

Agenda



Knowsley Council

12 February 2024

To: The Chairperson and
Members of the
Planning Committee

Dear Councillor

A Meeting of the **PLANNING COMMITTEE** will be held on **Tuesday, 20th February, 2024**, in the Council Chamber, Municipal Buildings, Huyton at **6.00 pm**.

If you have any queries regarding this meeting, please contact Andrew Bilsborrow on telephone number 0151 443-3500.

Yours faithfully

Chief Executive

Please Note:-

1. *Access to the Council Chamber is limited. Meetings will be live streamed but, if members of the public or press wish to attend in person, please contact Andrew Bilsborrow on (0151)-443 3500 in the first instance to discuss. The live stream can be accessed from the following link - <https://knowsley.public-i.tv/core/portal/home>.*
2. *If you have submitted a representation in respect of any of the planning applications that are included on the agenda for determination at this meeting, and wish to speak at the meeting, there is a procedure to be followed which can be accessed via the link below:-*

<https://www.knowsley.gov.uk/residents/building-and-planning/make-a-planning-application/speaking-at-planning-committee>

Membership of the Planning Committee

Councillors

D Lonergan FRICS (Chairperson)

Ms D Allen	Ms J Harvey
Ms J E Aston	Ms J Lilly
Ms C Bannon	K W McGlashan
D J Baum	G J Morgan
H Bell	Mrs S Powell
T Brennan	I Smith
M Burke	K Taylor
A J Flute	K F Walsh
R Gaffney	Ms A Wright
G Golding	

*(Note: The Agenda and Reports are circulated to all other
Members of the Council for information only.)*

A G E N D A

PART I

APOLOGIES

1. DECLARATIONS OF INTEREST

2. MINUTES

To receive as a correct record the minutes of the meeting of the Committee held on 11th January 2024.

(Pages 1 - 2)

3. APPLICATIONS FOR PLANNING PERMISSION

To consider the reports of the Executive Director (Regeneration and Economic Development) in respect of the following applications for planning permission.

(Please note that:-

- (i) Background Papers to the planning applications referred to in this agenda comprise the following: -
 - 1. The planning application as submitted or subsequently revised including all forms and plans, etc.
 - 2. The application case sheet, inspection report, photographs, etc.
 - 3. An Ordnance Survey sheet extract showing the application site and the surrounding area.
 - 4. Standard planning conditions as adopted by the Council.
 - 5. Relevant policies from the Unitary Development Plan as appropriate.
 - 6. Copies of all statutory and non-statutory consultations and related correspondence except where they are strictly confidential.
 - 7. The relevant planning history of the application site.

Specific documents, which have been used as a background paper for a particular planning application, and which are not included in the above, are detailed as appropriate at the end of the individual report concerned. Please contact the planning services team (0151 443 2381 or via email at Dcsubmissions@knowsley.gov.uk) to arrange inspection of these files and documents; and

- (ii) Details of the contact officer is contained in the individual report and additional information/some background papers can be found on

the [Public Access](#) site via the link shown beneath each planning application below).

- (a) **23/02785/FUL - INSTALLATION OF PUBLIC ART SCULPTURE WITHIN AN AREA OF OPEN PUBLIC SPACE THAT SITS WITHIN CLOSE PROXIMITY TO AN EXISTING LISTED GRAVESTONE FRONTING BAILEYS LANE, THE DEVELOPMENT ALREADY BENEFITS FROM AN EXISTING PLANNING APPROVAL (19/00104/FUL) FOR A RESIDENTIAL DEVELOPMENT - RSPCA HIGHER ROAD, HALEWOOD L26 9TX**

Additional information in relation to this item can be obtained on Public Access via the following link:-

<https://planapp.knowsley.gov.uk/online-applications>

and entering 23/02785/FUL in the search box.

(Pages 3 - 18)

4. DEFINITIVE MAP MODIFICATION ORDER FOR THE UPGRADE OF FOOTPATH TO BRIDLEWAY (PEX HILL, CRONTON)

To consider the report of the Highway Development Control Team Leader.

(Pages 19 - 396)

5. DELEGATED PLANNING DECISIONS

To consider the report of the Head of Planning and Building Control.

(Pages 397 - 408)

6. TOWN AND COUNTRY PLANNING ACT 1990 - APPEAL DECISION

The Head of Planning and Building Control to report on the appeal decision taken by the Planning Inspectorate in respect of The Holt Hotel, 285 Warrington Road, Prescot L35 5AD.

(Pages 409 - 416)

7. ANY OTHER ITEM(S) WHICH THE CHAIRPERSON DEEMS TO BE OF AN URGENT NATURE

PLANNING COMMITTEE

At a meeting of the Planning Committee held in the Council Chamber, Municipal Buildings, Huyton on Thursday, 11th January, 2024 the following Members were

P r e s e n t:

Councillors

D Lonergan FRICS
Chairperson of the Committee
(in the Chair)

Ms D Allen, Ms J E Aston, Ms C Bannon, D J Baum, H Bell, T Brennan, M Burke, A J Flute, R Gaffney, G Golding, Ms J Harvey, Ms J Lilly, K W McGlashan, G J Morgan, Mrs S Powell, I Smith, K F Walsh and Ms A Wright.

APOLOGIES

An apology for absence was received on behalf of Councillor K Taylor.

