7 August 2018

Development Management Committee

Wednesday, 15 August 2018, 6.30pm

Venue – Council Chamber, Town Hall, Sankey Street, Warrington, WA1 1UH

Agenda prepared by Julie Pickles, Democratic and Member Services Officer – Telephone: (01925) 443212 E-mail: jpickles@warrington.gov.uk

AGENDA

Part 1

Items during the consideration of which the meeting is expected to be open to members of the public (including the press) subject to any statutory right of exclusion.

Item

1. Apologies for Absence

To record any apologies received.

2. Code of Conduct - Declarations of Interest

Members are reminded of their responsibility to declare any disclosable pecuniary or non-pecuniary interest which they have in any item of business on the agenda no later than when the item is reached.

Councillors: Chair – T McCarthy
Deputy Chair – J Grime
G Friend, D Keane, L Morgan, R Purnell,
S Wright, J Flaherty, J Wheeler, B Barr,
B Maher and P Walker.
3. **Minutes**

To confirm the minutes of the meeting held on 18 July 2018 as a correct record.

4. **Planning Applications (Main Plans List)**


**Part 2**

Items of a “confidential or other special nature” during which it is likely that the meeting will not be open to the public and press as there would be a disclosure of exempt information as defined in Section 100I of the Local Government Act 1972.

5. **Viability of Planning Application 2018/32808 - Land bound by Delta Crescent, Westbrook Crescent and Westbrook Way, Warrington**

DEVELOPMENT MANAGEMENT COMMITTEE

18 July 2018

Present: Councillor T McCarthy (Chairman)
Councillors J Grime (Deputy), B Barr, J Flaherty, G Friend,
L Morgan, R Purnell, P Walker, D Keane, S Wright, J Wheeler and P
Carey (substitute for Cllr Maher).

DM25 Apologies for Absence

Apologies for absence were received from B Maher.

DM26 Code of Conduct – Declarations of Interest

<table>
<thead>
<tr>
<th>Councillor</th>
<th>Minute</th>
<th>Reason</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>S Wright</td>
<td>DM31</td>
<td>Member of Sir Thomas Boteler Educational Trust</td>
<td>Stood down from the committee and did not take part in the discussion or the vote thereon.</td>
</tr>
<tr>
<td>S Wright</td>
<td>DM32&amp;33</td>
<td>Ward Councillor for the area and Member of Torus Board</td>
<td>Stood down from the committee and did not take part in the discussion or the vote thereon</td>
</tr>
<tr>
<td>P Walker</td>
<td>DM31</td>
<td>Member of Sir Thomas Boteler Educational Trust</td>
<td>Stood down from the committee and did not take part in the discussion or the vote thereon</td>
</tr>
<tr>
<td>P Walker</td>
<td>DM32 &amp; 33</td>
<td>Previous Member of Golden Gates Housing Board but has not role within Golden Gates Housing or Torus</td>
<td>No involvement with the application, remained in the room and took part in the meeting.</td>
</tr>
<tr>
<td>B Barr</td>
<td>DM32 &amp; 33</td>
<td>Member of Helena Partnership Board, part of the Torus Group</td>
<td></td>
</tr>
<tr>
<td>J Flaherty</td>
<td>DM29</td>
<td>Ward Councillor for the area</td>
<td>No involvement with the application,</td>
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</table>
DM27  **Minutes**

Resolved,

That the minutes of the meeting held on 27 June 2018 were agreed as a correct record and signed by the Chairman.

DM28  **Planning Applications**

Resolved,

That Pursuant to the Town and Country Planning Act 1990 (As Amended) the applications for permission to develop land be considered and dealt with in the manner agreed.
Agenda Item 3

DM29  2017/31428 – James Lee House, Brick Street, Warrington, WA1 2PD - Full Planning - Proposed conversion of existing Chapel/Meeting room into six emergency overnight bedrooms, insertion of 4 new windows and one fire door.

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation for approval subject to conditions.

It was noted that this application had been deferred from a previous meeting.

Members noted the content of the update report.

Representations were heard in support of and against the application.

Resolved,

That application 2017/31428 be approved with conditions in accordance with the recommendation.

DM30  2018/32497 - Great Sankey High School, Barrow Hall Lane, Great Sankey, Warrington, WA5 3AA - Full Planning - Proposed single storey science block with pitched roof to include 11 new laboratories and hard landscaping to entrance area

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation for approval subject to conditions.

Members noted the content of the update report.

Resolved,

That application 2017/32497 be approved with conditions in accordance with the recommendation and information set out in the update report.

DM31  2018/32516 – Sir Thomas Boteler Church Of England High School, Grammar School Road, Latchford, Warrington, WA4 1JL - Full Planning - Proposed installation of a 2.4m high manually operated pedestrian and vehicle access gate to the access road

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation for approval subject to conditions.
Resolved,

That application 2018/32516 be approved with conditions in accordance with the recommendation.

DM32 2018/32579 - Former garages site behind/adjacent to 2, Former Garages, Longshaw Street, Warrington, WA5 0HT - Full Planning - Proposal for 6 new affordable apartments for rent with associated external works

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation for approval subject to conditions.

Members noted the content of the update report.

Representations were heard in support of the application.

Resolved,

That application 2018/32579 be refused on the ground of inadequate/ substandard carriageway width of proposed access resulting in pedestrian and highway safety concerns.

DM33 2018/32607 - Land on the corner of Longshaw Street and Troutbeck Avenue, Longshaw Street, Warrington, WA5 0DA - Full Planning - Proposed construction of 3 new dwelling houses

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation for approval subject to conditions.

Members noted the content of the verbal update report.

Resolved,

That application 2018/32607 be approved with conditions in accordance with the recommendation.
DM34 2018/32711 - Land adjacent The Chapel House Inn, Chapel Lane, Burtonwood And Westbrook, Warrington, WA5 4PT - Full Planning - Proposed erection of 5 no. apartments with associated external amenities, informal landscaping and car parking facilities. Retention of existing fences until development is complete

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation for approval subject to conditions.

Members noted the content of the update report.

Resolved,

That application 2018/32711 be approved with conditions in accordance with the recommendation.

DM35 2018/32761 - Plot 16 Winwick Road Industrial Estate, Athlone Road, Warrington, WA2 8JJ - Full Planning - Proposed change of use of land on eastern side of Athlone Road, from former coach depot and maintenance area [sui generis] to a Showperson's Yard [sui generis] including five pitches each pitch containing a static van and an associated tourer. The site will also accommodate the storage and maintenance of showground vehicles and equipment. The land on the western side of Athlone Road will be used to provide compensatory storage for the Flood Plain to mitigate the effects of raising site levels on the eastern side of Athlone Road

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation for approval subject to conditions.

Members noted the content of the update report.

Representations were heard in support of the application.

Resolved,

That application 2018/32761 be approved with conditions in accordance with the recommendation.
DM36 2018/32762 - Former Abattoir site, New Cut Lane, Warrington, WA1 4AG - Full Planning - Proposed change of use of site from a car park [sui generis] to a Showperson's Yard [sui generis], including five pitches each pitch containing a static van and an associated tourer. The site will also accommodate the storage and maintenance of showground vehicles and equipment

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation for approval subject to conditions.

Members noted the content of the update report.

Representations were heard in support of and against the application.

Resolved,

That application 2018/32762 be approved with conditions in accordance with the recommendation.
### DEVELOPMENT MANAGEMENT COMMITTEE

**Wednesday 15th August 2018**

**Start 18:30**

<table>
<thead>
<tr>
<th>Item</th>
<th>Page</th>
<th>App number</th>
<th>App Location/Description</th>
<th>Recommendation</th>
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<tbody>
<tr>
<td>1</td>
<td>3</td>
<td>2018/32808</td>
<td>Land bound by Delta Crescent, Westbrook Crescent and, Westbrook Way, Warrington</td>
<td>Approve</td>
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<tr>
<td></td>
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<td></td>
<td>Full Planning (Major) - Proposed construction of 79 residential dwellings, access, landscaping and associated works.</td>
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<tr>
<td>2</td>
<td>26</td>
<td>2018/32507</td>
<td>Great Sankey High School, Barrow Hall Lane, Great Sankey, Warrington, WA5 3AA</td>
<td>Approve</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Full Planning - Proposed construction of new sports hall</td>
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<tr>
<td>3</td>
<td>44</td>
<td>2018/32498</td>
<td>Great Sankey High School, Barrow Hall Lane, Great Sankey, Warrington, WA5 3AA</td>
<td>Approve</td>
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<tr>
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<td>Full Planning - Proposed new bridge across unnamed stream connecting to the existing school site</td>
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<tr>
<td>4</td>
<td>52</td>
<td>2018/32055</td>
<td>Woodend Farm, Woodend Lane, Rixton-With-Glazebrook, Warrington, WA3 6EG</td>
<td>Approve</td>
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<td></td>
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<td></td>
<td>Full Planning - Proposed demolition of existing tyres store building and its replacement with a new detached house</td>
<td></td>
</tr>
</tbody>
</table>
5 72 2018/32605 15, Ashberry Drive, Appleton, Warrington, WA4 4QS
Householder - Proposed two storey entrance hall and landing extension to front elevation (already built from implementation of Planning Approval 2017/29945), part two storey/part single storey bedrooms and kitchen extension to rear, with loft conversion with rear dormer window. (Resubmission of Planning Approval 2017/31164).

