

APPENDIX

Committee: PLANNING

Date Of Meeting: 2nd June 2010

Title of Report: TOWN AND COUNTRY PLANNING ACT 1990 APPEALS

Report of: A Wallis Planning and Economic Regeneration Director
Case Officer: Telephone 0151 934 4616

This report contains	Yes	No
Confidential information		✓
Exempt information by virtue of paragraph(s) of Part 1 of Schedule 12A to the Local Government Act 1972		✓
Is the decision on this report DELEGATED?	✓	

Purpose of Report:

To advise Members of the current situation with regard to appeals. Attached is a list of new appeals, enforcement appeals, developments on existing appeals and copies of appeal decisions received from the Planning Inspectorate.

Recommendation(s):

That the contents of this report be noted.

Corporate Objective Monitoring

Corporate Objective	Impact		
	Positiv e	Neutra l	Negati ve
1 Creating A Learning Community		✓	
2 Creating Safe Communities		✓	
3 Jobs & Prosperity		✓	
4 Improving Health & Well Being		✓	
5 Environmental Sustainability		✓	
6 Creating Inclusive Communities		✓	
7 Improving The Quality Of Council Services & Strengthening Local Democracy		✓	

Financial Implications

None.

Departments consulted in the preparation of this Report

None.

List of Background Papers relied upon in the preparation of this report

Correspondence received from the Planning Inspectorate.

Appeals Received and Decisions Made

From 15 April 2010 to 20 May 2010

Decisions

40 Waterloo Road, Birkdale, Southport

S/2009/0897 – 212367

Erection of a single storey extension to the rear of the dwellinghouse after demolition of the existing two storey extension

Appeal Type: Written

Lodged Date: 04 March 2010

Decision: Allowed

Decision Date: 27 April 2010

61 & 63 Albert Road, Southport

S/2009/0874 - APP/M4320/A/10/2120504/NWF

Outline planning application for the erection of a block of five, four storey town houses fronting onto Albert Road and a block of six, part three, part four storey town houses at the rear after demolition of existing buildings

Appeal Type: Informal

Lodged Date: 18 January 2010

Decision: Dismissed

Decision Date: 14 May 2010

14 Redhill Drive, Southport

S/2009/1207 - APP/M4320/D/10/2124367

Retention of a fence to the front of the dwellinghouse

Appeal Type: Written

Lodged Date: 16 March 2010

Decision: Dismissed

Decision Date: 10 May 2010

WITHDRAWN

Formby Football Club Altcar Road, Formby

S/2009/0596 - AP/M4320/C/10/2124291/3/5/6/7/8/9

Application for temporary planning permission for a period of two years, for the change of use of land to football / rugby pitches, erection of 9 no. floodlighting columns 10m in height with ball retention netting between posts, earth bunding surrounding the pitches, retention of the existing portacabins / structures and layout of car parking

Appeal Type: Written

Lodged Date: 18 March 2010

Decision: WITHDRAWN

Decision Date: 20 April 2010

New Appeals

42 Duke Street, Formby

S/2010/0216 - 2128496

Retrospective application for the display of 1no non illuminated banner sign to the front of the premises

Appeal Type: Written

Lodged Date: 14 May 2010

Decision:

Decision Date:

Rear of 79-95 Linaker Street, Southport

N/2009/0214

Outline application for the erection of 12 dwelling houses after demolition of the existing building

Appeal Type: Written

Lodged Date: 14 April 2010

Decision:

Decision Date:

1 Camberley Close, Southport

S/2010/0082 - APP/M4320/D/10/2127219

Retrospective application for the erection of a boundary fence to a maximum height of 2m fronting onto Palace Road

Appeal Type: Written

Lodged Date: 29 April 2010

Decision:

Decision Date:

New Enforcement & Planning Appeals

1 Kenworthy 61 Bath Street, Southport

S/2009/0891 - 2126576

Retention of a 2m. high timber fence and access gates to the rear of the flats facing Booth Street

Appeal Type: Written

Lodged Date: 20 April 2010

Decision:

Decision Date:

15 Galloway Road, Waterloo

S/2009/0960 - 2126817

Retrospective consent for the retention of change of use from 2 flats and shared accommodation comprising 4 rooms, to 5 self-contained flats and shared accommodation comprising 3 rooms

Appeal Type: Hearing

Lodged Date: 04 May 2010

Decision:

Decision Date:

55-57 Merton Road, Bootle

CLB/ENF0354

Without planning permission the change of use of the premises from convent/hostel to mixed use of 18 self contained flats and house in multiple occupation.