21. DECLARATIONS OF INTEREST

The representative of the Assistant Executive Director (Governance and Assets) reported that no declarations of interest had been submitted by members.

22. MINUTES

The minutes of the meeting of the Committee held on 7th December 2023 were received as a correct record and signed by the Chairperson.

23. UPDATE ON AFFORDABLE HOUSING PROVISION WITHIN HALSNEAD GARDEN VILLAGE

The Committee considered a report of the Head of Planning and Building Control that :-

- (a) indicated that the Halsnead Garden Village Masterplan proposed the construction of approximately 1,600 new homes and the Council had, to date, granted planning permission to Bloor Homes, Taylor Wimpey and Your Housing to build 1,058 of the new homes; and
- (b) provided an update on the required affordable housing provision, and proposed changes, in respect of the Bloor Homes and Taylor Wimpey developments.

RESOLVED –

- (i) That the Viability Review process for the Bloor Homes site, which had established that the scheme was able to contribute £2.2m towards affordable housing, be noted;
- (ii) that approval be given for the affordable housing contribution in respect of the Bloor Homes site of £2.2m to be paid, in lieu of on-site

provision, in three instalments linked to occupation of the new properties, and the Head of Planning & Building Control be authorised to amend the Section 106 agreement with Bloor Homes dated 3 March 2021 accordingly; and

- (iii) that approval be given for the initial affordable housing provision in respect of the Taylor Wimpey site to be reduced to £1.414m and paid, in lieu of on-site provision, in four instalments linked to occupation of new properties, and the Head of Planning & Building Control be authorised to amend the Section 106 agreement with Taylor Wimpey dated 08 February 2022 accordingly.

24. DELEGATED PLANNING DECISIONS

The Committee considered the report of the Head of Planning and Building Control that set out those applications for planning permission that had been determined under delegated powers since the last meeting of the Committee.

RESOLVED – That the report be noted.

Minutes 21 to 24 received as a correct record the 20th day of February 2024

Chairperson of the Committee

(The meeting closed at 6.22 pm)

APPLICATION NO: 23/02785/FUL

APPLICANT: MILLER HOMES
NORTH WEST

WARD AFFECTED: HALEWOOD SOUTH

DEVELOPMENT: INSTALLATION OF PUBLIC ART SCULPTURE WITHIN AN AREA OF OPEN PUBLIC SPACE THAT SITS WITHIN CLOSE PROXIMITY TO AN EXISTING LISTED GRAVESTONE FRONTING BAILEYS LANE. THE WIDER DEVELOPMENT ALREADY BENIFITS FROM AN EXISTING PLANNING APPROVAL (19/00104/FUL) FOR A RESIDENTIAL DEVELOPMENT

LOCATION OF SITE: RSPCA, HIGHER ROAD, HALEWOOD, L26 9TX

DEVELOPMENT PLAN ALLOCATION: SUSTAINABLE URBAN EXTENSION – East of Halewood

RECOMMENDATION:

That Members delegate authority to the Head of Planning & Building Control to grant planning permission under delegated powers subject to:

- (i) the conditions set out in the attached schedule, or such additional or amended conditions that the Head of Planning & Building Control, in conjunction with the Chair of Planning Committee consider appropriate.

CASE OFFICER: Jo Sheridan

1. SITE AND SURROUNDINGS:

- 1.1. The application site comprises of land near to the Grade II Listed Gravestone of Blackie the war horse. The site is opposite the residential properties of Comer Wall Way. Prior to development for residential use, the site was the former site of the RSPCA for the Northwest. The site was developed by Miller Homes under planning application 19/00104/FUL.
- 1.2 The gravestone itself is a modest structure that is set in the corner of a former paddock, enclosed by two hedgerows.
- 1.3. The site is visible from Baileys Lane where a new / replacement hedgerow has recently been planted as part of the wider landscaping requirements of the new development.

2. PROPOSAL

- 2.1. The proposal is for planning permission for the installation of a piece of public art within an area of open space that sits within close proximity to an existing listed gravestone.

2.2. The proposed artwork would be a redwood timber plinth 1.8m high, 350mm deep and 800mm wide. The artwork depicts a picture of a black horse with hills and purple poppies. The artwork would be anchored into the ground by a concrete base and sit on top of circular slabs which would be 2m in diameter.

2.3 The artwork would be sited 8.2m to the south of the listed gravestone.

3. RELEVANT SITE HISTORY

3.1. 19/00104/FUL: Demolition of existing buildings and erection of 162 dwellings together with landscaping, infrastructure and associated works. Planning permission granted 7th April 2021.

4. ARTICLE 35 STATEMENT

4.1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

5. EQUALITIES ACT 2010

5.1. In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equalities Act 2010.

5.2. Section 149 of the Act sets out a general duty that requires the council to have due regard to the need to:

- eliminate discrimination, harassment and victimisation;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it, and;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

6. REPRESENTATIONS

6.1. The planning application was publicised by individual neighbour notification letter, the display of two site notices and a notice in the local press. Ten objections from nine persons and one representation which expresses support have been received in response to the publicity given to the application.

