

Application for Planning Permission. Town and Country Planning Act 1990

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.

1. Site Address

| | |
|----------------|---------------|
| Number | |
| Suffix | |
| Property name | 179 - 199 |
| Address line 1 | Oakfield Road |
| Address line 2 | Anfield |
| Address line 3 | |
| Town/city | Liverpool |
| Postcode | L4 0UF |

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

| | |
|--------------|--------|
| Easting (x) | 336326 |
| Northing (y) | 392881 |

| | |
|-------------|--|
| Description | |
|-------------|--|

2. Applicant Details

| | |
|----------------|-------------------------------|
| Title | Ms |
| First name | Catherine |
| Surname | Simmons |
| Company name | Homebaked CLT |
| Address line 1 | C/O Dsg Chartered Accountants |
| Address line 2 | Castle Chambers |
| Address line 3 | 43 Castle Street |
| Town/city | Liverpool |
| Country | |

2. Applicant Details

| | |
|------------------|-------------------------------------|
| Postcode | <input type="text" value="L2 9TL"/> |
| Primary number | <input type="text"/> |
| Secondary number | <input type="text"/> |
| Fax number | <input type="text"/> |
| Email address | <input type="text"/> |

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

| | |
|------------------|--|
| Title | <input type="text"/> |
| First name | <input type="text" value="Helen"/> |
| Surname | <input type="text" value="Berg"/> |
| Company name | <input type="text" value="URBED (Urbanism Environment and Design) Ltd"/> |
| Address line 1 | <input type="text" value="Fifth Floor"/> |
| Address line 2 | <input type="text" value="10 Little Lever Street"/> |
| Address line 3 | <input type="text"/> |
| Town/city | <input type="text" value="Manchester"/> |
| Country | <input type="text" value="United Kingdom"/> |
| Postcode | <input type="text" value="M1 1HR"/> |
| Primary number | <input type="text" value="01612005500"/> |
| Secondary number | <input type="text"/> |
| Fax number | <input type="text"/> |
| Email | <input type="text" value="helen.berg@urbed.coop"/> |

4. Site Area

| | |
|---|--|
| What is the measurement of the site area? (numeric characters only). | <input type="text" value="1045.6"/> |
| Unit | <input type="text" value="sq.metres"/> |

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Homebaked Community Land Trust intend to refurbish the row of nine existing terraced houses, which run adjacent to Homebaked Bakery on Oakfield Road in Anfield, Liverpool. The two storey red brick properties are currently unoccupied and in a state of disrepair. The intention is to redevelop the row as a mixed use residential and community business hub, containing eight houses and flats of varying size - for affordable rent - and three new ground floor flexible commercial units, which would also provide a social space for the local Anfield Community. Homebaked Bakery will also extend into the ground floor of the adjacent terrace, to offer more indoor dining space and training facilities. A CLT supported community growing project which has evolved into Homegrown, a community business, aspires to occupy one of the commercial units offering a training brewery and community kitchen whose profits will support community activities within the sace and local green spaces. Homebaked CLT will remain the landlord of the scheme and intends to occupy one of the smaller commercial units.

Has the work or change of use already started? ☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

The 9 terraced houses to undergo deep refurbishment - at 179 to 195 Oakfield Road - are currently unoccupied and in a state of disrepair. The houses have been empty and unoccupied for a number of years - and in some cases over a decade.

The ground floor of 197-199 Oakfield Road is currently in use as 'Homebaked' bakery and cafe, with a four-bedroom affordable housing unit on the first floor.

