

APPLICATION NO: 25/00044/FUL **CASE OFFICER:** Maxine Wishart

WARD: Whiston & Cronton **PARISH:** Whiston Town Council

LOCATION: Knowsley Cemetery , Fox's Bank Lane, Whiston

PROPOSAL: S73 APPLICATION FOR THE VARIATION OF CONDITION 1 (APPROVED PLANS) AND CONDITION 2 (MATERIALS SCHEDULE) ATTACHED TO PLANNING PERMISSION 17/00303/KMBC1 (VARIATION OF CONDITION NO. 2 ATTACHED TO PLANNING PERMISSION 12/00144/KMBC1 (ERECTION OF SINGLE-STOREY REMEMBRANCE BUILDING AND ASSOCIATED LANDSCAPING AND FENCING) TO ALLOW AMENDMENTS WHICH PRIMARILY INCLUDE: CHANGES TO FACING MATERIALS; A NEW ROOF FINIAL; NEW HARDWOOD FRAMES TO WINDOWS; SANDSTONE CILLS; ALTERATIONS TO PERGOLA; AND INTERNAL ALTERATIONS) - TO ALLOW FURTHER AMENDMENTS TO APPROVED PLANS, WHICH PRIMARILY INCLUDE REMOVAL OF PERGOLA AND AMENDMENTS TO APPROVED MATERIALS SCHEDULE.

KNOWSLEY LOCAL PLAN ALLOCATION -

Sustainable Urban Extension
Site of Biological or Local Geological Interest

Site Description

The application site relates to part of the wider cemetery area. The application site is located within the northwestern section of the cemetery which is set back into the wider cemetery site from Fox's Bank Lane.

The application site is accessed from the footpaths within the cemetery. Car parking with vehicular access from Fox's Bank Lane serves the wider cemetery site which is located at the eastern boundary of the cemetery.

Immediately to north of the application site there is tree planting and a sandstone wall that bounds the site with Lickers Lane. There is a large established residential area located further to the north. The site and its immediate environs are located within the South of Whiston Sustainable Urban Extension. The site is contained to the west by the side boundary of a residential barn conversion.

To the northeast and east of the wider cemetery site lies agricultural land which is separated by Blundells Lane and further to the northeast, Whiston Woods plantation woodland and open greenspace, all of which is in the administrative boundaries of St. Helens MBC.

Background and Proposal

In 2006 the Whiston Hospital Chapel was demolished during the major re-development of Whiston Hospital. The Whiston Initiative in Cultural Heritage (WICH) Group was formed to create a new non-denominational remembrance building at Knowsley Cemetery. The intention was to construct the new building with salvaged materials from the Whiston Hospital Chapel, including several artefacts such as stonework and stained-glass windows.

Planning permission was originally granted for the creation of Knowsley Cemetery and associated works in 1994 (Ref: 94/00383/FUL) to be laid out in four phases, covering an anticipated life span of 100 years. The layout details for Phase 1 were granted and subsequent phases subject to further detail being applied for.

In 2007 outline permission was granted for a remembrance building with all matters reserved save for access and landscaping, no subsequent reserved matters application(s) came forward.

The second phase of the cemetery involved the change of use of farm land to form extended burial ground and an internal access road which was granted in March 2012 (Ref: 11/00710/KMBC1). The remembrance building the subject of this application is located in this area and the remainder of this land in use for burials.

In 2012 planning permission was granted for a remembrance building and associated landscaping (Ref: 12/00144/KMBC1). Since the application was granted, all relevant conditions of the original consent were discharged and subsequently the building was partly constructed with the steel frame erected. The original permission has therefore been commenced and the planning permission is extant.

In 2017 planning permission was granted for the change of use of agricultural land to form a further phase of the cemetery (Ref: 17/00342/KMBC1). This did not include the remembrance building.

In 2018 a s73 application (Ref: 17/00303/KMBC1) to vary Condition 2 attached to planning permission 12/00144/KMBC1 was granted. This granted consent to modify approved documents (Schedule 1) to allow amendments to the development.

The completion of the development has stalled, with no meaningful progress made for several years. Following the commencement of works, the applicant sought amendments due to unforeseen issues. Specifically, previously approved materials—such as the sandstone intended for the main structure and various other components—were found to be either unsuitable for reuse or no longer available.

Additionally, escalating material costs have contributed to funding challenges, further impeding the development's progress. This current planning application (25/0044/FUL) seeks permission to vary conditions 1 (approved Plans) and 2 (Materials Schedule) attached to planning permission 17/00303/KMBC1 for amendments which primarily include removal of a pergola and changes to the approved materials schedule which primarily included: changes to facing materials; a new roof finial; new hardwood frames to windows; sandstone cills; alterations to pergola; and internal alterations.

