

SUPPORTING PLANNING STATEMENT – THE FARMERS ARMS, MOORFIELD, KIRKBY. L33 1DF

PREPARED BY MR MIKE CARR MSc MRTPI

MAT DESIGN LIMITED

PROPOSED DEVELOPMENT: -

EXTENSION TO CLUBHOUSE TO FORM FUNCTION & COMMUNITY ROOM; ADDITIONAL CAR PARKING; FLOODLIGHTING TO TRAINING PITCH AND ADDITIONAL ACCESS ONTO SCHOLES LANE.

PREPARED ON BEHALF OF:-

TISA PROPERTY LIMITED

DATE:

MAR 2021

INTRODUCTION & THE BASIS OF THE CERTIFICATE APPLICATION

This planning statement provides information to accompany a Lawful Development Certificate (Existing Use), attached to the Farmer's Arms public house on Moorfield, Liverpool, L33 1XD.

The current site owner considers that the Council's decision to refuse planning application 20/00655/FUL, did not fully consider the lawful use of the premises, which was afforded planning permission when the Council granted planning application 13/00614/COU.

As such, so that he can prepare a resubmission application for the site (including a sequential assessment), we are seeking formal confirmation from the Local Planning Authority that the Farmers Arms, as edged red in planning application 13/00614/COU, can operate lawfully as a mixed use development of public house ((Former)) Use Class A4) and hot food takeaway & delivery business (((Former)) Use Class A5). The resubmission would also include the approved floor plan layout.

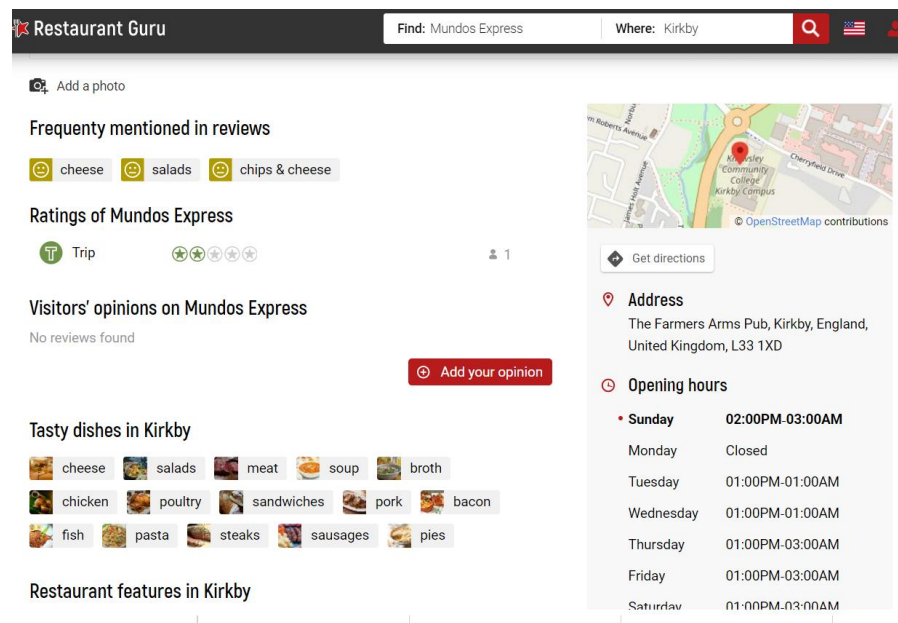
Furthermore, we are also seeking formal confirmation from the Local Planning Authority, that the hot food takeaway and food delivery use hereby permitted can operate inside the hours 11:00 - 24:00 hours Monday to Thursday, 11:00 - 02:00 hours Friday to Saturday and 11:00 - 01:00 hours Sunday into Monday.

RELEVANT PLANNING HISTORY

- Planning application 13/00614/COU - Continuation of use of part of existing public house as a hot food takeaway resulting in a mixed use development of public house (Use class A4) and hot food takeaway & delivery business (Use Class A5) – Granted subject to 2 planning conditions on 26th February 2014.

This was a part retrospective planning permission (as recognised in its description) made by Mundo's Express for the continuation of use of part of existing public house as a hot food takeaway. Mundo's Express continued to trade from the site until its closure in 2019 (as it is understood).

Mundo's Express is still listed as operating from the site on any Google search:-



- Planning application 20/00655/FUL - Change of use of public house (use class sui generis) to form part convenience store and part hot food takeaway (use class e / sui generis) together with the erection of a single storey rear extension and the erection of a 2.1m high wall to the north and east boundary, installation of 2 no. vehicular access gates and the construction of a new vehicular access to Mossborough Drive – Refused on 4th February 2021.

SUPPORTING INFORMATION

- Planning permission decision notice 13/00614/COU;
- The red line location plan attached to planning permission 13/00614/COU;
- Planning permission decision notice 20/00655/FUL
- The red line location plan attached to planning permission 20/00655/FUL
- The planning statement.

CONCLUSIONS

Planning permission 13/00614/COU gave consent for The Farmers Arms to operate lawfully as a public house and as hot food takeaway and delivery business. The planning permission was part retrospective and continued to operate until around 2019. Whilst the business does not currently operate from the site, the lawful use of the site has not been lost through the passage of time and is still extant.

Therefore, we would ask the Local planning the issue a Lawful Development Certificate (Existing) to confirm that The Farmers Arms can:-

1. Re-open for its lawful use as described in planning permission 13/00614/COU and;
2. The hot food take-away and delivery business can operate from the site inside the hours 11:00 - 24:00 hours Monday to Thursday, 11:00 - 02:00 hours Friday to Saturday and 11:00 - 01:00 hours Sunday into Monday.