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

7. Materials

Does the proposed development require any materials to be used? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

| | |
|--|--|
| Walls | |
| Description of existing materials and finishes (optional): | Front Elevations - high quality red facing brick. Rear and gable elevations - common brick. |
| Description of proposed materials and finishes: | Front Elevations - existing high quality red facing brick. Rear and able elevations - light coloured render and dark grey metal standing seam on external wall insulation system. |

| | |
|--|---------------------------------------|
| Roof | |
| Description of existing materials and finishes (optional): | Mix of concrete tiles and grey slate. |
| Description of proposed materials and finishes: | Grey slate. |

| | |
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| Windows | |
| Description of existing materials and finishes (optional): | Mix of badly damaged and broken uPVC framed and wooden framed double and single-glazed windows mostly covered with security sheeting in 179-195 Oakfield Road. |
| Description of proposed materials and finishes: | High performance triple-glazed timber windows with factory-finished microporous paint in 179-195 Oakfield Road. |

| | |
|--|---|
| Doors | |
| Description of existing materials and finishes (optional): | Most removed - mix of broken uPVC and timber, currently largely covered with security sheeting. |
| Description of proposed materials and finishes: | High performance triple-glazed timber doors with mix of solid, partial and full glazing (see drawings). |

| | |
|--|--|
| Boundary treatments (e.g. fences, walls) | |
| Description of existing materials and finishes (optional): | Damaged and partially-collapsed brick walls with timber gates. |

7. Materials

| | |
|---|---|
| Boundary treatments (e.g. fences, walls) | |
| Description of proposed materials and finishes: | Brick walls to rear of residential properties with gates. Metal gates to small yard at commercial unit on end of terrace (179-181 Oakfield Road). |

| | |
|--|-------------------------------------|
| Vehicle access and hard standing | |
| Description of existing materials and finishes (optional): | Damaged and broken concrete paving. |
| Description of proposed materials and finishes: | New concrete paving and planting. |

| | |
|--|--|
| Lighting | |
| Description of existing materials and finishes (optional): | N/A |
| Description of proposed materials and finishes: | Security lighting to rear and side only. |

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☐ Yes ☒ No

If Yes, please state references for the plans, drawings and/or design and access statement

1089-URBED-RP-A-Design and Access Statement

1089-URBED-Z0-00-DR-A-Location Plan
1089-URBED-Z0-00-DR-A-Block Plan
1089-URBED-Z0-01-DR-A-Site Plan

1089-URBED-Z0-00-DR-A-Exi Grd Floor
1089-URBED-Z0-00-DR-A-Prop Ground Floor
1089-URBED-Z0-01-DR-A-Exi 1st Floor
1089-URBED-Z0-01-DR-A-Prop 1st Floor
1089-URBED-Z0-02-DR-A-Exi 2nd Floor
1089-URBED-Z0-02-DR-A-Prop 2nd Floor
1089-URBED-Z0-03-DR-A-Exi Roof Plan
1089-URBED-Z0-03-DR-A-Prop Roof Plan
1089-URBED-Z0-ZZ-DR-A-Exi Elevs
1089-URBED-Z0-ZZ-DR-A-Exi Sections AA + BB
1089-URBED-Z0-ZZ-DR-A-Exi Sections CC
1089-URBED-Z0-ZZ-DR-A-Prop Front and Side Elevs
1089-URBED-Z0-ZZ-DR-A-Prop Rear Elevs
1089-URBED-Z0-ZZ-DR-A-Prop Sections AA + BB
1089-URBED-Z0-ZZ-DR-A-Prop Sections CC
1089-URBED-Z0-ZZ-DR-A-Exi + Prop Outrigger Elevations
1089-URBED-Z0-ZZ-DR-A-Front Visual
1089-URBED-Z0-ZZ-DR-A-Rear Visual

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☒ Yes ☐ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Pedestrian access to front of terraced properties altered to provide level access and improve amenity generally.

1089-URBED-Z0-00-DR-A-Exi Grd Floor
1089-URBED-Z0-00-DR-A-Prop Ground Floor

9. Vehicle Parking

Is vehicle parking relevant to this proposal?

☐ Yes ☒ No

10. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☒ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☒ Main sewer

☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

EBC00285 - 200: Proposed Drainage

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Secure bin stores will be provided as follows:
- Homebaked Bakery: As existing, storage of bins in rear yard to bakery.
- Residential Units: New communal bin store in rear alley.
- End of Terrace Commercial Unit: Secure bin store in rear alley.
- Small commercial units: Secure bin store on street frontage.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Storage for recyclable waste is provided within the above bin stores.