6.2. The objections are summarised as follows:

- Object to paying for the maintenance of the artwork – it should be paid for by Miller;
- Statues like this attract gangs of children to hang around and vandalise such statues;
- We (the residents) have not been consulted or seen any public notices;
- Highway safety;
- Loss of light;
- Visual amenity;
- There has been no public consultation with residents of Wilbury Park regarding this planning application i.e. where this art work is proposed to be;
- From the application there is no rationale for the art work - I am presuming the aim is to enhancing the lands unique heritage and culture in relation to Blackie the warhorse;
- The current site has the existing grave and an information plinth which stands at 1.2m. The current application does not make it clear if the intention is for the information plinth to remain or in fact that has planning permission;
- From the application there is no information regarding the artist or designer
 - is this a local artist to the Halewood area? This would be a unique opportunity to involve local residents/schools in this process. As with other planning applications for artwork in Knowsley mentioned above local artists etc have been involved in the process;
- From the application there is no evidence that there has been any wider public consultation. Planning applications for other artwork installations in the wider Knowsley Region have involved extensive public engagement ie Prescott Railway Station, Kirkby;
- This is a listed grave my concern is that should be the focus of attention and should be preserved, I do not feel the artwork proposed in in keeping with the important nature of the grave;
- There are no roads/pathways to the artwork in the proposed plans - therefore access to the artwork will be over grass. It is not clear from the budget if the additional maintenance to the grass required due to additional footfall has been considered. There is no foot path on the side of Baileys Lane where the artwork will be. Currently people walk across Baileys Lane and over dead planting to access the grave. It is assumed the dead planting will be replaced, if this continues there will be a cost to replacing planting. It is not clear from the budget if this is included.

6.3. The representation in support of the proposals states that it is in support of the proposal.

6.4. The points raised by the objectors are addressed later in the report.

7. CONSULTATIONS

None.

8. POLICY CONTEXT

- 8.1. Paragraph 11 and 12 of the National Planning Policy Framework (NPPF 2023), an extract from which is set-out below, states that:

“Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

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 usually 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.”

- 8.2. In this regard the Knowsley Local Plan: Core Strategy was adopted in January 2016, although certain saved policies of Knowsley Replacement Unitary Development Plan (UDP) remain operational as part of the Statutory Development Plan and are still given weight in reaching a decision under the provisions of paragraph 21 of the latest NPPF. The Joint Merseyside and Halton Waste Local Plan was adopted in 2013 and is also part of the development plan.
- 8.3. The site is allocated for residential development (as a Sustainable Urban Extension) within the Knowsley Local Plan Core Strategy in order to help meet the borough’s development requirements up to 2028. The relevant adopted policies for the assessment of the application are listed below.

Knowsley Replacement Unitary Development Plan (Saved Policies, 2006)

DQ2 – Security in the Built Environment

DQ3 – Gateway Sites and Corridors

Knowsley Local Plan Core Strategy (2016)

SD1 - Sustainable development
CS1 - Spatial Strategy for Knowsley
CS2 - Development Principles
CS4 – Economy and Employment
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Boroughs Historic Environment
CS21 - Design Quality and Accessing New Development

Merseyside Waste Local Plan (2013)

None

Master plan

East of Halewood master plan (June 2020)

Supplementary Planning Documents

East of Halewood (March 2020)

9. ISSUES AND ASSESSMENT

Principle of the Development

- 9.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. This is the test that legislation prescribes should be employed on planning decision making. The ‘presumption in favour of sustainable development’ at paragraph 11 of the NPPF means: “approving development proposals that accord with an up-to-date development plan without delay.”

Site Allocation and Principle of Development

- 9.2. The application site falls entirely within the ‘East Halewood Sustainable Urban Extension’, which is allocated for residential development within the Knowsley Local Plan: Core Strategy (2016). The site is one of nine Sustainable Urban Extensions sites that were released from the Green Belt to help meet the borough’s development requirements up to 2028 and beyond. The wider site is allocated in the Core Strategy for residential development comprising approximately 1,500 dwellings (1,041 of which now have planning permission).
- 9.3. Local Plan Core Strategy Policy SUE 2 ‘Sustainable Urban Extensions – Development Principles’ part 4 ‘Site Specific Requirements’ states that proposals for development within each of these locations (including East of Halewood) will only be granted planning permission where they are consistent with a single detailed master plan for the whole Sustainable Urban Extensions which is approved by the Council. The policy goes further and states that the

master plan should accord with development plan policy and any associated Supplementary Planning Document.

- 9.4. The East of Halewood master plan states that “The history of the site, in particular, the story of Blackie the War horse, should be incorporated and celebrated within the theming of public art and interpretations. The proposed location of an interpretative piece of public art is within Finch Woods.”
- 9.5. The master plan states that “Future development has an opportunity to create an enhanced setting created around the grave of Blackie the Warhorse. The Grade II listed gravestone is to be retained and incorporated within a key area of public open space within the East of Halewood development.” The master plan goes on to state that “Interpretation should be provided to tell the story of Blackie the warhorse and the significance of the listed gravestone.”
- 9.6. The Supplementary Planning Document states that the “Listed Gravestone: offering a sensitive and positive response to the Listed gravestone of Blackie the war horse; features of the asset’s setting that add to its significance should be identified, sustained and enhanced, including the pasture land character of its setting. Opportunities to broaden public access to, and appreciation of, the asset should also be taken; the aim should be to create a suitable space for quiet reflection and occasional formal ceremonies.
- 9.7. Consequently, the principle of siting public art was advocated within the master plan and the Supplementary Planning Document and is entirely consistent with these documents in addition to Policy SUE2.