6 86 2018/32526 Land adjacent to, 3,5,7 and 9, Sycamore Crescent, Rixton-with-Glazebrook, Warrington, WA3 6JR
Full Planning - Proposed alterations to the grass verge area to provide additional resident parking provision, and new pedestrian access

7 97 2018/32677 23, York Drive, Grappenhall And Thelwall, Warrington, WA4 2EJ
Householder - Proposed single storey kitchen/family room extension to rear and replacement detached garage

8 106 2018/32988 31, School Brow, Fairfield And Howley, Warrington, WA1 2TA
Full Planning - Proposed redevelopment of the former Manx Arms site to provide one 5 bedroom House of Multiple Occupancy (HMO) and one 4 bedroom House of Multiple Occupancy (HMO) - sui generis

9 118 2018/32454 Caddicks Clematis Nursery, Lymm Road, Grappenhall And Thelwall, Warrington, WA4 2TG
Full Planning (Major) - Partially retrospective application for the use of land for the parking of cars, retention of one building and the demolition and clearance of other existing buildings

2
DEVELOPMENT CONTROL COMMITTEE DATE 15-Aug-2018

ITEM 1

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2018/32808</th>
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</thead>
<tbody>
<tr>
<td>Location:</td>
<td>Land bound by Delta Crescent, Westbrook Crescent and, Westbrook Way, Warrington</td>
</tr>
<tr>
<td>Ward:</td>
<td>Westbrook</td>
</tr>
<tr>
<td>Development</td>
<td>Full Planning (Major) - Proposed construction of 79 residential dwellings, access, landscaping and associated works.</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>11-May-2018</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Quorum Development Management Limited</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>09-Aug-2018</td>
</tr>
</tbody>
</table>

Reason for Referral to Committee

The application is referred to committee as the scheme does not comply with policy as the scheme does not provide the full planning obligations.

Human Rights

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:

Article 8 - The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1 - The right of peaceful enjoyment of possessions and protection of property.

Site Description

The application site is a 7.58 acres site which is irregular in shape. The site is bordered by Westbrook Crescent to the north, Cromwell Avenue to the east and Westbrook Way to the South. To the west the site is bounded by the existing built environment of Delta Crescent, the newly constructed residential estate and an area of woodland. The site is currently open land with trees surrounding the outskirts of the site.
Proposal

Full planning permission is sought for the erection of 79 dwellings with associated access, landscaping and associated works. The proposal is for a mix of 2, 3 and 4 bedroom properties that are a mixture of terraced, semi-detached and detached properties and there are:

- 12 – 2 bedroom properties – 15 percent;
- 54 – 3 bedroom properties – 68 percent; and
- 13 – 4 bedroom properties – 17 percent

The properties are proposed to all have a similar ridge height. The proposal has been amended during the application to address the concerns raised by the Highways Officer in relation to access to the site.

The application has been submitted with the following documentation:

- Aboricultural Impact Assessment;
- Contaminated Land Survey;
- Crime Impact Statement;
- Design and Access Statement;
- Ecological Assessment;
- Employment Land Statement
- Energy Statement;
- Flood Risk Assessment
- Landscape proposals;
- Materials information;
- Noise Assessment;
- Planning Statement;
- Refuse Management Plan;
- Transport Assessment;
- Travel Plan; and
- Viability Assessment

Policies

Revised National Planning Policy Framework July 2018
Chapter 5 – Delivering a sufficient supply of homes
Chapter 9 – Promoting sustainable transport
Chapter 11 – Making Effective Use of land
Chapter 12 – Achieving well-designed places
Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
Chapter 15 – Conserving and enhancing the natural environment

Warrington Core Strategy
Policy CS1 – Overall Spatial Strategy – Delivering Sustainable Development
Policy CS2 – Overall Spatial Strategy – Quantity and Distribution of Development
Policy CS3 – Overall Spatial Strategy – Maintaining a 10 Year Forward
Supply of Housing Land
Policy CS4 – Overall Spatial Strategy – Transport
PV1 – Development in Existing Employment Areas
Policy SN1 – Distribution and Nature of New Housing
Policy SN2 – Securing Mixed and Inclusive Neighbourhoods
Policy QE1 - Decentralised Energy Networks and Low Carbon Development
Policy QE3 – Green Infrastructure
Policy QE5 – Biodiversity and Geodiversity
Policy QE6 – Environment and Amenity Protection
Policy QE7 – Ensuring a High Quality Place
Policy MP1 – General Transport Principles
Policy MP7 – Transport Assessments and Travel Plans

Supplementary Planning Documents
Design and Construction
Environmental Protection
Standards for Parking in New Development

Relevant History

2016/29110 - Full Planning (Major) - Proposed Development of a food store (Use Class A1) and a retail terrace of up to six retail units (Use Class A1, A2, A3, A5 and D1); and specialist care residential facility (Use Class C2), including sub-station, access, car parking, servicing and landscaping - refused

Responses to consultation

Health: a contribution of £60,909 is required

Education: a contribution of £226,394 for secondary school places is required

Employment Development Manager: No objection subject to the proposed condition being added to any permission relating to local employment

Environmental Protection: No objection subject to the proposed conditions being added to any permission relating to contaminated land, construction management plan, glazing, ventilation and fences

LLFA: No objection subject to the proposed condition being added to any permission relating to the Flood Risk Assessment

Greater Manchester Ecology Unit: The proposal is not considered to cause any direct harm to any designated sites. The proposal is not considered to have a detrimental impact on bats but it is requested that conditions relating to bats are added to any permission. It is recommended that a buffer zone be introduced between the woodland trust area and the back of properties. Trees along the boundary with Westbrook Way are to be lost, although there is some compensation for these trees through new planting as part of the landscape plan. Conditions are also recommended in relation to the trees.
Highways Officer: No objection subject to the proposed conditions relating to pedestrian and cycle connectivity, construction management plan, maintenance plan, electrical charging points and visibility splays, a gift of the land for the creation of a cycle way and a financial contribution of £80,000

SABIC (Saudi Basic Industries Corporation previously the HSE): no objection following the receipt of additional information relating the location of the buffer zones on the site and the location of the residential properties

Tree Officer: No objection to the proposal but has concerns relating to the impact of the proposal on the adjacent woodland

Woodland Trust: Objects to the planning application on the grounds of potential disturbance and impact to the woodland trust site (Callands Wood). Until the following conditions are met, the Trust will continue to hold concerns regarding this application:
- No pathways or access into our site without expressed permission and agreement with the Trust prior.
- A minimum 30m buffer between all areas of our site and the adjacent housing, excluding gardens and the access road.

Responses to Notification

8 letters of objection (with 3 from the same address) have been received and these are summarised below:
- Access should be adjacent to the offices and not the houses on the Bloor Estate;
- Noise and disruption;
- Impact on wildlife;
- Loss of employment land;
- Traffic;
- Loss of Green Space;
- No need for more houses;
- Issue with High schools, doctors and dentists;
- Previous application was refused to protect the commercial interests of ASDA – as they haven't implemented their permission then the site remains suitable and viable for employment (A1 uses) and such uses would not undermine the viability of existing employment uses in close proximity – the grant of planning permission for residential development is premature;
- No playground so will be using the playground on the adjacent site which residents are paying for;
- Bloor Homes development were told this site was going to be a residential care home;
- Lack of pedestrian connectivity;
- Lack of green space; and
- Site could have been used for community purposes
Observations

Principle of Development

The Revised National Planning Policy Framework (NPPF) 2018 and policies of relevance within the Local Plan are considered to be the most appropriate framework against which to assess this proposal.

The NPPF is clear in its intention to boost significantly the supply of new housing and emphasises that housing applications should be considered in the context of presumption in favour of sustainable development.

The Council cannot demonstrate a 5 year housing land supply and therefore any relevant polices for the supply of housing as contained in the Local Plan Core Strategy are not to be considered up-to-date. (This includes the targets set out in Local Plan Core Strategy policy CS2 for at least 80% of all new homes in the Borough to be delivered on previously developed land; and the focus of Inner Warrington for the delivery of new residential development at around 60%).

The NPPF provides that where relevant policies are out-of-date planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework. Local Plan Core Strategy policy CS1 is consistent with this approach.

Paragraph 11 of the NPPF provides guidance on the presumption in favour of sustainable development. The NPPF also makes it clear that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF and the Local Plan.

The site is allocated within the local plan as employment land. Policy PV1 sets out the circumstances in which alternative non-employment related uses will be permitted. Paragraph 120 of the NPPF sets out that when the local planning authority considers there is no reasonable prospect of an application coming forward for the use allocated in a plan, that the land should be reallocated to a more deliverable use that can help to address identified needs and in the interim prior to updating the local plan, applications for alternative uses on the land should be supported where the proposed use would contribute to meeting an unmet need for development in the area.

The supporting statement of the application states that the application site cannot be delivered for B2 or B8 uses as such uses are no longer compatible with the neighbouring residential use which forms the remainder of this site to the immediate west. The statement also argues that the site is not suitable for B1 uses despite being marketed as such as it has been marketed for employment use since 2016 (when the applicant acquired the site) with no interest. The principle of the loss of the employment land on this site has already been accepted as part of the previous applications in 2016 and the
situation remains unchanged. It is not considered that the loss of employment land in this location would be detrimental to the strategic employment land supply in the borough.

The loss of the employment land in this location is considered to be acceptable, the site is considered to be a sustainable location as there is easy access to services and therefore the principle of the development is acceptable in NPPF and policy terms, subject to other considerations set out in the report.

