 1st March, when hibernating bats are highly unlikely to be present;
- d. Contractors will ensure the careful hand removal of all potential roosting features (e.g., fascia boards; roof tiles; and roof lining) with a suitably qualified bat ecologist on call; and
- e. If bats are unexpectedly encountered, all works within that area will cease temporarily. The ecologist will attend site and carefully move the bat(s) wearing gloves, check for injuries and place the bat(s) within a suitable container before relocating the bat(s) to a bat.

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Terrestrial Mammals

- f. A pre-commencement check for badger and hedgehog.
- g. All trenches and excavations should have a means of escape (e.g., a ramp).
- h. Any exposed open pipe systems should be capped to prevent mammals gaining access.
- i. Appropriate storage of materials to ensure that mammals do not use them.

Reason: To avoid harm to wildlife during construction.

18) Breeding Birds

No tree felling, scrub clearance, vegetation management or building works is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval and shall be implemented to the satisfaction of a suitably qualified person before those works begin.

Reason: In order to protect the habitats of breeding birds.

19) Hours of Construction/Demolition

No construction work, 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;
08:00 - 13:00 hours Saturday.

No work shall take place on Sundays or on Public Holidays.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policies S2 and H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

20) Permitted Development Rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extension shall be erected to any of the dwelling hereby approved without the express consent of the local planning authority.

Reason: In order to prevent inappropriate development in the Green Belt.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

K Foster

Date:

20 November 2023

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1 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

2 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

INFORMATIVES

1) Overhead Power Lines

The applicant is reminded of their obligations to consider overhead power cables and in this regards a GS6 survey may be required.

2) Merseyside Fire and Rescue – See Letter

3) United Utilities' Property, Assets and Infrastructure

It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

4) European Protected Species (Bats)

The applicant, their advisers and contractors should be made aware that if any European protected species are found, then as a legal requirement, work must cease and advice must be sought from a licensed specialist.