Siting, design and impact on the listed gravestone

- 9.8. Whilst the master plan did state that “The proposed location of an interpretative piece of public art is within Finch Woods” this does not mean that alternative locations cannot be proposed and subsequently considered.
- 9.9. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering planning applications that affect the setting of listed buildings the Local Planning Authority is required to “...have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.” Policy CS20 ‘Managing the Borough’s Historic Environment’ of the Local Plan Core Strategy sets a similar expectation and says that new development should be sensitively designed and appropriately integrated into the settings of heritage assets.
- 9.10. The NPPF (paragraph 200– 214) also provides guidance on the approach that shall be taken in considering the impacts against the level of harm (if any) that has been identified. Paragraph 205 is of particular importance and in summary states that in considering the impact of a development on the significance of a designated heritage asset, in this case the listed gravestone, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.

- 9.11. Residential development for 162 dwellings was granted planning permission in April 2020. The impact of the proposed residential development on the listed gravestone was fully considered within planning application 19/00104/FUL. No harm was identified to the setting of the listed gravestone.
- 9.12. The residential development has opened up the listed gravestone, as previously it was largely hidden by overgrown grass and hedgerows on a site with limited public access. This is a positive, as the development has helped to ensure the longevity and maintenance of the listed gravestone.
- 9.13. The siting of the proposed artwork is not considered to have an impact, positive or negative, on the listed gravestone. The proposed siting of the artwork is such that it would not detract from the listed gravestone. The setting of the listed gravestone would remain unharmed and would be preserved in accordance with Local Plan Core Strategy Policy CS20, paragraph 205 of the NPPF and the duty under Section 66 (set out in paragraph 9.8).

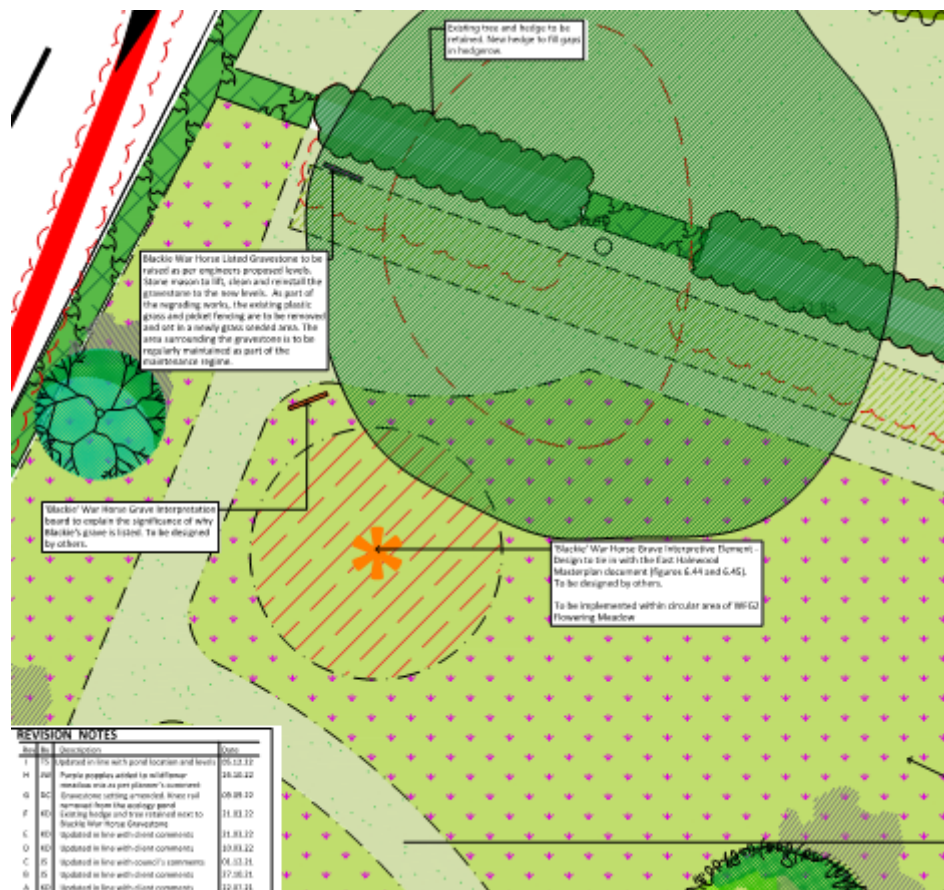


Figure 1: Drawing No. 3215 – 102 Rev I 'Memorial Landscape Layout'

- 9.14. The design and layout of the proposal shall be considered in respect of Saved Policy DQ1 of the Replacement UDP and Policies CS2 and CS19 of the Local Plan: Core Strategy. All these policies share the same aim: to ensure that an acceptable level of quality in the development is achieved.

- 9.15. The proposed artwork is simple in its form in that it is one piece of redwood timber with a design to the front and rear. Both sides of the artwork would have written words, namely, a description for Blackie to one side and the date in service to the other side. The exact wording of this will be secured by condition.
- 9.16. The siting of the artwork is considered appropriate. Whilst the masterplan made reference to siting the artwork in Finch Woods (see paragraph 9.4), the siting here would read much more simply and focus on Blackie, rather than being sited in Finch Woods. The siting would be adjacent to the existing information board which provides details of Blackie and his service as well as close to the listed gravestone itself.
- 9.17. The artwork is of good quality and would not detract from the setting of the listed gravestone. The setting of the listed gravestone would remain unharmed and would be preserved in accordance with Local Plan Core Strategy Policy CS20, paragraph 205 of the NPPF and the duty under Section 66 (set out in paragraph 9.8).

