


Knowsley Council

 Website: www.knowsley.gov.uk/environment/planningandbuilding/

 Directorate of Regeneration and Neighbourhoods
 Housing, Planning and Building Control
 PO Box 26
 Archway Road
 Huyton Knowsley
 Merseyside L36 9FB

Tel: (0151) 443 2381

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	
Address Line 1	Land at Windy Arbor Brow
Address Line 2	Windy Arbor Road
Address Line 3	
Town/city	Knowsley
Postcode	L35 1RA

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
346336	389733

Description

Land at Windy Arbor Brow / Windy Arbor Road
Whiston
Knowsley

Applicant Details

Name/Company

Title

Mr

First name

Ben

Surname

Canning

Company Name

Vistry Merseyside and Cheshire West

Address

Address line 1

301 Bridgewater Place

Address line 2

Birchwood Park

Address line 3

Birchwood

Town/City

Warrington

County

Country

Postcode

WA36XF

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Paul

Surname

Parker

Company Name

Paddock Johnson

Address

Address line 1

Studio 2

Address line 2

The Lyceum

Address line 3

Bath Street

Town/City

Port Sunlight

County

Wirral

Country

Postcode

CH62 4UJ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

ERECTION OF A RESIDENTIAL DEVELOPMENT OF 43 NO. DWELLINGS COMPRISING 14 NO. APARTMENTS AND 29 NO. HOUSES TOGETHER WITH ACCESS, CAR PARKING AND ASSOCIATED DEVELOPMENT (DEMOLITION OF EXISTING BARN)

Reference number

20/00329/FUL

Date of decision (date must be pre-application submission)

08/12/2021

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 22

Prior to the first occupation of any of the dwellings hereby permitted, precise scheme details for the provision of a crossing point on Windy Arbor Road to provide access to the bus stop on the eastern side of Windy Arbor Road carriageway (S 51098A) shall have been submitted to and agreed in writing by the Local Planning Authority. The development shall not be brought into use until the off-site highway works relating to the pedestrian crossing point have been carried out in accordance with the agreed details.

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/12/2022

Has the development been completed?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Condition 22 – Crossing Point

24.09.25. Feargal McEvoy (LPA) advised applicant that Bloor Homes are carrying out this crossing as part of their PP.

The LPA will not enforce this condition but cannot discharge. LPA have spoken to highways and understand this is no longer applicable to us.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

For the above reason, request condition to be removed from planning permission 20/00329/FUL

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

25.09.25 - email and spreadsheet

24/09/2025

Details of the pre-application advice received

Condition 22 – Crossing Point

24.09.25. Condition 22 – Crossing Point. Feargal McEvoy (LPA) advised applicant that Bloor Homes are carrying out this crossing as part of their PP.

Subsequent site meeting on 04.11.25 to discuss outstanding planning conditions, Condition 22 – Crossing Point

24.09.25. Feargal McEvoy (LPA) advised applicant the LPA will not enforce this condition but cannot discharge. LPA had spoken to highways and understand this is no longer applicable to us.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

E.g. All the land is owned by a single individual

☐ Yes

☒ No

Is the land owned by multiple individuals, or has agricultural tenants where the details of all individuals are known by the Applicant?

E.g. The land is owned by 2 people and the applicant can provide details of those owners.

☒ Yes

☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or

☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

4

Suffix:

Address line 1:

Allerton Road

Address Line 2:

Mossley Hill

Town/City:

Liverpool

Postcode:

L181LN

Date notice served (DD/MM/YYYY):

02/07/2026

Person Family Name:

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

Ben

Surname

Canning

Declaration Date

02/07/2026

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Paddock Johnson

Date

02/07/2026