This current application is again made under section 73 of the Town and Country Planning Act 1990 and seeks to vary Conditions 1 and 2 of planning permission granted under reference 17/00303/KMBC1 which relate to the approved plans and

approved materials schedule respectively.
Condition 1 reads as follows:

The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

Condition 2 reads as follows:

Notwithstanding the annotation on the approved plans, the development shall be carried out only in accordance with the details within the Materials Schedule received 17 September 2017 and associated samples unless alternatives are otherwise submitted to and agreed in writing by the Local Planning Authority prior to their implementation.

Reason: In the interests of visual amenity and to ensure the development is in accordance with the National Planning Policy Framework and Policies CS2, CS8, SUE1, SUE2 and SUE2c of the Knowsley Local Plan Core Strategy adopted January 2016.

The key amendments proposed involve:

- Removal of an external timber pergola.
- Internal re-configuration of accessible toilet.
- Replacement of 'fixed shut' non-accessible re-claimed timber external door to front elevation with a usable timber reclaimed door providing access to accessible W.C.
- Change in approved facing brick from Imperial Handmaid Bricks – Reclamation Shire Blend to Wienerberger Terca Olde Autumn Antique
- Replacement of facing material to external wall build up to main elevations (sides and rear) from brick facing to block outer leaf with render finish in K-rend Through Colour Scraped Texture K-Rend – Fintry Stone.
- Replacement of sandstone cills with Wienerberger Terca Old Autumn Antique brick.

Consultations

Whiston Town Council - No Comments Received.

Environmental Sustainability - No formal comments received.

Representations

This application has been publicised by letters sent to 4 neighbours. It has also been advertised by Site Notice. No representations have been received.

Planning History

APP. NO: 94/00383/APP
PROPOSAL: CREATION OF A CEMETERY, INCLUDING, CAR PARKING, GARDEN OF REMEMBRANCE, SERVICE YARD, ASSOCIATED LANDSCAPING, 2.1 M HIGH STEEL FENCING AND GATES AND CONSTRUCTION OF NEW ACCESS AND SITING OF 2 NO. PORTABLE TYPE BUILDINGS
DECISION: Granted
DECISION DATE: 14 October 1994

APP. NO: 07/00522/KMBC1
PROPOSAL: OUTLINE APPLICATION FOR ERECTION OF SINGLE STOREY REMEMBRANCE BUILDING (ALL MATTERS WITH THE EXCEPTION OF ACCESS AND LANDSCAPING TO BE CONSIDERED AT THIS STAGE).
DECISION: Granted
DECISION DATE: 13 July 2007

APP. NO: 11/00710/KMBC1
PROPOSAL: CHANGE OF USE OF FARMLAND AND CONSTRUCTION OF NEW ACCESS ROAD TO FORM EXTENDED CEMETERY FOR FUTURE BURIALS.
DECISION: Granted
DECISION DATE: 8 March 2012

APP. NO: 12/00144/KMBC1
PROPOSAL: ERECTION OF SINGLE-STOREY REMEMBRANCE BUILDING AND ASSOCIATED LANDSCAPING AND FENCING
DECISION: Granted
DECISION DATE: 4 July 2012

APP. NO: 17/00303/KMBC1
PROPOSAL: VARIATION OF CONDITION NO. 2 ATTACHED TO PLANNING PERMISSION 12/00144/KMBC1 (ERECTION OF SINGLE-STOREY REMEMBRANCE BUILDING AND ASSOCIATED LANDSCAPING AND FENCING) SOUGHT TO MODIFY APPROVED PLANS (SCHEDULE 1) TO ALLOW AMENDMENTS WHICH PRIMARILY INCLUDE: CHANGES TO FACING MATERIALS; A NEW ROOF FINIAL; NEW HARDWOOD FRAMES TO WINDOWS; SANDSTONE CILLS; ALTERATIONS TO PERGOLA; AND INTERNAL ALTERATIONS.
DECISION: Granted
DECISION DATE: 6 October 2017

APP. NO: 17/00342/KMBC1
PROPOSAL: CHANGE OF USE FROM AGRICULTURAL LAND TO CEMETERY
DECISION: Granted
DECISION DATE: 28 February 2018

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.

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.