Residential amenity

- 9.18. In order for the proposal to be acceptable, it is important that it does not have a detrimental impact on the amenities of existing residents. Core Strategy Policies CS2 and CS19 combine to ensure that new development does not significantly injure the amenities of nearby residential neighbours. Saved Policy ENV2 of the Knowsley UDP seeks to ensure that new or existing developments are protected from new or existing noise sources and that, where necessary, effective mitigation measures are secured.
- 9.19. One objection received stated concerns that the artwork may attract gangs of children and be vandalised. No evidence has been submitted to substantiate this concern. The proposed artwork would be readily overlooked from residential properties at Comer Wall Way and it is considered that the art work would indeed add to the area, not detract.
- 9.20. Existing residents may experience some limited disturbance as part of the construction process, however, this would be for a temporary period only.

Management and maintenance

- 9.21. The maintenance of the artwork is essential to ensure its longevity. It is proposed that the artwork be re-oiled every 6 months. This will be secured by condition should members accept the recommendation of this report.
- 9.22. A number of representations made in respect of this application refer to the increase in service charge the artwork will generate. This is not a material planning consideration relevant to the consideration of this application and residents who have purchased properties on the estate should have been made aware of the annual service charge when they purchased their properties.

- 9.23. Nevertheless, the applicant has stated the maintenance costs of the artwork are likely to be low. Miller have not been able to provide details of the service charge at this stage because the service charges are reviewed annually as the service charge is not a fixed cost.
- 9.24. In response to numerous objections that stated Miller had not communicated the installation of the artwork with them, Miller advised that their sales representatives go through a set of drawings which include the landscape layouts and stated that the landscape layouts clearly indicate the need for a public artwork and its location. However, this is not a material planning consideration that can be considered as part of this application.

Conclusion

- 9.25. The proposed development complies with the development plan, so is in accordance with Paragraph 11 of the NPPF, and it should be approved without delay. There are no material considerations which would require a determination other than in accordance with the development plan. Rather, the material considerations further support the grant of permission.

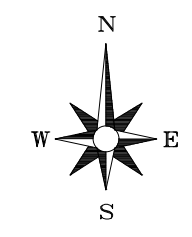
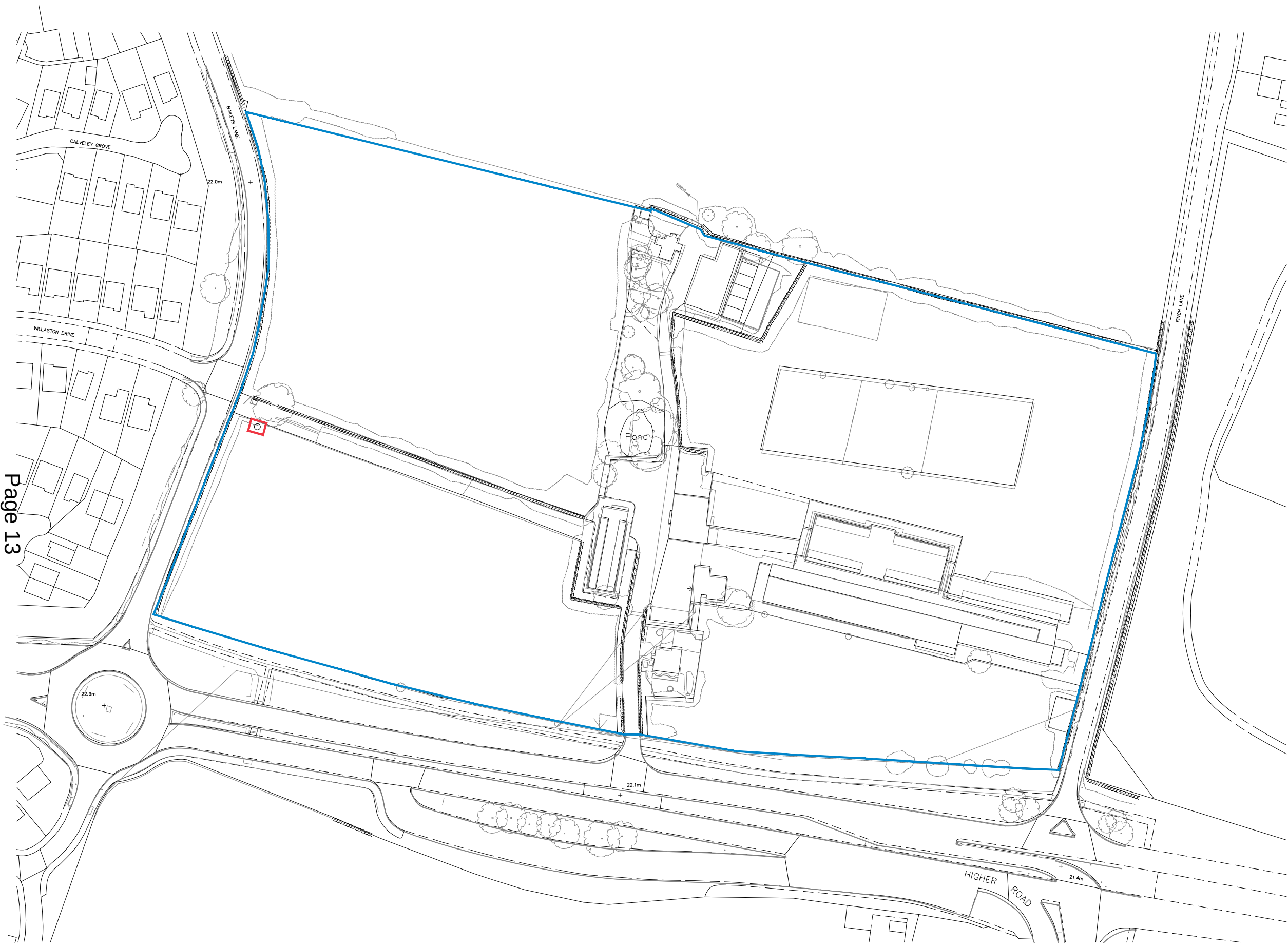
10. RECOMMENDATION