See Design and Access Statement for further details.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☒ Yes ☐ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

Homegrown, occupant of the ground floor unit at 179-181 Oakfield Road, will produce a small amount of trade effluent from the on-site nano-brewery.
Nature of Trade Effluent: Waste water from brewing process.
Volume: approximately 700 litres per week.
Means of Disposal:
- Homegrown will obtain a trade effluent agreement from the water supplier and put in place monitoring systems, procedures and inspections to keep within consent limitations.
- Waste water will undergo pH neutralization prior to disposal to drains.
- Side streaming will be used during the brewing process to collect nutrients and solids prior to disposal through effluence drains.
- Spent yeast and spent beer will be collected by scheduled pick-ups for use as fertiliser for local community growing projects and by commercial disposal contracts.
- Spent grains will be dried and reused wherever possible. They will be milled for flour and/or collected via scheduled picks by local farms to be used for feed, and finally collected via commercial disposal contracts.
- Hops and botanical ingredients will be composted in local community growing projects or disposed of via commercial disposal contracts.

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes ☐ No

17. All Types of Development: Non-Residential Floorspace

If you have answered Yes to the question above please add details in the following table:

| Use Class | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|------------------------------|--|---|---|--|
| A1 - Shops Net Tradable Area | 0 | 0 | 48.7 | 48.7 |
| Other | 0 | 0 | 117 | 117 |
| A3 - Restaurants and cafes | 147.3 | 0 | 68 | 68 |
| Total | 147.3 | 0 | 233.7 | 233.7 |

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment

Will the proposed development require the employment of any staff? ☒ Yes ☐ No

Please complete the following information regarding employees:

| Type | Full-time | Part-time | Equivalent number of full-time |
|--------------------|-----------|-----------|--------------------------------|
| Existing employees | | | 5 |
| Proposed employees | | | 12 |

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ☒ Yes ☐ No

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

| Use | Monday to Friday | Saturday | Sunday and Bank Holidays | Unknown |
|----------------------------|--------------------------------------|--------------------------------------|--------------------------------------|---------|
| A1 - Shops | Start Time: 08:00 End Time: 20:00 | Start Time: 08:00 End Time: 20:00 | Start Time: 08:00 End Time: 18:00 | |
| A3 - Restaurants and cafes | Start Time: 08:00 End Time: 22:00 | Start Time: 08:00 End Time: 22:00 | Start Time: 08:00 End Time: 22:00 | |
| Other | Start Time: 08:00 End Time: 00:00 | Start Time: 08:00 End Time: 00:00 | Start Time: 10:00 End Time: 22:00 | |

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development? ☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

22. 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

23. 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 | Ms |
| First name | Hannah |
| Surname | Owens |
| Reference | |

Date (Must be pre-application submission)

05/02/2019

Details of the pre-application advice received

Please see Design and Access Statement for details - within section on consultations.

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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.**

*** '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**

Owner/Agricultural Tenant

25. Ownership Certificates and Agricultural Land Declaration

| | |
|-----------------------------------|--|
| Name of Owner/Agricultural Tenant | Liverpool City Council - Property And Asset Management |
| Number | |
| Suffix | |
| House Name | |
| Address line 1 | Cunard Building |
| Address line 2 | Water Street |
| Town/city | Liverpool |
| Postcode | L3 1AH |
| Date notice served (DD/MM/YYYY) | 30/04/2019 |

Person role

- ☐ The applicant
☒ The agent

| | |
|-------------------------------|------------|
| Title | Ms |
| First name | Marianne |
| Surname | Heaslip |
| Declaration date (DD/MM/YYYY) | 30/04/2019 |

☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form 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. ☒

| | |
|----------------------------------|------------|
| Date (cannot be pre-application) | 30/04/2019 |
|----------------------------------|------------|