Viability

The Planning Obligations SPD sets out the approach to seeking planning obligations for the provision of affordable housing, biodiversity, education, flood risk, green infrastructure/open space, pitch sports/recreation, health, local job/employment opportunities and transport/travel infrastructure required as a result of a new development.

The following contributions are considered necessary requirements to support the development proposed;

Health: £60,909
Education: £226,394 for secondary school places
Highways: £80,000 towards creation of a cycle way
Open space requirements
- Equipped play – Delivery of provision of equipped play space (aligned to a LEAP including 20/ metre buffers) on the application site
- Public open space – No provision of Parks & Gardens and Natural/semi-natural Green Space would be required, provided that the detailed scheme demonstrates that the existing forms of open space can be easily accessed from the development site. A requirement for provision of 0.1 ha informal play space. Any planning application should include details of the future management/maintenance arrangements.
- Pitch sports – potential financial contribution of £18,685 to facilitate off-site improvements to existing pitches and changing facilities at Mary Ann Meadows.
- Built Sport Facilities - financial contribution of £71,570 to contribute towards the provision of the Bewsey & Dallam Hub project
- 30% affordable housing

Local Plan Core Strategy (LPCS) policy SN2 seeks to ensure a mix of housing types and tenures to help secure mixed and inclusive neighbourhoods. Further detail is provided in the Planning Obligations Supplementary Planning Document (SPD). This is consistent with the Framework at paragraph 61 which seeks to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

Policy SN2 requires 30% affordable housing provision on this site of which
50% should be affordable for rent and 50% intermediate housing. On this site 30% of the properties would be 24 and therefore for a fully compliant scheme the applicants should be providing 24 properties with 12 being affordable rent and 12 intermediate housing.

The application has been submitted with a viability assessment and this has been independently assessed by the District Valuation Office. The conclusions reached in the viability report were that the site is not viable with the required affordable housing and financial contributions. The applicant has offered to either provide a financial contribution of £313,801 or provide 8 affordable units on the site with 4 being affordable rent and 4 properties for intermediate housing.

A decision was taken at ERGE Capital Investment Programme Group (CIPG) and Officer Local Plan Board regarding the provision of affordable housing at this site versus the financial contributions sought towards health, education, open space and highways – as set out above. The conclusions of this group were that it is recommended that the 8 onsite affordable units are accepted as there is a need for affordable units across the Authority which outweighs the other requirements in this instance.

The lack of a play area has been raised by the residents of the local residential area, the proposal includes areas of open space within it and as previously mentioned the submitted viability appraisal provided evidence that the scheme would not be viable if it included all aspects that are required by policy.

Both the SPD and policy SN2 state that a lower proportion of affordable housing may be permitted and a reduced amount of obligations agreed where it can clearly be demonstrated to the satisfaction of the Council that the development would otherwise not be financially viable, and that the obligations are being maximised.

In line with paragraph 11 of the National Planning Policy Framework, it is therefore necessary to consider whether or not the non-compliance with policy SN2 in terms of not meeting the 30 percent affordable housing provision on the site and the Planning Obligations SPD, is an adverse impact that would significantly and demonstrably outweigh the benefits.

The applicant has submitted a viability appraisal that demonstrates that the site is unviable with the full amount of affordable housing provided onsite. The viability appraisal has been independently assessed by the Valuation Office and is considered to be acceptable (A Part 2 report is provided with this agenda with further detailed information). The submitted viability report demonstrates that the site is not viable to pay the full section 106 contributions and the offered contribution of 8 affordable units is the maximum number of units that can be provided.

The development of the application site for housing is however considered to have wider benefits of investment in Warrington, and is an additional benefit.
Due to the viability of the site, the site would only be able to deliver 10% affordable housing on the site and this level of affordable housing complies with paragraph 64 of the NPPF 2018. The low number of affordable units and lack of planning obligations has to be weighed against the benefit of the site being delivered for housing. It is not considered that the low number of affordable units and lack of financial contributions is an adverse impact that would significantly and demonstrably outweigh the benefits of delivering housing on this site.

The VOA have advised that if the Council are minded to grant permission on the basis of reduced contributions a time scale for delivery should be agreed which if not met triggers a further viability review.

**Design Considerations**

A key design objective for new housing development is to create a place with a locally inspired or otherwise distinctive character. Policy QE6 of the Warrington Core Strategy states that the Council would only support development which would not lead to an adverse impact on the environment and would not have an unacceptable impact on the surrounding area. Policy QE7 requires development to reinforce local distinctiveness and enhance the character, appearance and function of the street scene, local area and wider townscape.

One of the core planning principles of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 127). Chapter 12 of the NPPF states that the Government attaches great importance to the design of the built environment - good design is a key aspect of sustainable development, is indissoluble from good planning, and should contribute positively to making places better for people. Paragraph 130 of the NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Policy CS1 of the Warrington Borough Council Core Strategy identifies the need to deliver high standards of design that have regard to local distinctiveness.

The planning application includes a Design and Access Statement which demonstrates how the proposal enhances the existing local character. The adjacent site to the west is an office development, the existing woodland and then a newly erected residential estate. There is no distinctive architectural style evident in the area as each development has its own architectural style but there are some common materials / features such as brick and roof materials, porches etc. that are fairly wide spread.

A common palette of materials, colours and features similar to that of neighbouring properties has been incorporated into the design of the
proposed houses. This provides a coherent integrated appearance and sense of identity to the development while enhancing the character and appearance of the area. The proposed dwellings have been designed to fit into the character of the area as they replicate details from the wider area while having their own identity as a development.

The proposed properties are considered to be in keeping with the character and appearance of the area and comply with policies QE6 and QE7 of the Warrington Core Strategy and the provisions of the NPPF.

Impact on Residential Amenity

The National Planning Policy Framework requires that new development should secure a good standard of amenity for all existing and future occupants. Core Strategy Policy CS1 identifies the need to safeguard public amenity, while QE6 identifies that consideration should be had to the need to respect the living conditions of existing neighbouring residential occupiers and future occupiers of new housing schemes in relation to overlooking/loss of privacy, outlook, sunlight, daylight, overshadowing, noise and disturbance.

The application site has residential properties located with their rear gardens adjacent to the footpath and access road serving the site. The neighbouring properties have objected to the development in relation to the use of this access as the access to the site and the impact that the development would have in relation to noise and disturbance. The impact on residential amenity during the build process can be controlled by conditioning that a construction management plan be submitted to and agreed in writing by the local planning authority. The use of this access for the development is covered in full within the Highways section of this report.

Due to the separation distances available on site, the proposal is not considered to have an unacceptable detrimental impact on the amenity of the neighbouring properties through overshadowing, overlooking and loss of privacy as the properties are located a distance away from the existing residential properties.

In relation to the residential amenity of the future occupiers of the building, the properties have been designed so that there is adequate separation distances between the habitable windows of the properties and amenity space separating the properties.

The neighbouring site to the west has commercial businesses located on the site, with the closest building (Sirius House) having windows facing towards the application site. To prevent overlooking of these properties, they have been located with the parking separating and drive separating the properties from the shared boundary. Due to the separation distance available on the site the proposal is considered to preserve the residential amenity of the future occupiers of the site.

The application site has busy roads located to the north, east and south of the
application site which are Westbrook Crescent, Cromwell Avenue and Westbrook Way. The application has been submitted with an acoustic report and this information has been assessed by the Environmental Protection Team. The acoustic report recommends that recommends that acoustic fencing be included around all the properties whose rear garden back onto Westbrook Crescent, Cromwell Avenue and Westbrook Way and that specific glazing be included within the properties. With the proposed conditions, the residential amenity of the future occupiers of the properties is considered to be preserved in relation to noise.

It is considered that that the proposal would not have an unacceptable impact on the existing businesses, the residential amenity of neighbouring residential properties and that with the proposed conditions the living conditions of the future occupiers of the site are preserved.

Highways

The application has been amended during its process to address concerns raised by the highways officer in relation to connectivity, width of street bends and parking. Traditionally front boundary treatments are 1 metre in height and this height is not considered acceptable as it restricts the visibility of drivers entering and existing driveways and at junctions, therefore a condition is recommended to add to any permission removing the permitted development rights for front boundary treatments to go above 0.6 metres.

The proposed scheme relies on a single vehicular access which is a shared access with the existing development located on the adjacent site and it is also proposed to include an emergency access. The use of the single access point with a designated emergency access is considered to be acceptable. Pedestrian and cycle accessibility is proposed from all sides of the development and it is requested that an area of land to the south of the site is gifted to the Authority to facilitate development of a cycleway. It is recognised that the £80k contribution towards the shared cycle/footway will not be provided by the applicant however the gift of the land is considered critical to delivering this benefit to the area.

All units have sufficient parking within the curtilage. Generally the carriageway is 5.5 metres in width which allows for parking on one side of straight sections only. The concern is that obstruction may occur and footway parking is likely and local widening has been proposed to mitigate this. Allocated parking should be provided with passive electric vehicle charging and where houses have garages, the charging points are to be in the garages.

With the proposed conditions, the parking and access arrangements are deemed to be acceptable and therefore it is not considered that the proposal would raise any significant issues from a highway safety perspective. The proposed development is therefore considered to be in accordance with policies CS1, QE6, MP1 and MP7 of the Warrington Borough Council Core Strategy.
Impact on ecology

*Impact on designated nature conservation sites* – the application site is not designated for its nature conservation interest and is within 50 metres of a the Local Wildlife Site ‘May Ann Plantation’ with the application site being separated from this site by Westbrook Way. The development is not considered to cause a direct harm to any designated sites.