NATIONAL PLANNING POLICY FRAMEWORK

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS8 - Green Infrastructure

SUE1 - Sustainable Urban Extensions and Safeguarded Land

SUE2 - Sustainable Urban Extensions - Development Principles

SUE2c - Sustainable Urban Extensions - South of Whiston and Land South of M62 (M270)

CS19 - Design Quality and Accessibility in New Development

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

DQ4 - Trees and Development

ENV3 - Light Pollution

ENV2 - Noise and Vibration

SUPPLEMENTARY PLANNING DOCUMENTS

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.

ASSESSMENT

Principle of Development

Under section 73 of the Town and Country Planning Act, applications can be made to vary or remove conditions associated with a planning permission; in this instance the applicant has submitted a Section 73 application to vary conditions 1 and 2 of the consented scheme (Ref: 17/00303/KMBC1).

As the application seeks to vary conditions, the only consideration is the acceptability of the proposed changes as amendments to the permitted scheme. The principle of development having already been established as acceptable in the granting of the original permission, which remains extant and the later s73 consent granted in 2017.

The local planning authority in making a decision on this type of application should focus on how national or local policies or other material considerations which may have changed significantly since the original grant of planning permission, as well as the changes sought.

Since the original development was approved in 2012 there have been policy updates at local level with the adoption of the Local Plan Core Strategy (2016). The site area was also re-allocated on the Local Plan Policies Map. It was taken out of the Green Belt and allocated as a Sustainable Urban Extension (South Whiston / Land South of M62 (Halsnead Garden Village)).

There have been no significant national or local policy changes relevant to the proposal since the grant of permission under reference 17/00303/KMBC. Officers are therefore of the view that in considering this current proposal a different decision should not be taken in respect of the principle of development.

The application site forms part of an area which is identified in the Halsnead Garden Village Masterplan Supplementary Planning Document (2017) as retained cemetery with potential for expansion and does not count towards the developable area for the SUE / Garden Village. The Halsnead Masterplan SPD, adopted June 2017 identifies the application site as an area of Green Infrastructure and Public Open Space.

The determining consideration in this case is therefore whether the amendments are acceptable in terms of design and visual and residential amenity.

Design and Visual Amenity

The revised proposal includes a number of changes across the design and appearance of the development. In the main these changes relate to the omission of the external timber pergola and the change of detail in relation to the facing materials.

The application seeks to omit the timber pergola from the approved scheme. While this omission is regrettable, it is recognised as part of the scheme's value engineering process to facilitate its delivery. The proposed amendment is not considered significant enough to justify refusal of planning permission.

Another significant change would see a change from the use of facing brick to the use of K-Rend to the external finish of the recessed front elevation and the rear

elevation. The approved facing brick, where still proposed, would be changed from Imperial Bricks – Reclamation Shire Blend to Wienerberger Olde Autumn Antique. The sandstone cills to windows would be replaced by single course brick to match the front elevation. It is noted that the original scheme proposed brick cills and this was amended to sandstone in the amendments sought in the 2017 consent.

In addition, the application proposes other amendments that include a minor internal reconfiguration of the accessible W.C and the change from a fixed-shut reclaimed door to the W.C for decorative purposes, to a functioning opening door providing direct access into the W.C from the outside.

Given the existing predominantly open character of the cemetery and the land allocation within the SUE site, careful consideration needs to be had in relation to the materials to be used and in that regard, officers have met with the agent and considered and discussed a number of alternative facing materials for the building.

The applicant has provided suitable facing brick and render samples, alongside a full materials schedule of the primary external facing materials and they are considered to be acceptable.

The amendments would result in visual change to the appearance of the building however, it is considered that this would be an acceptable change to the overall design. It is considered that the changes would not have a detrimental impact upon the visual amenity or character and appearance of the building or the area in general compared to the approved scheme.

The site is located within the South of Whiston SUE and this area is covered by the Halsnead Garden Village Masterplan SPD. Proposals for development within Halsnead will only be granted planning permission where they are consistent with this Masterplan SPD. The SPD states that the Council expects applications to be brought forward in accordance with the Development Framework (Section 6). Proposals should also show how they have had regard to the Master planning Guidance set out in Section 7. Section 6 identifies the site as Green Infrastructure and Public Open Space (retained cemetery with potential for expansion). Section 7 is intentionally strategic in its scope and whilst Section 7 should not be applied as a rigid design code, planning applications should adhere to the principles set out. It is not considered the proposed development undermines the expectations of the Masterplan.

Overall, the proposed amendments represent an acceptable design and appearance and the proposal remains acceptable. As such the proposal is considered to accord with relevant policies within the Core Strategy and the UDP as well as the relevant SPDs.