- 10.1. That Members grant authority to the Head of Planning & Building Control to grant planning permission under delegated powers subject to:
- (i) the conditions set out in the attached schedule or such additional or amended conditions that the Head of Planning & Building Control (in conjunction with the Chair of Planning Committee) considers appropriate; and

SCHEDULE OF CONDITIONS

	Condition	Trigger
1.	Time period to implement the permission – 3 years	Advisory
2.	List of approved plans and documents	Advisory
3.	Maintenance of the artwork – re oil every 6 months	Advisory

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Rev.	Description	Drawn	Date
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Miller Homes Limited - North West Region
103 Dalton Avenue
Birchwood Park
Warrington
WA3 6YF

Telephone 0870 336 4700
Fax 01925 228570
www.millerhomes.co.uk

Project Title
**BAILEYS_LANE
HALEWOOD**

Drawing Title
**PUBLIC ART
LOCATION_PLAN**

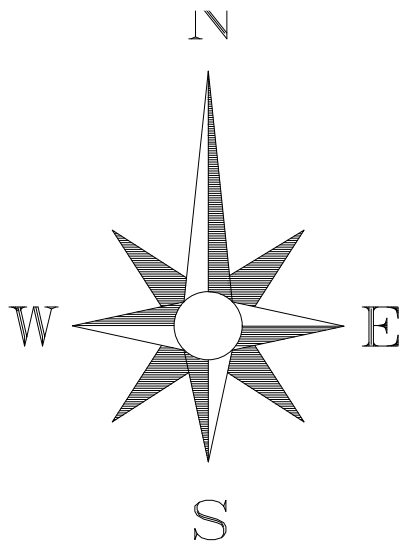
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Job No.	Drawing No.	Revision
BLHW	BLHW/LP/PA/01	#

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FREE SALE							
Housetype	Description	Sqft.	Number	Total Sq ft	% of Mix	Total	Req Mix %
Greenwich - APT	2 Bed Apartment	555	12	6660	7.4	7.4	
Bridgewater - APT	2 Bed Apartment	541	6	3246	3.7	3.7	
Overton	3 Bed Semi	819	30	24570	18.5	18.5	
Ingletton	3 Bed Semi	806	1	806	5.9	5.9	
Masterston	3 Bed Semi	831	28	23268	17.3	17.3	
Kingston	3 Bed Semi	869	15	13035	88.2	88.2	
Wilton	3 Bed Semi	837	1	837	0.6	0.6	
Kipling	3 Bed Detached	1,027	4	4108	2.5	2.5	
Rolland	4 Bed Semi/ Mews	1,086	18	19548	11.1	11.1	
Halewood	4 Bed Detached	1,150	13	14950	8.0	8.0	
Maplewood	4 Bed Detached	1,269	10	12690	6.2	6.2	
Skywood	4 Bed Detached	1,269	4	5076	2.5	2.5	
Norwood	4 Bed Detached	1,269	1	1269	0.6	0.6	
Kirkwood	4 Bed Detached	1,240	2	2480	1.2	1.2	
Oakwood	4 Bed Detached	1,388	17	23596	10.5	10.5	
Grand Total			162	156139			



AA	Plots revised to suit New Part L 2021 (clouded)	APM	20.04.23
Z	Plots 87 & 88 updated.	APM	24.03.23
Y	Bin & Cycle stores to apartment blocks revised	APM	13.03.23
X	West side boundary fence line to plots 65, 73 & 78 increased to 1.2m.	APM	07.07.22
W	Fencing to cycle storage for plots 126-134 amended following relocated apartment block.	JL	04.03.22
V	Amend position of apartment block 126-134	EL	09.02.22
U	Amend handing of both apartment blocks and revise car park layout to reduce external travel distance for fire brigade.	AJM	01.12.21
T	Adjust site layout to remove issues associated with unprotected areas - plots affected 21-26, 47, 50-53, 106-114, 119-121, 141-145	STEN	20.05.21
S	Boundaries to plots 8/9, 16/17, 62/63, 139/140 amended.	STEN	27.04.21
R	Site entrance detail updated to S278 drawing. Bin route for plot 1 amended to clients comments.	STEN	11.02.21
Q	Twin garage proposed for plots 3/4. Single garage footprint update to suit revised working drawing path and drive amended to plots 150/157.	STEN	21.01.21
P	Proved rising main locations and associated easements shown.	STEN	06.01.21
N	Bin collection points shown. Private drives adjacent plot 148 narrowed.	STEN	04.01.21
M	Layout updated inline with highways comments. Additional parking spaces added to apartment blocks, block positioning and plot 149 repositioned to suit built out shown adjacent plot 3/4. Footway adjacent plot 1 widened to 3m. Visitor parking bay added adjacent plot 15 & 150. additional links across southern boundary shown.	STEN	06.09.20
L	General updates to plots along the south and east boundary to reflect planning comments	STEN	13.07.20
K	Reference to affordable removed.	STEN	02.07.20
J	Layout updated to new 2020 product types	STEN	06.03.20
H	Layout updated to client & LPA comments	STEN	05.09.19
G	Layout updated to clients comments	STEN	28.08.19
F	Layout redrafted to SK18.A	STEN	17.01.19
E	Highway connect introduced adjacent plots 12 & 78	STEN	09.01.19
D	Plots 78-87 moved to accommodate.	STEN	07.01.19
C	Affordable Wilde types replaced with Stretton	STEN	12.12.18
B	Affordable tenure split removed.	STEN	19.11.18
A	Pumpstation position amended. Pond added	STEN	
A	Parking to plots 51-53 amended to client comments	STEN	