*Impact on specially protected species* – The application site does support habitats that are used by Bats for feeding. Whilst all UK species of bats and their roosting place are specially protected in Law, it is not considered that the losses to bat feeding resources would cause substantive harm to local bat populations because there is ample alternative bat feeding habitat nearby and some compensation for lost trees is proposed through new tree and shrub planting, further precautions are regards bats are justified.

*Trees* – There are no objection to the removal of the trees on site. The Woodland Trust has objected to the development and has recommended that a 30 metre buffer zone be maintained between the application site and the adjacent woodland (Callands Wood). Callands Wood is described by the Woodland Trust as secondary woodland and does not benefit from statutory protection. If a buffer zone of 30 metres was applied to the site then a significant percentage of the site would be sterilised which would lead to the loss of 28 percent of the properties proposed on the site. Proposals for avoidance of harm to trees during construction have been put forward in the Arboriculture Report and these measures are acceptable but this report does not address the potential for future harm. The rear gardens of proposed properties abutting Callands Woods are a minimum of 9 metres in depth. It is accepted that there might be future pressure from the future residents of the adjacent properties to prune the trees, however, these trees are not protected and the landowners are entitled to trim overhanging branches back. It is not considered that the future impact on the trees is an adverse impact that would significantly and demonstrably outweigh the benefits of delivering housing on this site.

The proposal also includes landscaping and it is recommended to add a condition requiring this to occur in the planting season following the completion of the building along with the replacement of the planting if any fails within 5 years of the date of planting.

Other Issues

The scheme gives opportunities for the employment of local people through the build process and for the use of local businesses for materials. This fits with the vision of improved employment and success of the authority.

**Recommendation**

Approve subject to Section 106 Agreement
Conditions & Reasons

1. The development hereby approved shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

2. The development shall be carried out in accordance with the following documents:

   (a) The planning application forms, design and access statement, flood risk assessment, aboricultural impact assessment and additional information received by Warrington Borough Council on 17/05/2018
   (b) Submitted drawing numbers Location Plan - 18/06/OS01, V2 ADE-01, V2 BOW-01, V2 BRE-01, V2 CLG-01, V2 LAW-01, V2 MAR-01, V2 MEA-01, V2 SG1-01 and V2 DGP-01 received on 17/05/2018
   (c) Submitted drawing numbers 5689.01B LP JUL18, 5689.02B LP JUL18, 5689.03B LP JUL18, 18-06-P01-Proposed Site Layout - Rev G, 18-06-P02-Boundary Treatments- Rev G; 18-06-P03-Materials & Hard Landscaping Plan Rev G, 18-06-P04-Refuse Management-Rev G, 18-06-P05-Affordable Housing Location Plan - Rev G, 18-06-SS01-Proposed Streetscenes & Section - REV A, 5689.01B LP JUL18, 5689.02B LP JUL18, and 5689.03B LP JUL18 received on 23/07/2018.

Reason: for the avoidance of doubt and to enable Warrington Borough Council to adequately control the development and to minimise its impact on the amenities of the local area and to conform with Policy QE7 of the Warrington Core Strategy.

3. Prior to development commencing on site, plans showing existing and proposed levels across the site and including finished slab levels of all proposed buildings shall be submitted to and agreed in writing by the Local Planning Authority. Proposed plans shall include a level (eg. highway or footpath) adjacent to the site that will remain fixed/unchanged.

Reason: No details of these matters have been submitted with the application and bearing in mind the topography of the site and to accord with Policy QE6 of the Warrington Core Strategy and the Warrington Design and Construction SPD (2010).

4. Prior to the occupation of the first property a scheme for the provision of affordable housing shall be submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with approved plan 18-06-P05-Affordable Housing Location Plan - Rev G and shall meet the definition of affordable housing in Annexe 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:
   1. the arrangements for the transfer of the affordable housing to an
affordable housing provider (or the management of the affordable housing) (if no Registered Provider involved)
2. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing, and
3. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: In order that the proposal accords with Policy SN2 of the Warrington Core Strategy and the National Planning Policy Framework. A pre-commencement condition is necessary as they type/tenure and number of affordable housing units may have impacts in terms of layout. If this were left to prior to occupation stage it may be too late to re-consider matters of layout.

5. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to the Local Planning for approval. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
   i. the parking of vehicles of site operatives and visitors
   ii. loading and unloading of plant and materials
   iii. storage of plant and materials used in constructing the development
   iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
   v. wheel washing facilities
   vi. measures to control the emission of dust and dirt during construction
   vii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: In order to comply with Policy QE6 of the Warrington Core Strategy. A pre-commencement condition is needed so that all construction matters are properly controlled prior to commencement of all development including construction.

6. Prior to the first occupation of each individual property the approved refuse scheme as shown on approved drawing number 18-06-P04-Refuse Management-Rev G shall be implemented fully for that property and thereafter retained.

Reason: In the interests of visual amenity and to accord with Policy QE7 of the Warrington Core Strategy.

7. Prior to the first occupation of any of the buildings hereby approved details of the bin stores shall be submitted to and approved by the Local Planning Authority. The approved bin stores shall be implemented prior to first use/occupation of the development hereby approved and thereafter retained.

Reason: In the interests of visual amenity and to accord with Policy QE7 of the Warrington Core Strategy.

8. Notwithstanding the provisions of the Town and Country Planning
(General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification): (i) no external alterations shall be carried out to the dwelling(s) (ii) no extensions shall be carried out to the dwelling(s) (iii) no garages or outbuildings shall be erected within the curtilage of the dwelling(s) (iv) no vehicle standing space or hardstanding shall be provided within the curtilage of the dwelling(s) (v) no gates, walls, fences or other structures shall be erected along any boundary to the curtilage of the dwelling(s) (vi) no means of vehicular access shall be constructed to the curtilage of the dwelling(s) (vii) no windows or dormer windows shall be added to the dwelling(s) other than those expressly authorised by this permission, unless planning permission for such development has been granted by the Local Planning Authority.

Reason: In the interests of visual amenity and in order to protect the amenities of the occupiers of neighbouring properties and to comply with Policy QE6 of the Warrington Local Plan Core Strategy.

9. Prior to the first use/occupation of each dwelling, the car parking spaces identified on plan 18-06-P01-Proposed Site Layout - Rev G received on 23/07/2018 shall be implemented and thereafter retained.

Reason: To ensure that off-street parking is maintained for the safe, efficient and convenient movement of all highway users and to comply with Policy QE6 of the Warrington Core Strategy and Warrington SPD: Standards for Parking in new Development.

10. Prior to the buildings going above slab level, written and photographic details (including manufacturer’s details) of external facing materials shall be submitted to the local planning authority for approval. Materials samples shall be made available to view on site and shall NOT be deposited with the Local Planning Authority. The development shall be constructed in accordance with the approved details/samples.

Reason: In order to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction

11. During the first planting season following the commencement of any phase or part of any phase of the development hereby approved the landscaping details as indicated on the approved plans shall be carried out to the satisfaction of the local planning authority. Any trees, plants or shrubs so planted which die or are felled, uprooted, willfully damaged or destroyed within five years of the date of planting shall be replaced by the applicants or their successors in title.

Reason: To ensure a satisfactory form of development and to enhance the visual amenities of the locality, and to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction.

12. All works to trees shall be undertaken in accordance with the
recommendations in the submitted aboricultural impact assessment. All trees located within Callands Wood shall be protected in accordance with BS 5837:2012 Trees in relation to design, demolition and construction. The development shall not commence unless and until the measures required by the British Standard 5837:2012 are implemented and all measures required shall continue until the development has been completed.

Reason: To ensure that the trees on the site are protected during construction works in the interests of local amenity, and in order to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction.

13. Prior to the erection of any building(s) hereby approved the applicant shall submit for the approval by the Local Planning Authority detailed proposals for the incorporation of features into the scheme suitable for use by roosting bats. The approved proposals shall be permanently installed in accordance with approved details prior to the first occupation of the site.

Reason: To protect species of conservation concern and to accord with the NPPF.

14. No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: To ensure that birds are protected and their habitat enhanced, in accordance with Circular 06/05, the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats, & c.) Regulations 2010 and in order to comply with the NPPF and Policy QE5 of the Warrington Core Strategy.

15. Contaminated Land Condition: Characterisation & Remediation Strategy

No development (other than demolition and site clearance works) shall take place until the steps in Sections A and B below are undertaken:

A: CHARACTERISATION: With specific consideration to human health, controlled waters and wider environmental factors, the following documents must be provided (as necessary) to characterise the site in terms of potential risk to sensitive receptors:
• Preliminary Risk Assessment (PRA or Desk Study)
• Generic Quantitative Risk Assessment (GQRA) informed by a Intrusive Site Investigation
• Detailed Quantitative Risk Assessment (DQRA)
• Remedial Options Appraisal
Completing a PRA is the minimum requirement. DQRA should only to be submitted if GQRA findings require it.

B: SUBMISSION OF A REMEDIATION & VERIFICATION STRATEGY:
As determined by the findings of Section A above, a remediation strategy (if required) and verification (validation) strategy shall submitted in writing to and agreed with the LPA. This strategy shall ensure the site is suitable for the intended use and mitigate risks to identified receptors. This strategy should be derived from a Remedial Options Appraisal and must detail the proposed remediation measures/objectives and how proposed remedial measures will be verified.

The actions required in Sections A and B shall adhere to the following guidance: CLR11 (Environment Agency/DEFRA, 2004), BS10175 (British Standards Institution, 2011), C665 (CIRIA, 2007).

Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion and to comply with Policy QE6 of the Adopted Local Plan Core Strategy (July 2014) and the provisions of the National Planning Policy Framework (March 2012), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

Disclaimer: Irrespective of any involvement by this LPA, the responsibility to address contaminated land issues, including safe (re)development and secure occupancy, resides entirely with the Landowner/Developer of the site.

16. Contaminated Land Condition: Completion
The development shall not be taken into use until the following requirements have been met and required information submitted to and approved by the Local Planning Authority (LPA):

A: REMEDIATION & VERIFICATION: Remediation (if required) and verification shall be carried out in accordance with an approved strategy. Following completion of all remediation and verification measures, a Verification Report must be submitted to the LPA for approval.

B: REPORTING OF UNEXPECTED CONTAMINATION All unexpected or previously-unidentified contamination encountered during development works must be reported immediately to the LPA and works halted within the affected area(s). Prior to site works recommencing in the affected area(s), the contamination must be characterised by intrusive investigation, risk assessed (with remediation/verification measures proposed as necessary) and a revised remediation and verification strategy submitted in writing and agreed by the LPA.

C: LONG-TERM MONITORING & MAINTENANCE If required in the
agreed remediation or verification strategy, all monitoring and/or maintenance of remedial measures shall be carried out in accordance with the approved details.

The site shall not be taken into use until remediation and verification are completed. The actions required to be carried out in Sections A to C above shall adhere to the following guidance: CLR11 (Environment Agency/DEFRA, 2004), BS10175 (British Standards Institution, 2011), C665 (CIRIA, 2007).

Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion and to comply with the provisions of Policy QE6 of the Adopted Local Plan Core Strategy (July 2014), and the provisions of the National Planning Policy Framework (March 2018), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

Disclaimer - Irrespective of any involvement by this LPA, the responsibility to address contaminated land issues, including safe (re)development and secure occupancy, resides entirely with the Landowner/Developer of the site.

17. The glazing and ventilation for all properties shall be in accordance with the following specifications:

Window Performance – Rw + Ctr dB - No less than 25

Ventilator Performance – Dnew + Ctr dB – No less than 32

1.8m close boarded timber fences shall be erected around all rear garden areas which back onto Westbrook Crescent, Cromwell Avenue or Westbrook Way. and the fences shall have a minimum density of 10kg/m2.

Reason: To protect residential amenity from impacts of noise from road traffic and nearby commercial activities.

In accordance with: Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); Paragraph 123 of the National Planning Policy Framework (March 2012); and Sections 3 and 6 of the Environmental Protection Supplementary Planning Document (May 2013)

18. Prior to the implementation of any external lighting on the rear elevations of the properties backing onto Callands Wood and the adjacent street lighting on the proposed estate road, details of this external lighting shall be submitted to the Local Planning Authority for approval. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard the ecological interest of the adjacent site and to comply with Policy QE5 of the Warrington Core Strategy.

19. Prior to the first occupation of the development hereby permitted, a scheme for pedestrian connectivity including timescales shall be submitted to and agreed in writing with the local planning authority. The scheme shall include details of pedestrian links for the following locations:

From the footpath connecting the development with the Bloor development, approximately in line with unit two on the south side of the access road/Delta Crescent to the proposed footway on the south side of the access road/Delta Crescent.

The approved scheme shall be provided in accordance with the agreed timescales and details and retained for use as such thereafter.

Reason - To ensure adequate provision in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington and with the Standards for Parking in New Development SPD.

20. Prior to the first occupation of the development hereby permitted, a scheme for shared use cycle and pedestrian access including timescales shall be submitted to and agreed in writing by the local planning authority. The scheme shall include details of pedestrian/cycle links for the following locations:

From the east of the development to Cromwell Avenue;
From the south of the development to Westbrook Way; and
From the north of the development to Westbrook Crescent.

The link to Westbrook Avenue shall be capable of allowing access for emergency vehicles and the others constructed to full adoptable standards, with a minimum running width of 3m. The approved scheme shall be provided in accordance with the agreed timescales and details and retained for use as such thereafter.

Reason - To ensure adequate provision in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington and with the Standards for Parking in New Development SPD.

21. Prior to the first occupation of the development hereby permitted, a Maintenance Plan for all private drives to protect the occupants of all private access roads shall be submitted to and approved in writing by the local planning authority. As a minimum the plan shall address, but not be limited to responsibilities, budgets, lighting, drainage as well as hard and soft landscaping.

Reason - To ensure adequate provision in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington and with the Standards for Parking in New Development SPD.
22. Prior to the occupation of the development, details of a scheme of electric vehicle charging points to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the approved details.

Reason: In order to achieve secure a complete and satisfactory form of development in accordance with Policies QE6 and MP3 of the Warrington Local Plan Core Strategy.

23. Prior to the first occupation of the development hereby permitted, visibility splays of 2.4m by 25m shall be provided at all junctions and drives. In addition splays of 2m by 2m (measured at back of footway) shall be provided for all drives prior to first occupation and retained for use as such thereafter. Nothing shall be built planted or allowed to grow above 600mm within the visibility splays.

Reason - To ensure adequate provision in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington and with the Standards for Parking in New Development SPD.

24. Prior to the commencement of development a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall demonstrate:
   i) The utilisation of holding sustainable drainage techniques which incorporate at least two differing forms of SuDS treatment in accordance with Table 3.3 of CIRIA C697 'The SuDS Manual prior to discharging from the site.
   ii) Infiltration testing has been carried out to confirm (or otherwise) the suitability of the site for the use of infiltration as a drainage element, and the FRA has been updated accordingly to reflect this in the drainage strategy.
   iii) The limitation of surface water run-off to an agreed runoff rate;
   iv) The ability to accommodate surface water run-off on-site up to the critical 1 in 100 year event plus an appropriate allowance for climate change, based upon the submission of drainage calculations; and
   v) Responsibility for the future maintenance of drainage features.

Reason: To prevent flooding and to ensure that the development promotes sustainable drainage.

25. This permission does not grant or imply consent for the felling of any trees on the site with the exception of the trees identified as to be removed within the approved plans.

Reason: For the avoidance of doubt as there are a number of trees within the site covered by Tree Preservation Orders, and in order to
comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction.

26. The garages hereby approved shall be used solely for the purpose of housing a private motor vehicle or other uses incidental to the enjoyment of the dwelling and no trade or business shall be carried out in or from the building.

Reason: In order to comply with Policy QE6 of the Warrington Core Strategy

27. None of the building(s) hereby approved shall be constructed until written and photographic details (including manufacturer’s details) of external facing materials shall be submitted to the local planning authority for approval. Materials samples shall be made available to view on site and shall NOT be deposited with the Local Planning Authority. The development shall be constructed in accordance with the approved details/samples.

Reason: In order to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction
Appendix One – Proposed Site Layout Plan
Appendix Two – Proposed Streetscene
**ITEM 2**

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2018/32507</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>Great Sankey High School, Barrow Hall Lane, Great Sankey, Warrington, WA5 3AA</td>
</tr>
<tr>
<td>Ward:</td>
<td>Great Sankey North and Whittle Hall</td>
</tr>
<tr>
<td>Development:</td>
<td>Full Planning - Proposed construction of new sports hall</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>28-Mar-2018</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Mr Wright – Great Sankey High School</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>26-Jun-2018</td>
</tr>
</tbody>
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**Reason for Referral**

The Council has an ownership interest in the part of the site currently occupied by the former Barrow Hall Primary School buildings.

**Human Rights**

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

Article 8 - The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1 - The right of peaceful enjoyment of possessions and protection of property.

**Site & Proposal**

The proposed sports hall would provide a modern “four court” playing area with changing rooms and storage space, to accommodate up to 60 persons in home and away teams, in line with Sport England guidance.

The new building would be arranged around a central plaza that would connect with the proposed new science block (2018/32497) – approved at the 18th July 2018 meeting of DMC - and potentially with further, planned development at the school - and would entail new hard and soft landscaping. The new building would also help develop the School's functionality, by
providing better support for exam seasons – and would benefit the community by shared use of the facility for sports. Sports England have suggested that a Community Use Agreement (CUA) is entered into - to secure and arrange such shared use.

As part of the proposed CUA, the building would be made available to encourage participation in sport and fitness - there is likely to be classes such as martial arts, general fitness, basketball practice, 5-a-side football and other such activities.

The new building would be sited between the former infant school buildings, and the Barrow/ Whittle Brook corridor, on land subject to flood risk zones 2 and 3.

Planning Policies

Revised National Planning Policy Framework 2018
Sustainable new development (Chapter 2); promoting healthy and safe communities (Chapter 8); climate change (Chapter 14) and protected species (Chapter 15).

Local Plan Core Strategy
CS1 – Delivering Sustainable Development
SN7 – Enhancing Health and Well-being
QE1 – Decentralised Energy Networks and Low Carbon Development
QE3 - Green Infrastructure
QE4 – Flood Risk
QE5 – Biodiversity & Geodiversity
QE6 – Environment & Amenity Protection
QE7 – Ensuring a High Quality Place
QE8 – Historic Environment
MP1 – General Transport Principles
MP3 – Active Travel
MP7 – Transport Assessments & Travel Plans

Supplementary Planning Documents
Design & Construction
Environmental Protection
Standards for Parking in New Development

Notification Responses

Ward Councillor (s) – No response.

Parish Council – No response.