Appeal Type: Hearing

Lodged Date: 29 April 2010

Decision:

Decision Date:

63 Handfield Road, Waterloo

CLB/ENFO356

Without planning permission the change of use of the premises from a single family dwelling house to 5 self contained flats and House in Multiple Occupation

Appeal Type: Hearing

Lodged Date: 29 April 2010

Decision:

Decision Date:



Appeal Decision

Site visit made on 13 April 2010

by **Kay Sheffield BA(Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State
for Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

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email: enquiries@pins.gsi.gov.uk

Decision date:
27 April 2010

Appeal Ref: APP/M4320/D/10/2123677

40 Waterloo Road, Birkdale, Southport, Merseyside PR8 2NG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Carl Dawbarn against the decision of Sefton Metropolitan Borough Council.
- The application Ref S/2009/0897, dated 14 October 2009, was refused by notice dated 9 December 2009.
- The development proposed is the erection of a single storey extension to rear of dwelling house after the demolition of the existing two storey extension.

Procedural matter

1. The above description of development is taken from the appeal forms as I consider it to be a more accurate description than that entered in the planning application.

Decision

2. I allow the appeal, and grant planning permission for the erection of a single storey extension to rear of dwelling house after the demolition of the existing two storey extension at 40 Waterloo Road, Birkdale, Southport, Merseyside PR8 2NG in accordance with the terms of the application, Ref S/2009/0897, dated 14 October 2009, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved Drawing Nos.: - WR/JW/12-08/1; WR/JW/12-08/2; WR/JW/12-08/3; WR/JW/12-08/4; and 1:1250 scale location plan.
 - 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Main issue

3. I consider the main issue to be the effect of the development on the living conditions of the occupiers of the neighbouring property, 38 Waterloo Road.
-

Reasons

4. The appeal site lies at the junction of Waterloo Road and Selworthy Road in a predominantly residential area. The appeal property is a large detached two storey dwelling set in a large landscaped plot and is characteristic of the area.
5. The proposed development includes the demolition of part of the first floor of an existing two storey extension. It would be replaced by an orangery which would form a link between the existing dwelling and a single storey flat roofed building which would enclose the existing open air swimming pool and include a fitness room, shower room and plant room. The development would be set off the boundary with 38 Waterloo Road by a minimum of 0.9 metres and would extend to within 2.9 metres of the rear boundary of the site.
6. The boundary between the appeal site and No. 38, which is marked for a majority of its length by a solid timber fence approximately two metres in height, is currently well screened by existing tree and shrub planting. The majority of this planting is within the garden of No. 38 and whilst the building which would enclose the pool would project approximately 0.5 metres above the top of the fence, views of it from within the garden of No. 38 would be broken by the existing planting to such an extent that I do not consider that the full scale of the development would be discernable.
7. Views of the development would be possible from the rear first floor windows of No. 38 and whilst these would be predominantly of the flat roof section of the extension enclosing the pool, they would be limited as the existing planting would play a significant part in screening views from this direction.
8. I accept that the building would stretch along almost the entire length of the boundary with No. 38 and that it would project above the existing boundary fence. However I do not consider that, given the level of existing planting which screens views from No. 38 towards the appeal site, the height, length and proximity of the extension to the boundary would result in an overbearing structure or significantly increase the sense of enclosure of the rear garden of No.38. On this basis I conclude that the development would not be detrimental to the living conditions of the occupiers of 38 Waterloo Road and would accord with saved Policy MD1 of the Sefton Unitary Development Plan, 2006.
9. I have considered the conditions suggested by the Council in the light of the advice in Circular 11/95: *The Use of Conditions in Planning Permissions*. I have imposed the standard time limit condition and, for the avoidance of doubt, I have confirmed the drawings on which my decision is based. In order to ensure that the development would be acceptable in its surroundings I have imposed a condition in respect of the materials to be used on the development.
10. For the reasons given above, and having had regard to all other matters raised, I allow the appeal.