Residential Amenity

There have been no observations received from neighbours in relation to the proposal.

The proposed amendments would not increase the size or scale of the building beyond what has already been approved. In fact, the removal of the pergola would result in a reduction in the building's overall scale. Therefore, no concerns are raised regarding any additional impact on the amenity of neighbouring properties.

Changes to windows would be in relation to design only and would not see the position changed from those previously approved and as such no privacy or overlooking concerns are raised.

The door which was fixed-shut that would be amended to provide an opening access to the W.C is located on the front of the building facing into the cemetery land and it is not considered that this would result in detrimental impacts on the amenity of the nearest residential property.

A Construction Method Statement to mitigate impacts of site operations on the amenity of nearby residents during construction was approved by a condition of the implemented planning permission (12/00144/KMBC1 – Condition 5) and carried over to the 2017 approval (17/00303/KBMC1 - Condition 3).

In addition, conditions carried over from the 2012 permission onto the 2017 permission which relate to the control of hours of use for funeral ceremonies and hours of construction would be re-issued if planning permission is granted.

It is considered that subject to the imposition of the above conditions, the amendments to the development would not adversely affect the residential amenities of the occupiers of nearby properties and thus satisfies relevant national and local planning policies.

Highways

There are no highway implications for this proposal.

Other Issues

Ecology

The application site area edged red on the application covers a wider area of the cemetery. A small area within the western section of the wider site is designated as a site of Biological or Geological Interest (Woodland, Sandfield Park, Whiston).

There would be no significant changes to the development that would impact on the designated area, as with the previous applications, it is considered that the proposals would not therefore result in implications arising in relation to impacts on the green infrastructure. The proposed development would not conflict with Policy CS8 of the Local Plan.

Biodiversity Net Gain

As this is a section 73 application it is exempt from any requirement to provide mandatory BNG as set out in Paragraph: 003 Reference ID: 74-003-20240214 of Planning Practice Guidance,

Planning Conditions

Permission granted under section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. The new permission sits alongside the original permission, which remains intact and unamended. It is open to the applicant to decide whether to implement the new permission or the one originally granted.

Having regard to the conditions imposed on the original planning the detail required

in relation to pre-commencement conditions were agreed and discharged. It is therefore proposed in this instance, to, where appropriate, carry conditions across which require the developer to complete the development in accordance with those previously agreed details which would be secured by conditions.

Conclusion

There have been no local changes in policy and land allocation since the original decision, and no significant relevant national policy changes, as such, it is considered that there are no material changes in policy that would lead Officers to reach a different conclusion in relation to the principle of the development, than that reached for the grant of planning permission referenced 17/00303/KMBC1.

Having regard to the above and the details of the current proposal, whilst some of the changes are regrettable, specifically in relation to the loss of the pergola and changes to the external materials, it is considered that overall, the amendments are considered acceptable in terms of layout, design and impact on the visual amenity and would not result in harm to residential amenity.

As a section 73 application results in a new decision that sits alongside the original consent, it is necessary to repeat all relevant and necessary conditions from the original consent. In some instances, conditions will be amended accordingly if planning permission is granted.

Subject to those conditions, it is therefore considered that the development remains in accordance with the National Planning Policy Framework, relevant policies within the Local Plan Core Strategy, the UDP and relevant SPDs. The application is therefore recommended for approval subject to the conditions set out below.

Recommendation

That planning permission be granted subject to the following conditions:

- 1) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 2) Notwithstanding the annotation on the approved plans, the development shall be carried out only in accordance with the details within the Materials Schedule Rev. D received 3 October 2025 and associated samples.

Reason: In the interests of visual amenity and to ensure the development is in accordance with the National Planning Policy Framework (2024) and Policies CS2, CS8, SUE1, SUE2 and SUE2c of the Knowsley Local Plan: Core Strategy adopted January 2016.

- 3) All construction works carried out in relation to the development hereby permitted shall be carried out only in accordance with the Construction Method Statement referenced 2001_001_500_R02 received 31 January 2014 pursuant to Condition 5 of planning permission referenced 12/00411/KMBC1.

Reason: In the interests of visual amenity and the amenity of occupiers of neighbouring properties in accordance with the National Planning Policy Framework(2024), Policies CS2, SUE1, SUE2 and SUE2c of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 4) All landscaping works carried out in relation to the development hereby permitted shall be carried out only in accordance with the Landscaping Scheme indicated on Landscape Plan No: 2011-001-007 Rev. 4 received 7 May 2014 and agreed pursuant to Condition 7 of planning permission referenced 12/00411/KMBC1.