Neighbours – No response.
Consultation Responses

**WBC Highways** – No objection subject to conditions.

**WBC Environmental Protection** – No objection subject to conditions.

**WBC Ecology** – No objection, subject to condition.

**WBC Trees** – No objection, subject to condition.

**LLFA Flood Risk** – No objection.

**Environment Agency** – No objection subject to condition.

**United Utilities** – No objection subject to condition.

**Sport England** – No objection subject to a Community Use Agreement.

Observations

**Principle**
The site is within the urban area and the proposal is acceptable in principle. Work is well underway at the nearby Great Sankey Leisure Centre - to the immediate north of the High School site – where large scale redevelopment was approved in August 2015 (2015/25913) – and which will eventually form a continuous complex with the High School campus.

The proposal accords with Local Plan Core Strategy policy CS1, as a matter of principle.

**Character and Appearance**
The maximum height of this substantial building would be circa 12 metres at the roof apex. It would be circa 9.5m high at its eaves. This would compare with a 15 metre maximum height of the existing sixth form block.

Externally, lower levels would be brickwork with the higher levels being a composite cladding and a metal profile roof.

The height and size of the building would be less than that exhibited at the nearby leisure centre redevelopment, and being situated at the “back” of the school site and hemmed in by substantial tree cover – the building is not able to strongly influence the streetscene.

Although utilitarian, the building would be acceptable as a modern and high quality addition to the school complex itself, and add to the attractive family of buildings and outdoor spaces at the school.

The proposal accords with Local Plan Core Strategy policies CS1 and QE7 in these regards.
Impact on Living Conditions
The nearest dwellings to the site are circa 110 metres away on the far side of Barrow Hall Lane, and circa 85 metres to the rear garden fences of houses on Cronulla Drive beyond the woodland belt.

These interface distances limit the potential for harmful impact on residential living conditions, by way of visual intrusion and noise.

Additional acoustic information has been submitted, which confirms that the building has been designed to provide acoustic reduction – with a double layer of brick, composite panels and with a main entrance lobby area that prevents noise breakout when doors are opened. All external fire escape doors are heavy duty steel security doors with weathering that will provide a significant degree of noise attenuation. The report concludes that current external ambient noise levels will not be exceeded considering the activities likely to take place inside - including the playing of music up to 86dB (a worst case scenario).

The applicant has confirmed that the proposed hours of use by the community for the sports hall will be between 6pm and 9pm Monday to Friday and 10am to 4pm on Saturday and Sunday, which would not result in undue disturbance to nearby living conditions.
Car parking provision for community use of the Sports Hall will be adjacent to the Science Block on the former infant school site. It is not anticipated that activities in the building would result in visitors arriving by coach. The Community Use Agreement will not deliver the facility for competitive sport, with visiting teams and spectators – and this level of participation is not a requirement of Sport England. In any event, such activity is likely to be absorbed by the adjacent leisure centre.

The use of the area of existing parking, which is to be retained, as parking to serve the sports hall outside core school hours is acceptable, and would not impinge on living conditions at the nearest dwellings. This area would provide 9 spaces and 1 disabled. A second, nearby area in front of the primary school building would provide a further 7 spaces and 1 disabled space – as shown in red hatching below:-

A Construction Environmental Management Plan would impose control over the demolition and construction phases, including the hours and days of such activity.

The proposal accords with Local Plan Core Strategy policies CS1 and QE6 in these regards.

Flood Risk
As the proposed building would be in Flood Zone 3, the NPPF requires the proposal to be subject to both a Sequential and an Exceptions test.

The objective of the Sequential approach is to direct development to areas at lower risk of flooding

The Exceptions test is a method to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available.
In essence, the two tests require proposed development to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.

A flood risk assessment (FRA), including a sequential flood risk assessment, have been submitted, which takes account of the construction of the sports hall building on an area of grass/ playing field near land currently occupied by the former Barrow Hall Primary School buildings.

In sequential terms, it is accepted that the proposal – together with the proposed new science block (2018/32497), approved at Development management Committee on 18th July 2018– would capitalise on the opportunity to locate new teaching facilities immediately adjacent to the existing school site, and to develop a single, larger campus at the site – where the needs of West Warrington for school laces can be met.

In addition, these facilities need to be close to, and part of, the existing school site – to enable the school to meet safeguarding and timetabling obligations, and to provide a coherent and compact school campus.

Overall, it is accepted that there is no other land within the existing school grounds which could accommodate the building (previous efforts led to insurmountable objection from Sport England). It is also accepted that there is no sequentially preferable site in the Borough at which the new sports and exam hall could realistically and economically be located.

The FRA proposes a number of physical measures which would mitigate against the known flood risk, without worsening the risk of flooding elsewhere, and these would be made the subject of condition. Such measures include the raising of ground floor levels; the provision of compensatory flood storage, together with flood resistance and resilience measures at ground floor level. Subject to the implementation of these measures, the proposed sports hall building would comply with the exceptions test, and would show sustainability benefits to the community which would outweigh the risk of flooding, and that it would be safe for its lifetime. The proposed shared use of the building – via a Community Use Agreement – together with the benefits of concentrating new facilities at the site of the existing High School, are considered to be compelling public benefits in this case.

The proposal accords with Local Plan Core Strategy policies CS1 and QE4 in these regards.

Trees and Ecology
There is substantial tree cover around the edge of the school grounds, along the watercourse corridors. The site has been surveyed for great crested newts (GCN) and for water voles. GCNs have been confirmed as not present at the site or within the survey area.
No firm evidence of water voles was detected during an updated survey on 19th June 2018 and so no adverse impacts on water voles are predicted.

Water voles are a mobile species – so it is recommended that a further survey is undertaken if work does not begin on site within two years.

The protection of trees during the course of demolition and construction works and the prohibition of work to them during the bird nesting season would prevent serious harm to birdlife – and would also be controlled by conditions. The proposal accords with Local Plan Core Strategy policies CS1 and QE3 in these regards.

Access and Parking Matters
The numbers of students and teachers at the High School are forecast to increase as follows:-

<table>
<thead>
<tr>
<th>Year</th>
<th>Teachers</th>
<th>11-16 years</th>
<th>6th Form</th>
<th>Total</th>
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<tr>
<td>2017-2018</td>
<td>120</td>
<td>1552</td>
<td>294</td>
<td>1966</td>
<td>0</td>
</tr>
<tr>
<td>2018-2019</td>
<td>120</td>
<td>1646</td>
<td>320</td>
<td>2086</td>
<td>120</td>
</tr>
<tr>
<td>2019-2020</td>
<td>130</td>
<td>1725</td>
<td>340</td>
<td>2195</td>
<td>109</td>
</tr>
<tr>
<td>2020-2021</td>
<td>131</td>
<td>1789</td>
<td>360</td>
<td>2280</td>
<td>85</td>
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<tr>
<td>2021-2022</td>
<td>135</td>
<td>1866</td>
<td>380</td>
<td>2381</td>
<td>101</td>
</tr>
<tr>
<td>2022-2023</td>
<td>135</td>
<td>1905</td>
<td>400</td>
<td>2440</td>
<td>59</td>
</tr>
</tbody>
</table>

The proposal is not likely to have a noticeable impact on the use of Barrow Hall Lane or other nearby parts of the road network, nor on road safety.

Existing access points from Barrow Hall Road and parking provision would be retained. A new pedestrian bridge over a brook (the subject of planning application 2018/32498) would provide improved internal linkage within the school campus.

The additional staff would number less than were associated with the former primary school.

The level of on-site car parking is considered acceptable, in connection with intended shared, community use of the building – given use by the wider public only outside core school hours and the availability of other off road parking at the nearby leisure centre.

The proposal accords with Local Plan Core Strategy policies CS1; MP1 and MP7 in these regards.

Community Use
The School applicant has confirmed that the proposed hours of use by the community for the sports hall will be between 6pm and 9pm Monday to Friday.
and 10am to 4pm on Saturday and Sunday.

The use of the building to encourage participation in various sports and activities at “grass roots” level is supported by Sport England, and will be subject to condition.

Adequate parking in suitable locations would be provided for use by visitors to the building outside school core hours, without impacting harmfully on living conditions at the nearest dwellings.

Sport England have confirmed their satisfaction with the terms of the proposed Community Use Agreement, which would be secured by condition. The proposal accords with Local Plan Core Strategy policies CS1 and SN7 in these regards.

**Recommendation**

Approve subject to Conditions

**Conditions & Reasons**

1. The development hereby approved shall be commenced before the expiration of three years from the date of this permission.

   **Reason** - To ensure that the local planning authority retains the right to review unimplemented permissions and to comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

2. This permission shall not be implemented otherwise in accordance with the following:
   
   2190.05.201 – Site Location Plan_P1
   2190.05.203 – Proposed Site Plan_P1
   2190.05.203 – Proposed Site Plan – showing parking areas_P3
   2190.05.204 – Proposed Drainage Layout_P3
   2190.05.304 – Proposed Floor Plans_T3
   2190.05.401 – Proposed Elevations_P1
   2190.05.501 – Site Sections - Existing_P1
   2190.05.502 – Site Sections – Proposed_P1
   2190.05.503 – GA Sections_P1

   **Reason** - To define this permission.

3. Prior to the commencement of development a plan showing root protections areas for the retained trees shall be submitted to and approved in writing by the local planning authority. Thereafter details of the construction of any part of the development which runs through the root protection areas of retained trees and how damage to tree roots will be minimised, shall be submitted to and approved in writing by the local planning authority, prior to their installation. Development shall then be carried out in complete accordance with the approved details.
Reason – To ensure that important trees are adequately protected in the interests of the character and appearance of the development in accordance with policies CS1; QE3 and QE7 of the Local Plan Core Strategy for Warrington and with the Council's adopted Design and Construction SPD.