Kay Sheffield

INSPECTOR



Appeal Decision

Hearing held on 28 April 2010

Site visit made on 28 April 2010

by **Keith Manning BSc (Hons) BTP MRTPI**

an Inspector appointed by the Secretary of State
for Communities and Local Government

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Decision date:
14 May 2010

Appeal Ref: APP/M4320/A/10/2120504 61 & 63 Albert Road, Southport PR9 9LN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr T R R Jaeger against the decision of Sefton Metropolitan Borough Council.
- The application Ref S/2009/0874, dated 23 September 2009, was refused by notice dated 17 December 2009.
- The development proposed is: The demolition of house at 61 Albert Road and flats at 63 Albert Road: Replace with 5 four storey town houses fronting Albert Road and 6 four storey/three storey town houses at the rear. Total 11 units

Procedural Matters

1. The application is in outline with all matters reserved for subsequent approval.
2. It was agreed by the parties that reference to the recently constructed flats referred to on occasion as "Regency Gardens" should, for the purposes of this appeal, reflect what is now understood to be their postal address, i.e. "Regency Court". This is in any event consistent with the Ordnance Survey extract used for the site location plan.
3. The Council accepted that the analysis of the interface distances given in the officer's report on the application was based on a misconception that stemmed from what were accepted by the appellant to be inaccuracies in the presentation of the relevant scale information on the indicative plans. As a result of the clarification of the apparent conflict between the linear and numerical scales and the relevant given paper sizes on certain of the plans, the Council accepted that its initial concerns regarding the privacy of neighbouring occupiers and amenity space for future occupiers were, in practice, unlikely to be issues that would of themselves cause it to object to the proposal.

Decision

4. I dismiss the appeal.

Main issues

5. I consider the main issues to be; the potential effect of the proposed development on the character, form and quality of its surroundings and its potential effect on the living conditions of neighbouring occupiers with particular regard to outlook.
-

Reasons

6. The appeal site comprises two substantial Victorian houses (one of which has been converted into flats) which are of a scale comparable to that which typifies the variety of buildings that now fronts Albert Road and faces Hesketh Park, which is formally designated for its historic significance. Although varied in terms of age and appearance, the buildings on Albert Road have generally retained large plots, including communal gardens to the front in the case of flatted development. Although not itself subject to any special designation, Albert Road is locally distinctive and an important aspect of the immediate setting of Hesketh Park, notwithstanding the changes that have taken place since the area was originally laid out.
7. The large scale of the buildings fronting Albert Road is matched by the depth of the plots to the rear, beyond which lie the rear gardens of dwellings on Fleetwood Road. The latter is a wholly different environment with relatively modern bungalows facing a golf course and the coast beyond. Nevertheless, the intervening space and consequent sense of spaciousness between the two lines of buildings are important components of the character, form and high quality ambience of the area, albeit concealed to a certain extent by the bulk of the Regency Court development extending along Park Road West.
8. Insofar as an outline application such as this seeks to establish the principle of re-developing the appeal site, it is pertinent that the Council is not opposed to such redevelopment for residential purposes. On that basis, I acknowledge the appellant's contention that the drawings accompanying the application are intended as a communication tool and that much could change, as thinking develops, between approval in principle and the specifics of any particular redevelopment scheme.
9. Nevertheless, the description of the development applied for is quite clear in portraying the essence of what is proposed. Moreover, practice and formal guidance has in recent years evolved in the direction of greater certainty at outline stage. Circular 01/2006 states that a basic level of information on layout, even if reserved, is required and it seems to me that the spirit of that advice is to inject a greater degree of clarity into the process as to how a developer would envisage a particular site being developed, in order that local communities, decision makers and others may understand what is proposed in principle, with clear linkages through to the subsequent approval of reserved matters through the Design and Access Statement. Albeit that an indicative layout cannot, by definition, be a final and definitive portrayal of the precise location of any particular building it must, to be meaningful in the context of the application as a whole and the decision making process, broadly signify what is intended.
10. On that basis, I am clear that what is intended in this instance is not one block of development fronting Albert Road, but two terraces of houses set one behind the other and that approval in principle of the application in its current form would effectively be a commitment to that form of development. It follows that the broad form of development proposed cannot therefore be divorced from its acceptability or otherwise in principle. Any other approach could, in the event of approval, clearly lead to important and determinative issues of principle being susceptible to radical change at reserved matters stage. In taking that

view, I am conscious that the appellant made clear at the hearing that he considered there were good reasons for adopting the approach described in the application and indicated on the associated drawings.