Rev	Description	Drawn	Date
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millerhomes

Miller Homes Limited - North West Region
Hawthorn House
Woodlands Park
Ashton Road
Newton-le-Willows, WA12 0HF

Telephone 0870 336 4700
Fax 01925 228570
www.millerhomes.co.uk

Project Title
Baileys Lane, Halewood

Drawing Title
Proposed Overall Site Layout

Scale	Drawn By	Checked By	Authorised By
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1:500	STEN		
Date	Oct 18	Date	Date

Job No.	Drawing No.	Revision
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BLHW	BLHW / SL 01	AA
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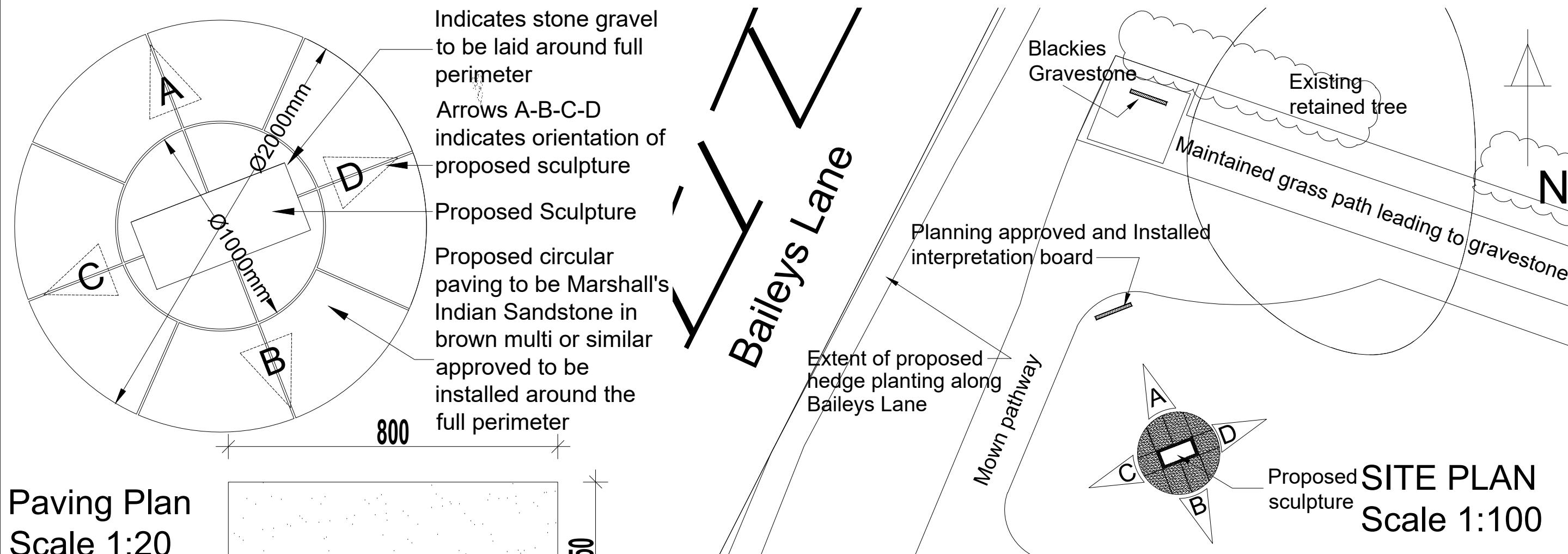
Original Sheet Size A1 Do Not Scale From This Drawing

DRAWING LEGEND: -

- Denotes Development Boundary
- Boundary railings - please refer to boundary treatment plan for additional details
- Boundary fences - please refer to boundary treatment plan for additional details
- Boundary walls & railings - please refer to boundary treatment plan for additional details
- Denotes 1.8m Garden Gates
- Denotes Highway Ramp
- Denotes Change of Highway surface material please refer to external materials plan for additional details
- Denotes extent of flagging for bin storage
- Proved rising main locations and associated easement