4. All trees to be retained on site shall be protected in accordance with British Standard BS 5837: 2012 (Trees in relation to design, demolition and construction). The development shall not commence unless and until the measures required shall continue until the development has been completed.

Reason – To ensure that important trees are adequately protected in the interests of the character and appearance of the development in accordance with policies CS1; QE3 and QE7 of the Local Plan Core Strategy for Warrington and with the Council's adopted Design and Construction SPD.

5. Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall not be undertaken between March and July inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections approved by the Local Planning Authority.

Reason: In order to avoid adverse impacts on nesting birds and to comply with the Wildlife and Countryside Act 1981 (as amended)] and the NPPF.

6. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA

1. Provision of compensatory flood storage.
2. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven.
3. Finished floor level of the proposed building is to be set no lower than 16.0 m above Ordnance Datum (AOD).

Reason - To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided; the submitted FRA explains that the proposed building is to be raised above existing ground levels on columns, to allow flood waters to flow under the building; to ensure safe access and egress from and to the site and to reduce the risk of flooding to the proposed development and future occupants in accordance with policies CS1 and QE4 of the Local Plan Core Strategy for Warrington, with the Council's adopted Design and Construction SPD and with part 14 of the revised Framework.
7. The use of the building hereby approved as a sports hall shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to the use of the building as a sports hall and include details of pricing policy, hours and days of use, access by non-educational establishment users, management responsibilities including the management of visitor parking and a mechanism for review. The building shall not be used otherwise than in strict compliance with the approved community use agreement.

Reason: To secure well managed safe community access to the sports hall, to ensure sufficient benefit to the development of sport and to safeguard the living conditions of occupiers of residential properties in accordance with policies CS1, SN7 and QE6 of the Local Plan Core Strategy for Warrington.

8. Prior to the first use of the building hereby approved a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

   a. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Management Company/Body; and
   b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development in accordance with Policy QE 4 of the Warrington Core Strategy.

9. No development (other than demolition and site clearance works) shall take place until the steps in Sections A and B below are undertaken:

   A CHARACTERISATION: With specific consideration to human health, controlled waters and wider environmental factors, the following
documents must be provided (as necessary) to characterise the site in terms of potential risk to sensitive receptors:
• Preliminary Risk Assessment (PRA or Desk Study)
• Generic Quantitative Risk Assessment (GQRA) informed by a Intrusive Site Investigation
• Detailed Quantitative Risk Assessment (DQRA)
• Remedial Options Appraisal
Completing a PRA is the minimum requirement. DQRA should only to be submitted if GQRA findings require it.

B SUBMISSION OF A REMEDIATION & VERIFICATION STRATEGY:
As determined by the findings of Section A above, a remediation strategy (if required) and verification (validation) strategy shall submitted in writing to and agreed with the LPA. This strategy shall ensure the site is suitable for the intended use and mitigate risks to identified receptors. This strategy should be derived from a Remedial Options Appraisal and must detail the proposed remediation measures/objectives and how proposed remedial measures will be verified.

The actions required in Sections A and B shall adhere to the following guidance - CLR11 (Environment Agency/DEFRA, 2004), BS10175 (British Standards Institution, 2011), C665 (CIRIA, 2007).

Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion in accordance with policy QE6 of the Local Plan Core Strategy for Warrington; Paragraph 121 of the National Planning Policy Framework (March 2012), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

10. The development shall not be taken into use until the following requirements have been met and required information submitted to and approved by the Local Planning Authority (LPA)

A: REMEDIATION & VERIFICATION Remediation (if required) and verification shall be carried out in accordance with an approved strategy. Following completion of all remediation and verification measures, a Verification Report must be submitted to the LPA for approval.

B: REPORTING OF UNEXPECTED CONTAMINATION: All unexpected or previously-unidentified contamination encountered during development works must be reported immediately to the LPA and works halted within the affected area(s). Prior to site works recommencing in the affected area(s), the contamination must be characterised by intrusive investigation, risk assessed (with remediation/verification measures proposed as necessary) and a revised remediation and verification strategy submitted in writing and agreed by the LPA.
C: LONG-TERM MONITORING & MAINTENANCE: If required in the agreed remediation or verification strategy, all monitoring and/or maintenance of remedial measures shall be carried out in accordance with the approved details.

The site shall not be taken into use until remediation and verification are completed. The actions required to be carried out in Sections A to C above shall adhere to the following guidance: CLR11 (Environment Agency/DEFRA, 2004), BS10175 (British Standards Institution, 2011), C665 (CIRIA, 2007).

Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion in accordance with: policy QE6 of the Local Plan Core Strategy for Warrington; Paragraph 121 of the National Planning Policy Framework (March 2012), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

11. No development above ground floor slab level of any part of the development hereby permitted shall take place until a scheme for the soundproofing of the Sports Hall, as recommended by the submitted acoustic report submitted by PDA, reference number TD/J0001589/2886/01, dated 11th January 2018, and supplemented by the version dated 24th July 2018, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the first use of the sports hall and shall be retained thereafter.

Reason: In the interests of the living conditions of occupiers of nearby residential properties, in accordance with policies CS1 and QE6 of the Local Plan Core Strategy for Warrington and with Section 6 of the Environmental Protection Supplementary Planning Document (May 2013).

12. Prior to the commencement of any works on site, the developer shall provide in writing a Construction Environmental Management Plan (CEMP) to the LPA for written approval. The CEMP shall review all construction operations proposed on site and shall cover as a minimum the following areas of work on a phase by phase basis, identifying appropriate mitigation measures as necessary -

- Proposed locations of Site Compound Areas including contractor and staff parking
- Proposed Routing of deliveries to Site Compounds or deliveries direct to site
- Proposed delivery hours to site and delivery routing; supervision; scheduling; waiting and phasing
- Proposed Construction Hours
- Acoustic mitigation measures
Control of Dust and Air Quality on site and consideration for joining a Considerate Contractors Scheme
Measures for the prevention of pollution of the nearby watercourses
Delivery and waste management
Loading and storage areas
Hoarding
Gates and security

The CEMP shall consider matters relating to construction and demolition - noise, dust, odour, control of waste materials and vibration. Once approved in writing, all identified measures within the CEMP shall be implemented in accordance with the requirements therein and shall be reviewed on a regular basis and in case of receipt of any justified complaint.

Any changes to the identified CEMP mitigation measures from either the regular review process or following receipt of a complaint shall be forwarded to the Local Planning Authority within 24hrs of a change being agreed or implemented.

Reason – To mitigate the impact of demolition and construction on the living conditions of occupiers of nearby residential properties; on the highway network and on the water environment and biodiversity.

13. A scheme for cycle parking shall be submitted to and approved in writing by the local planning authority. The scheme as agreed shall be provided prior to first use of the sports hall hereby permitted and retained for use as such thereafter.

Reason - To ensure adequate provision in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington and with the Standards for Parking in New Development SPD.

14. The building hereby approved shall not be constructed until written and photographic details of the external roofing and facing materials (including manufacturer’s details) have been submitted to and approved in writing by the local planning authority. Material samples shall be made available to view on site. The development shall be constructed in accordance with the approved detail/ samples and retained thereafter.

Reason - In the interests of the character and appearance of the development in the locality in accordance with policies CS1 and QE7 of the adopted Local Plan Core Strategy for Warrington and the Council’s Design and Construction Supplementary Planning Document.

15. If none of the development granted by this permission, including any demolition works, is commenced within two years of the date of this permission, a repeat survey for water voles shall be undertaken. If detected, the survey shall set out detailed proposals to mitigate the impact of the development on water voles and their habitat and shall be submitted for approval to the local planning authority. Any such
mitigation as may be required following the repeat survey shall be fully implemented as agreed.

Reason – In the interests of protected species in accordance with policy QE5 of the Local Plan Core Strategy for Warrington and with the Wildlife and Countryside Act 1981 (as amended).
Appendices

Site Plan
Typical Elevations
Photographs of Site
View from the Back of the Site Towards Former Infant School Buildings
DEVELOPMENT CONTROL COMMITTEE DATE 15-Aug-2018

ITEM 3

<table>
<thead>
<tr>
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<th>2018/32498</th>
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<td>Location:</td>
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<tr>
<td>Ward:</td>
<td>Great Sankey North and Whittle Hall</td>
</tr>
<tr>
<td>Development</td>
<td>Full Planning - Proposed new bridge across unnamed stream connecting to the existing school site</td>
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<td>Date Registered:</td>
<td>28-Mar-2018</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Mr Wright - Great Sankey High School</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>22-May-2018</td>
</tr>
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Reason for referral

The application relates to council owned land

Human Rights

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

- Article 8 - The right to respect for private and family life, home and correspondence.
- Article 1 of Protocol 1 - The right of peaceful enjoyment of possessions and protection of property.

Site and surroundings

This application relates to Great Sankey High School which is located on Barrow Hall Lane in Great Sankey. The school has recently acquired land adjacent to its existing site (for future redevelopment) which was previously occupied by a primary school which itself was relocated in 2016. The application proposes to provide a link bridge between the two parts.

The proposal

Planning permission is sought for the erection of a bridge across an unnamed stream at the site.
The bridge (3m in width) would cross a relatively narrow part of the stream and would tie directly into an existing access route to the current Humanities block. To the southern side a new graded pathway would be provided from the bridge down to the existing playground. The bridge would punctuate existing tree cover alongside the stream with losses limited to (from the tree survey) some 8-9 trees. Replacements are proposed.