The scheme shall be wholly implemented in its finally approved form 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.

Reason: In the interests of visual amenity and to ensure the development is in accordance with the National Planning Policy Framework (2024) and Policies CS2, CS8, SUE1, SUE2 and SUE2c of the Knowsley Local Plan: Core Strategy adopted January 2016.

- 5) No further works shall take place until all existing trees/hedges to be retained on site as indicated on the Tree Survey and Constraints Report dated September 2011 Referenced TSC/00013/10, agreed pursuant to planning permission referenced 12/00144/KMBC1, have been protected by fencing indicated on Drawing Reference: 2011_001_007_r00 titled Proposed Landscape/Tree Protection Plan received 9 December 2013 and agreed by letter on 23 January 2014 pursuant to condition 8 of consent referenced 12/00144/KMBC1.

No storage of plant or material (including soil), works (including movement of soil, changes in ground level, vehicular movements, siting of temporary buildings or other works), lighting of fires or tipping of liquids shall take place within the protective fencing thereby defined for the duration of the development works.

Reason: To protect existing trees within the site in the interests of visual amenity and to comply with National Planning Policy Framework (2024), Policies CS2, CS8, SUE1, SUE2 and SUE2c of the Knowsley Local Plan: Core Strategy adopted January 2016 and Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 6) At least five working days written notice shall be given to the Local Planning Authority of the intention to re-commence any part of the development hereby approved. The protective fencing referred in Condition 5 of this permission shall be in place prior to the written notice of the re-commencement of development being given to the Local Planning Authority and shall be retained in place until the development is complete.

Reason: To ensure that the proper protection of trees has been carried out in the interests of visual amenity and to comply with the National Planning

Policy Framework (2024), Policies CS2, CS8, CS19, SUE1, SUE2 and SUE2c of the Knowsley Local Plan: Core Strategy adopted January 2016 and Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 7) No trenches, pipe runs for services or drains shall be sited within tree protection areas without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the proper protection of trees has been carried out in the interests of visual amenity and to comply with the National Planning Policy Framework (2024), Policies CS2, CS8, CS19, SUE1, SUE2 and SUE2c of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 8) The use of the site for the undertaking of funeral ceremonies, shall not take place outside the hours of 0900 and 1800 Monday to Friday and 0900 to 1700 on Saturday, Sunday and Bank Holidays. Unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of occupiers of neighbouring properties and to accord with the requirements of the National Planning Policy Framework (2024), Policy CS2 of the Knowsley Local Plan: Core Strategy adopted January 2016 and Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 9) Prior to their implementation, full details of any external lighting shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of occupiers of neighbouring properties and visual amenity and to accord with the requirements of the National Planning Policy Framework (2024), Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy ENV3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 10) Construction work shall not take place outside the hours of 08:00 -18:00 hours Monday to Friday, 08:00 - 13:00 hours Saturday and not at all on Sundays/Public Holidays without the prior written permission of the Local Planning Authority.

Reason: To safeguard local residents from unreasonable construction noise and disturbance and to comply with the National Planning Policy Framework (2024), Policy CS2 of the Knowsley Local Plan: Core Strategy adopted January 2016 and Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 11) The development shall only be carried out only in accordance with the 'Titan HLA2 Technical Information' in relation to the installation of the septic tank, received 8 April 2014 and agreed by letter dated 9 April 2014 pursuant to Condition 16 of planning permission referenced 12/00411/KMBC1.

The development shall be carried out only in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development will not adversely affect nearby land by reason of pollution and to comply with the National Planning Policy Framework (2024) and Policy CS2 of the Knowsley Local Plan: Core Strategy adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
23/07/2025	04	REV F	PROPOSED ELEVATIONS
23/07/2025	05	REV A	PROPOSED SECTIONS
27/01/2025	100	-	SITE LOCATION PLAN
27/01/2025	102	-	PROPOSED SITE PLAN
03/10/2025	MK 1900	REV D	MATERIALS SCHEDULE
23/07/2025	02	REV E	PROPOSED GROUND FLOOR PLAN
23/07/2025	03	REV D	PROPOSED ROOF AND ROOF STRUCTURE PLAN

Signed Case Officer¹: M Wishart

Signed Authorising Officer²: Jo Sheridan

Date: 24/10/2025

Informatives

- 1 This permission refers solely to the provision of the building in association with the cemetery granted permission under planning reference 11/00710/KMBC1. No work shall be carried out on future phases except following the submission and approval of an appropriate planning application covering the relevant phase.

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