

From: Wishart, Maxine
Sent: 06 January 2026 10:42:05 UTC+00:00
To: "Philippa Landor" <philippa@landorplanning.co.uk>
Subject: RE: 25/00637/FUL - 370a Dragon House Farm, Cronton Road, Cronton
Attachments: DN_09_00086_COU.pdf
Categories: Egress Switch: Unprotected

Good morning Phillipa,

Happy new year. Thank you for your emails. I have responded to your feedback in Blue below.

Removal of Permitted Development Rights

Planning permission 09/00086/COU includes Condition 1 which removes permitted development rights and is worded as follows:

For completeness, please can you provide a copy of the Decision Notice as this is not available online.
DN attached.

Bin Store and Fencing

The bin store and fencing which has not been included in the description on the application form or in the Planning Statement should be included in the application description of development.

The submitted plans do not clearly indicate what the proposed side fencing panel and gate would adjoin along the common boundary with No. 370 Cronton Road. This will be assessed in more detail following a site visit.

Drawing No. 25.045.202 is a detailed drawing of the proposed changes to the side of the dwelling. The proposed fencing panels and gate are annotated in the key as "Horizontal Slat Timber, Colour, Natural" This would adjoin the existing boundary treatment (Drawing No. 25.045.002) to No. 370 which to this boundary is a timber panel fence.

Noted existing fence along boundary is a timber panel fence - will look on site.

Air Conditioning Units

It is noted that the description of development on the application form and the submitted Planning Statement indicate "an air conditioning unit" whereas the supporting information indicates that it is proposed to install 2 no. units.

Description

Please confirm acceptance of revised description as below:

REPLACEMENT OF EXISTING DOORS, WINDOWS AND FRONT VEHICULAR AND PEDESTRIAN ACCESS GATES, ERECTION OF BIN STORE ENCLOSURE AND 1.35M HIGH FENCING AND ACCESS GATE TOGETHER WITH INSTALLATION OF 2 No. AIR CONDITIONING UNITS TO SIDE OF DWELLING

No objection to your suggested revised description.

Noted.

Application Form / Planning Statement

The submitted application form / Planning Statement should be updated and re-submitted.

Not necessary as the application documents describe the various elements of the proposal in sufficient detail for the avoidance of doubt. Moreover, the application was accepted by the LPA and validated on the basis of the submitted documents on 28 November 2025.

Noted and will accept confirmation of change of description.

Consultation Responses

I have received consultation responses from Environmental Health and Local Highway Authority.

Environmental Health

No objections in principle subject to the following condition:

Fixed plant and machinery associated with the development shall be designed to a level that is at least 5dB(A) below the existing L_{A90} background noise level as measured during the relevant time period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS 4142:2014+A1:2019, Methods for rating and assessing industrial and commercial sound. Noise limits for fixed plant are to apply at a position 1 metre from the closest affected window of the nearest noise sensitive property.

Local Highway Authority

The Local Highway Authority have raised no objection to the proposal and request an informative:

Damage to the Highway

The applicant is reminded that it is an offence to allow materials carried from the site to be deposited on, or cause damage to, the highway as a result of dirty wheels, plant, or poorly loaded vehicles. The Council may recover costs or take enforcement action under Sections 131, 148 and 149 of the Highways Act 1980.

No issue with suggested conditions.

Noted.

Proposed Site Plan

Drawing No. 003 – Proposed Site Plan doesn't include the full application site as included in the red line boundary.

Drawing No. 25.045.001 [Existing and Proposed Front Elevations] is the Location Plan [Planning Portal Reference: PP-14515986v1] which identifies the land within the Applicant's ownership in terms of a planning unit. Drawing No. 25.045.003 identifies the areas within the site where changes are proposed.

Noted.

On a separate matter the site appears to include significantly more land given over to residential curtilage than was granted planning permission. This is something that will need further exploration by the LPA.

None of the alterations proposed within the scope of this application are located outside of the residential curtilage which was approved under 09/00086/COU. As stated above, the red line boundary for this application identifies the land within the Applicant's ownership.

Noted – as noted in email 'a separate matter' for the LPA (falling outside the scope of current application).

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Site Visit Arrangements

Please provide contact details for me to arrange a site visit in the new year.

I believe that you have my contact details as you telephoned me on Thursday 18th December. If you can please let me know your availability to attend site with some suggested dates after your return to work on Monday 5th January, I will liaise with the Applicant and meet you on site.

Thank you, I do have your contact details, although I was hoping that you could pass on the applicant's contact details so that I could arrange access with them for my site visit – unless you particularly want to meet on site I could arrange my visit with the applicant direct if you pass on their contact details. I can be available on Thursday pm this week at a time between the hours of 14:00 – 15:30 or Friday am / pm between 10:00 and 15:30.

Regards

Maxine

Maxine Wishart (She/Her)

Senior Planner – (Development Management)

Planning

Telephone: [0151 443 2319](tel:01514432319)

Knowsley Council , Huyton Library , Civic Way , Huyton , Knowsley , L36 9GD



From: Philippa Landor <philippa@landorplanning.co.uk>

Sent: 05 January 2026 10:49

To: Wishart, Maxine <Maxine.Wishart@knowsley.gov.uk>

Cc: Edward Landor <edward@landorplanning.co.uk>

Subject: Re: 25/00637/FUL - 370a Dragon House Farm, Cronton Road, Cronton

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Good Morning Maxine,

I hope you are well. Further to my email of 23rd December, I reiterate the invitation for you to confirm your availability to meet on site at the earliest opportunity.

In relation to the query you have raised regarding the Location Plan, as stated on 23 December, this identifies the planning unit and the land within the Applicant's Ownership. This information submitted is identical as for the most recent previous application at the site - 23/00025/FUL, which was approved on 2 March 2023.

All proposed works for this planning permission is currently sought (25/00637/FUL) are located in the Residential Curtilage approved under 09/00086/COU.

Please can you come back to me as soon as possible with your availability for a site meeting. The Applicant is clear to progress matters without delay bearing in mind that the Decision is due by 23rd January.

I look forward to hearing from you asap.

Kind regards

Philippa Landor Director
BA (Hons) MSc Urban and Rural Planning

Tel: 07710 037 722

Email: philippa@landorplanning.co.uk

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PO Box 1983
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On 23 Dec 2025, at 10:47, Philippa Landor <philippa@landorplanning.co.uk> wrote:

Hi Maxine,

Good Morning, I hope you are well. Please see my responses below (in red text) to the points you make.

With thanks and kind regards

Philippa

Philippa Landor Director

BA (Hons) MSc Urban and Rural Planning

Tel: **07710 037 722**

Email: philippa@landorplanning.co.uk

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On 22 Dec 2025, at 17:09, Wishart, Maxine <Maxine.Wishart@knowsley.gov.uk> wrote:

Hi Phillipa,

Further to our telephone conversation on Thursday last week here is an overview of some of issues raised together with some additional information:

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<image001.png> For completeness, please can you provide a copy of the Decision Notice as this is not available online.

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On a separate matter the site appears to include significantly more land given over to residential curtilage than was granted planning permission. This is something that will need further exploration by the LPA.

None of the alterations proposed within the scope of this application are located outside of the residential curtilage which was approved under 09/00086/COU. As stated above, the red line boundary for this application identifies the land within the Applicant's ownership.

<image002.png>

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If you require any further information I will be back in work on 5 January 2025 and will respond as soon as possible after my return.

Regards

Maxine

Maxine Wishart (She/Her)

Senior Planner – (Development Management)

Planning

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