



Ms Angela McIntyre
Maghull Town Council Maghull Town Hall
Hall Lane
Maghull
Liverpool
L31 7BB

Date: 26th November 2020
Our Ref: DC/2017/01532
Inspectorate Ref: APP/M4320/W/20/3257252
Contact Number: 0845 140 0845
Email Address: planning.appeals@sefton.gov.uk
(please include your postal address if contacting us by email)

Dear Sir/Madam

RE: Planning Appeal - Informal Hearing

Location: To be held virtually via Microsoft Teams
Date: Opening on 15th December 2020
Time: 10:00 am.
Site Address: Land north east of Poverty Lane, Maghull

You may remember we wrote to you recently regarding a planning appeal lodged with the Planning Inspectorate by Countryside Properties (UK) Ltd And Persimmon against the Council's failure to give notice of its decision within the appropriate period on planning application for:-

Hybrid application seeking full planning permission for the demolition of existing buildings and the erection of 841 residential dwellings (C3), new vehicular accesses from Poverty Lane, public open space and ancillary infrastructure and outline planning permission for an older persons housing scheme (C2, C3) and ancillary infrastructure with all matters reserved.

In addition to comments already submitted, interested members of the public may attend the virtual hearing and, with the agreement of the Inspector (R Clegg BAHons DMS MRTPI), will be allowed to give their views.

The Inspector appointed by the Secretary of State will hold a Hearing opening on the date shown above to decide the appeal. The Hearing will be held as a virtual event run by the Inspector in the normal way, but with the parties invited to join via Microsoft Teams or telephone.

Documents relating to the appeal can be viewed on the Council's website (DC/2017/01532). You can look at copies of all documents submitted as part of the appeal online at <https://pa.sefton.gov.uk> using reference DC/2017/01532.

Anyone wishing to attend the Hearing must make that interest known to the Planning Inspectorate Case Officer as soon as possible prior to the Hearing, either by email or telephone after reading the Attendance Information set out below. When contacting the Case Officer, it would be helpful if you could confirm whether you want to take an active part in the proceedings or anticipate attending just as an observer (see below).

Hearing Attendance Information

Before deciding whether to take an active part in the Hearing, you need to think carefully about the points you wish to make. All written submissions from application and appeal stage will be taken into account by the Inspector and re-stating the same points won't add any additional weight to them.

If you feel that taking part in the Hearing is right for you in whatever capacity, you can participate in a number of ways:

To take part using video, participants will need to have access to Microsoft Teams (via an app or web browser). This link gives further information on how to use this. <https://support.office.com/en-us/teams>. Alternatively you can take part by telephone. Please note that joining by telephone to the 020 number that will be used will incur charges. You should check actual rates with your provider. <https://www.gov.uk/call-charges>

If you just wish to observe the event, you should make that clear in your response to the Case Officer.

If you wish to take an active part in the proceedings, please make clear in your response to the Case Officer whether you wish only to appear at the Hearing and make a statement, or whether you would also wish to ask questions on particular topics.

If you want to take an active part but feel unable to for any reason, and/or the points you want to make are not covered in the evidence of others, consider whether someone else could raise them on your behalf.

Registered participants in whatever capacity will receive individual joining instructions, providing details of any requirements, guidance and support, whether joining by Teams or telephone. You should note that the event will be recorded by the Planning Inspectorate for training and quality assurance purposes.

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Case Officer contact at the Planning Inspectorate:

- Leanne Palmer, Tel 0303 444 5471 Email: leanne.palmer@planninginspectorate.gov.uk

The Planning Inspectorate has published a Guide to taking part in Planning Appeals which is available online www.planningportal.gov.uk/uploads/pins/taking-part_planning-hearing.pdf. Please contact me on the number given above if you require a printed copy. A copy of the appeal decision notice will be posted on the Planning Inspectorate's website <https://acp.planninginspectorate.gov.uk/>.

If you are not the owner of the property you occupy, would you please pass this letter on to your landlord or his or her agent.

Kind regards

Diane Humphreys
Senior Planner