11. PPS3 *Housing* encourages efficiency of land use and the provision of a range of house types to meet need and market demand in the interests of achieving mixed communities. It also emphasises that change should not be stifled and that replication of existing style and form is not a matter that should be dictated by the density of existing development. Moreover, it explains that, if done well, imaginative design and layout of new development can lead to more efficient use of land without compromising the quality of the local environment. Reflecting policy in PPS1 *Delivering Sustainable Development*, it also emphasises that design should contribute positively to making places better for people and that design which is inappropriate in context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.
12. The latter intentions regarding a positive response to context are reflected in saved policy DQ1 of the Sefton Unitary Development Plan (UDP) which also seeks to protect the living conditions of neighbouring occupiers. Saved policy H10 allows for new residential development in Primarily Residential Areas, such as that within which the appeal site is located, provided that it is demonstrably consistent with the aims and objectives of the UDP, which must encompass, amongst other things, the intentions of DQ1.
13. In view of the relationship of the appeal site to Hesketh Park and the local distinctiveness of the Albert Road environment, I consider it essential for the stature of buildings on the front of the site to accord with the pattern set by the existing development, whatever differences in design detail might be contemplated in view of the existing variety. However, provided that objective is met, I see no reason in principle why more intensively purpose-built multiple dwellings could not satisfactorily replace the Victorian houses on the appeal site originally built as single houses. I do share the Council's concern that individual gardens associated with a modern form of town house development could visually fragment the space between the front elevation of such a development and Albert Road and thereby contrast incongruously with the larger communal spaces that typify that aspect of much of the established street scene. However, as the appellant effectively argued, that potential shortcoming could be overcome by design and management measures as necessary. On that basis, a block fronting Albert Road itself, as proposed, to broadly accord with the stature of existing development, would be acceptable in principle in the context of the relevant policy intentions I have referred to.
14. I am not satisfied, however, that the approximate replication in a backland position of such a block, even if of lower height and on lower lying land, could be so readily accommodated without harm to the character and form of the surrounding area. The construction of a second and entirely separate block to the rear would introduce a significant element of built form into the space between the perimeter blocks formed by the buildings ranged along Albert Road, Fleetwood Road and Park Road West of a different order from the annexes, outhouses and extensions associated with a number of those properties. The important sense of spaciousness I have described would be significantly diluted and, although not directly perceptible from the surrounding

streets, it is nevertheless a characteristic that is capable of being enjoyed in its present form by the significant community of residents occupying the perimeter buildings, including Regency Court. While I acknowledge that an efficient density of development would be achieved consistent with the intensity of development in the area generally, the departure from the established pattern of development would create an impression of increased intensity that would in my view be unacceptably oppressive in context.

15. For these reasons I consider the quality of the local environment would be compromised by the form of development proposed and that it would not therefore contribute positively to the character and form of its surroundings or the way in which the area functions. On that basis there would be significantly harmful conflict with the intentions of UDP policies DQ1 and H10; and also national policy as expressed in PPS1 and PPS3.
16. While I acknowledge that the appellant has sought to limit the depth of the front block proposed in order, amongst other reasons, to help safeguard the privacy of adjacent occupiers of West Park, there are many design measures that could achieve that objective, even in the context of the appellant's current aim, as I understand it, of achieving family housing on the site rather than apartments. Although I appreciate that the appellant has carefully considered the various options for the layout of the site and concluded that the two block approach proposed has advantages, both in terms of the relationship of any new development to West Park and in terms of the type of housing that could be offered to the market as he currently perceives demand, I do not consider those factors to outweigh, in this instance, the harm I have identified, notwithstanding the flexibility and market responsiveness advocated by PPS3. That statement of policy also re-emphasises the importance of a contextual approach to the achievement of good design solutions.
17. The Council has highlighted the potential impact of the proposed rear block on the outlook of residents of Fleetwood Road, notably those occupying No 6 who would be confronted with a substantial mass of building across their entire vista beyond their rear boundary. Although the proposed building would be at a distance that would in many circumstances be acceptable, this would reinforce the more general erosion of the sense of spaciousness that I have referred to, albeit I concluded from my visit that the current and likely growth of existing trees in the rear garden of No 6 would enclose the outlook of the occupiers of that property and thereby largely mitigate the effect in any event.
18. I was also able to visit communal areas within Regency Court, including the outdoor amenity space immediately adjacent to the appeal site. While I accept that much of the area behind the new flats is given over to car parking, this to my mind increases the importance of the outlook from what limited amenity space there is and also the residents' balconies and internal space facing the appeal site. There is a retained and protected mature tree that would to some degree screen the rear block proposed during the summer months and I have no doubt that could be supplemented by the growth over time of the perimeter planting. Nevertheless, the physical presence of the mass of building proposed would be overbearing in the outlook of residents from many perspectives within the Regency Court development and, given the interaction of that aspect of their living conditions with the erosion of the sense of spaciousness that I have

identified as being of more general importance, I consider this to be a significant disadvantage of the proposal.