Scaled @ 1:500
0 10m 20m 50m

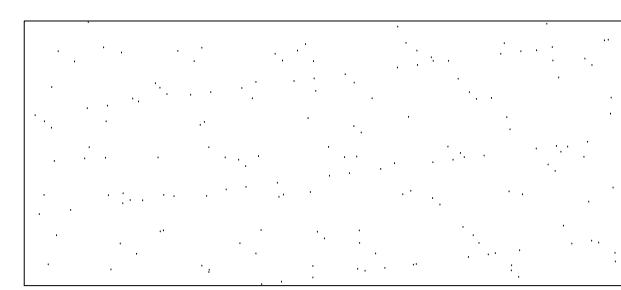
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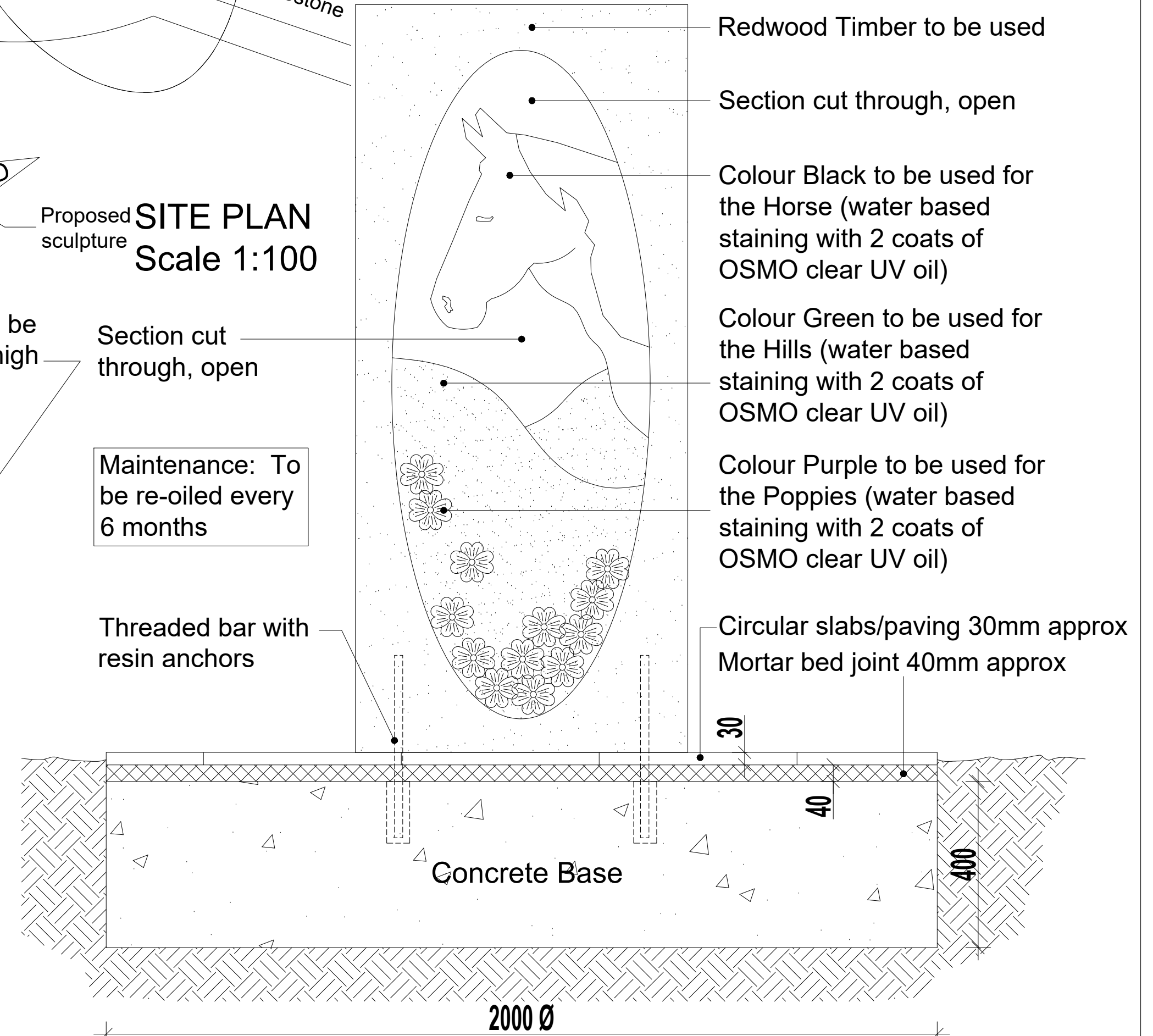
Paving Plan

Scale 1:20

TOP



All carved text written to each side of the sculpture to be positioned centrally and to be approx. 70mm-80mm high



FRONT ELEVATION & SPECIFICATION
Scale 1:10

C	Paving Spec and pattern added.	JL	30.01.24
B	Artwork orientation shown	APM	17.01.24
A	Set out plan added.	JL	24.08.22
Rev.	Description	Drawn	Date



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Scale	Drawn By	Checked By	Authorised By
see dwg	APM	JL	JL
	Date 24.10.23	Date 24.10.23	Date 24.10.23
Job No.	Drawing No.		Revision
	WP-BAW-P-01		C

Original Sheet Size A3 Do Not Scale From This Drawing

Page 17

Blackie - The War Horse

c.1905 - 1942

Elevation
View D
Scale 1:10

Elevation View A

Elevation View B

Elevation View C

Project Title	Wilbury Park, Halewood
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Drawing Title

Blackie's Art Work / Sculpture
ELEVATIONS & DESIGN

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