19. I acknowledge the appellant's contention that many forms of development must inevitably change the outlook of individual neighbouring occupiers. However, bearing in mind the above considerations regarding the relationship between the character and form of the area and the more specific potential impact on the outlook from particular properties, I consider that the latter, when assessed in the particular contextual circumstances of the proposed development, would to some degree harm the living conditions of neighbouring occupiers and thereby conflict with the intentions of saved policies DQ1 and H10 in that regard, thereby adding weight to my view that the proposed rear block would, in principle, cause significant harm.
20. The parties variously referred to appeal decisions¹ in the area, including the permission granted for Regency Court, and I have studied these carefully in the light of the various arguments advanced in this case. It seems to me that, whilst reference is made both to the variety of building form and spaciousness of the existing urban pattern in the vicinity of the appeal site, they each relate to proposals and site specific circumstances that are materially different. On that basis, whilst informative, they are of limited if varying relevance to the proposed development at issue and do not constrain my obligation to determine this appeal on its specific merits having regard to the development plan and relevant material considerations.
21. For the above reasons, I consider that the proposed development, in the form presented and clearly intended by the terms and indicative content of the outline application, would conflict harmfully with the intentions of the development plan and relevant aspects of national policy. I have taken into account all other matters raised, but none are sufficient to outweigh that harm and alter the overall balance of my conclusion that the appeal should therefore be dismissed.

Keith Manning

Inspector

¹ APP/M4320/A/03/1131104, APP/M4320/A/09/2108450 & APP/M4320/A/10/2119909

APPEARANCES

FOR THE APPELLANT:

Mr T Jaeger
Miss A Bennett

FOR THE LOCAL PLANNING AUTHORITY:

Mrs A Fortune Senior Planning Officer

INTERESTED PERSONS:

Mr & Mrs L C Goodchild Local residents
Mrs A L Green Local resident

DOCUMENTS

- 1 Council's notification letter
- 2 Council's standard condition concerning S106 agreements providing for tree planting and/or open space off-site
- 3 Appeal decision APP/M4320/A/10/2119909 dated 7 April 2010



Appeal Decision

Site visit made on 6 May 2010

by **Paul Griffiths BSc(Hons) BArch IHBC**

an Inspector appointed by the Secretary of State
for Communities and Local Government

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Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

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Decision date:
10 May 2010

Appeal Ref: APP/M4320/D/10/2124367 14 Redhill Drive, Southport PR8 6XS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Philip Taylor against the decision of Sefton Metropolitan Borough Council.
- The application Ref.S/2009/1207, dated 7 December 2009, was refused by notice dated 22 February 2010.
- The development proposed is the erection of a front garden fence.

Decision

1. I dismiss the appeal.

Main Issues

2. These are the effect of the already erected fence on (1) the street-scene; and (2) highway safety.

Reasons

3. Although there are some low walls and various forms of planting in evidence, the frontages of the dwellings on Redhill Drive have a readily recognisable, open character. While I accept that No.14 and the adjoining house do not address the road frontage in the same way as other dwellings on the cul-de-sac, the fence that has been erected is relatively tall and this has the effect of closing up their frontage in a way that is alien to the rest of Redhill Drive. This height, combined with the colour of the fence panels, and the contrast between that colour and that of the base and posts, makes the fence appear strident in comparison to the more subtle appearance of the low walls and planting already present, especially when viewed from the cul-de-sac entrance. This accentuates the incongruity of its presence. Taking these points together, I consider that the fence is harmful to the street-scene.
 4. It therefore falls contrary to Policy DQ1 of the Sefton Unitary Development Plan (UDP) that requires development to respond positively to the character and form of its surroundings and the similar approach set out in the Council's Supplementary Planning Guidance on House Extensions.
 5. No.14 is located adjacent to the turning head of the cul-de-sac and vehicular access from it crosses the footpath. The fence must restrict the view of drivers entering the highway. However, there would be no great speed involved, the relative lack of visibility would encourage the driver to take more care, and furthermore, from what I observed, pedestrians would be able to see or hear a vehicle emerging.
-

6. In that context, I see no significant difficulty in highway safety terms and no variance, therefore, from UDP Policy AD2 that seeks to encourage the provision of safe walking facilities.
7. I have noted the examples of other fences and boundary treatments within the area that have been drawn to my attention. However, it is not clear whether the fences pointed out are authorised. In that context, I have dealt with the development before me on its own merits.
8. While the development is acceptable in highway safety terms, it does have a significant detrimental effect on the street-scene. I place more weight on this latter aspect and, as a result, I conclude that the appeal should be dismissed.

Paul Griffiths

INSPECTOR



The Planning Inspectorate

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Ms Collette Robertson
Sefton Metropolitan Borough
Council
Planning Appeals Officer
Magdalen House
30 Trinity Road
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Liverpool
L20 3NJ

Sue + Noline informed,

Your Ref: ENF0353
Our Ref: APP/M4320/C/10/2124291 ✓
Further appeal references at foot of letter
Date: 20 April 2010

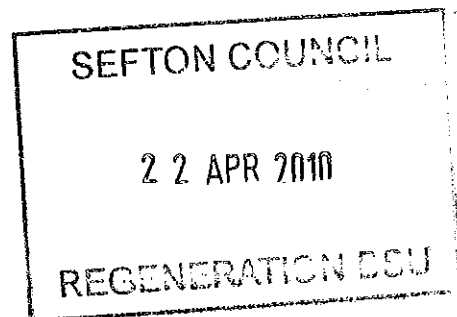
Dear Ms Robertson

Town and Country Planning Act 1990
Appeals by Websco (Holdings) Ltd and Websco (Holdings) Ltd
Site at Formby Football Club, Altcar Road, Formby, Liverpool, L37 8DL and
Formby Football Club, Altcar Road, Formby, L37 8DL

I enclose for your information a copy of a letter received on 19 April 2010, withdrawing the above appeals.

I confirm no further action will be taken.

Yours sincerely



Paul Eland

E208B(BPR)

Further appeal references:- APP/M4320/C/10/2124293, APP/M4320/C/10/2124295, APP/M4320/C/10/2124296, APP/M4320/C/10/2124297, APP/M4320/C/10/2124298 and APP/M4320/C/10/2124299 ✓ ✓

You can now use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is - <http://www.pcs.planningportal.gov.uk/pcspportal/casesearch.asp>
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Mr M Cunningham
10a Station Approach
Ormskirk
Lancashire
L39 2YN

Your Ref: 912
Our Ref: APP/M4320/C/10/2124291
Further appeal references at foot of letter
Date: 20 April 2010

Dear Mr Cunningham

**Town and Country Planning Act 1990
Appeals by Websco (Holdings) Ltd and Websco (Holdings) Ltd
Site at Formby Football Club, Altcar Road, Formby, Liverpool, L37 8DL and
Formby Football Club, Altcar Road, Formby, L37 8DL**

Thank you for your letter of 19 April 2010 withdrawing the above appeals.

I confirm no further action will be taken.

A copy of your letter has been sent to the local planning authority.

Yours sincerely

Paul Eland

E208A(BPR)

**Further appeal references:- APP/M4320/C/10/2124293, APP/M4320/C/10/2124295,
APP/M4320/C/10/2124296, APP/M4320/C/10/2124297, APP/M4320/C/10/2124298 and
APP/M4320/C/10/2124299**

You can now use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is -

<http://www.pcs.planningportal.gov.uk/pcsportal/casesearch.asp>

You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button



Eland, Paul

From: Cunningham Planning [michael@cunningham-planning.co.uk]
Sent: 19 April 2010 13:39
To: Eland, Paul
Cc: david.webster40@btinternet.com
Subject: RE: Planning Inspectorate: Refs 2124291, 2124293, 2124295, 2124296, 2124297, 2124298 & 2124299 : Formby Football Club, Altcar Road, Formby, L37 8DL

Paul,

I have received instructions from my client, the appellant, to withdraw the enforcement notice appeals as referred to above.

I would be grateful if you would put this in hand and notify the Planning Authority accordingly.

I would appreciate an acknowledgement of this e-mail and confirmation of the action taken.

Regards

- Michael Cunningham



Tel: 01695 580490
email: michael@cunningham-planning.co.uk

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