A gap would be made within the existing fence line to accommodate the proposed bridge. Aluminium handrails with epoxy coated railings/steel supports would be provided to either side of the bridge and its deck would be finished with concrete paving flags. The steel structure of the bridge would sit on concrete foundations. The applicant advises in the design and access statement that the bridge is positioned above the 1000 year plus climate change level.

**Site history**

2008/13159 - Application for consent to display non-illuminated signage. Approved with conditions

2013/22024 - Proposed siting of a modular building to provide locker rooms for kitchen staff. Approved with conditions

98/38501 - Proposed relocation of two existing mobile classrooms and erection of new eight classroom block. Approved with conditions

93/30270 - Single storey rear modern language teaching block & single storey front art/hall block internal adaptations & car parking. Approved with conditions

**Planning Policies**

**National Planning Policy Framework**

**Local Plan Core Strategy**
CS1 – Delivering Sustainable Development
CS2 – Quantity and Distribution of development
QE3 – Green Infrastructure
QE5 - Biodiversity and Geodiversity
QE6 – Environment and Amenity Protection
QE7 – Ensuring a high quality place
MP1 – General Transport Principle
MP7 – Transport Assessments and Travel Plans

**Supplementary Planning Documents**

Environmental Protection SPD
Design and Construction SPD
Consultation Responses

GMEU - Ecology surveys have shown that the site does not support either water voles or great crested newts, and any impacts on foraging bats which do use the site will not be significant. The development will not therefore cause any harm to any specially protected habitats or species.

I note the commitment made in the Design and Access Statement to compensate for any trees lost to the bridge construction by planting new trees elsewhere on the site. I welcome this undertaking and would recommend that the provision of replacement trees should be made a Condition of any permission granted to the scheme.

I would advise that any direct lighting of the water course should be avoided in the interests of nocturnal wildlife. If lighting of the bridge is a health and safety requirement then I would recommend that any lighting is subject to a curfew to allow for at least some hours of darkness along the stream course.

Tree & Woodland Officer – No comments received to date

Environment Agency - No objection in principle to the proposed development.

The Ecological Appraisal states that the water vole survey was carried out in December 2017. December is a suboptimal time of year to undertake water vole surveys, water vole surveys should be undertaken between March and October. We accept that the ecologist carrying out the survey discovered burrows along the brooks which were considered to be rat; however we would need to see a water vole survey at the correct time of the year to corroborate this. We would expect to see this in submission with the Flood Risk Activity Permit under the Environmental Permitting (England and Wales) Regulations 2016 for this work.

An updated water vole survey was conducted on 19th June and this has been forwarded to the Environment Agency for review. To date no further comments have been received. Please note the comments of GMEU above.

Engineering and Flood Risk - The Asset & Flood Risk Team have considered the above application and have no issues with the proposed new bridge.

Notification Responses

Neighbours

No letters of representation have been received in response to this application

Observations

Visual amenity/ Design

Policy CS1 of the Warrington Borough Council Core Strategy identifies the
need to deliver high standards of design that have regard to local distinctiveness. It also identifies the need to safeguard public amenity and the need to sustain and enhance the borough's biodiversity.

Policy QE7 of the Warrington Borough Council Core Strategy states that development proposals should reinforce local distinctiveness and enhance the character, appearance and function of the street scene, local area and wider townscape. It also advises that any new development should harmonise with the scale, proportions and materials of adjacent and existing buildings and maintain and respect the landscape character of the area where they are located.

The proposed development is within the site and situated some distance from its boundaries. It is of a simple functional design and is relatively small in scale and would not be highly visible within the surrounding street scenes and it is not considered that it would result in a detrimental impact on the character and appearance of the existing buildings at the site in accordance with policies CS1 and QE7 of the Warrington Borough Council Core Strategy and the design policies in the National Planning Policy Framework.

Amenity

Policy QE6 of the of the Warrington Borough Council Core Strategy identifies that consideration should be had to the need to respect the living conditions of existing neighbouring occupiers in relation to overlooking/loss of privacy, outlook, sunlight, daylight, overshadowing, noise and disturbance.

It is not considered that the development would result in any significant impact on the amenity enjoyed by occupiers of nearby residential dwellings in accordance with policies CS1 and QE6 of the Warrington Borough Council Core Strategy and the thrust of the National Planning Policy Framework.

Parking and highway considerations

The development would not impact on the existing parking and access arrangements at the site but would allow for a new access to link the two parts of the site.

Access between the existing high school site and the recently acquired site is currently restricted. The proposed new bridge would allow direct access between the two parts of the site therefore improving connectivity across the site. A number of trees would be required to be removed in order to facilitate the development however these trees are no covered by a tree preservation order and the site is not located within a conservation area. In addition the trees are located within the site, away from its boundaries and as such they are not highly visible within the street scene. Having regard to this and that the link bridge would allow for safe and direct access around the site it is considered that on balance the loss of a small number of trees is acceptable. A condition is recommended requiring the submission of a replacement tree planting scheme and its implementation following written approval from the
Local Planning Authority.

**Ecology**

Policy QE3 seeks to improve the quality of existing provision of local networks and corridors to increase its value as a habitat for biodiversity. It also states that the Council will seek to protect and enhance the quality of the Borough’s green infrastructure.

Policy QE5 of the Warrington Borough Council Core Strategy states that the Council will work with partners to ensure and where possible enhance sites of recognised nature and geological value.

The application is supported by an Ecological Survey and a Water Vole Survey which have been reviewed by the Greater Manchester Ecology Unit and the Environment Agency. GMEU raise no objection but recommend a condition be attached in relation to replacement tree planting and any lighting of the watercourse. Conditions are recommended in this regard.

The Water Vole survey has been forwarded to the Environment Agency for review and to date no further comments have been received. However it is noted that the previous Environment Agency consultation response did not raise an objection to the proposed development.

They accepted that the ecologist carrying out the survey discovered burrows along the brooks which were considered to be rat holes or formed by rats; however they advised that they would need to see a water vole survey at the correct time of the year to corroborate this. The Environment Agency advised that they would expect to see this in submission with the Flood Risk Activity Permit under the Environmental Permitting (England and Wales) Regulations 2016 for this work. An informative has been attached to advise the applicants of the comments from the Environment Agency to ensure the Water Vole survey is included within their permit application to the Environment Agency. It is noted that the GMEU raise no objection to the revised survey work.

Having regard to the above and the comments of the ecology unit, GMEU, it is considered, therefore that the proposed development would not have an unacceptable detrimental impact on ecology, biodiversity and trees at the site in accordance with policies CS1, QE3 and QE5 of the Warrington Borough Council Core Strategy and National Planning Policy Framework.

**Recommendation**

Approve subject to Conditions
Conditions & Reasons

1. The development hereby approved shall be commenced before the expiration of three years from the date of this permission.

   Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

2. The development shall be carried out in accordance with the following documents:

   (a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on 23.03.18
   (b) Submitted drawing No's - 2190.06.502 Rev P1 – Proposed site sections, 2190.06.203 Rev Pa – Proposed layout plan, 2190.03.102 Rev P1 – Bridge layout and details, 2190.06.101 Rev P1 – Site layout and section, 2190.06.203 Rev P1 – Proposed site plan.

   Reason: for the avoidance of doubt and to enable Warrington Borough Council to adequately control the development and to minimise its impact on the amenities of the local area and to conform with Policy QE7 of the Warrington Core Strategy.

3. Felled trees shall be replaced in accordance with details to be submitted to the local planning authority for approval. The trees shall be planted during the first planting season following the commencement of works to the bridge hereby approved. Any replacement tree which dies or is felled, uprooted, wilfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced by the applicants or their successors in title.

   Reason: To ensure a satisfactory form of development and to enhance the visual amenities of the locality and to comply with Policy QE7 of the Warrington Local Plan Core Strategy and the Warrington SPD: Design and Construction.

4. Prior to the installation of any lighting at the site of this application full details shall be submitted for the written approval of the Local Planning Authority. The lighting shall be installed in accordance with the approval details and retained as such thereafter.

   Reason: To protect the amenity of neighbouring occupiers and the character of the area and to ensure the protection of wildlife and supporting habitat in accordance with policy QE5 of the Warrington Local Plan Core Strategy and the National Planning Policy Framework.
Appendix 1 – drawings
Application Number: 2018/32055

Location: Woodend Farm, Woodend Lane, Rixton-With-Glazebrook, Warrington, WA3 6EG

Ward: Rixton and Woolston

Development: Full Planning - Proposed demolition of existing tyres store building and its replacement with a new detached house

Date Registered: 29-Jan-2018

Applicant: Mr & Mrs Walters

8/13/16 Week Expiry Date: 25-Mar-2018

Reason for referral

Objection from the Parish Council that the proposal is contrary to Green Belt Policy

Site and Surrounding

The site lies in a sparsely populated countryside location which is accessed off a private road which leads off Hollybush Lane. The surrounding area is characteristically flat and open. There are 2 other properties close to the site, Woodend Farm (the applicant’s property) and Woodend Cottage which lie to the east of the site.

The existing site comprises of a detached former agricultural building sited on a separate plot to the west of Woodend Farm. The existing building is steel framed with a light green corrugated steel sheeting and was last used for tyre storage. The building sits to the western boundary of the site, right up to the field and is orientated end-on to the lane. The agent confirms that the buildings were built in two parts, the northernmost section of the existing building, with a single pitch roof, was constructed pre War. The remainder of the Barn was constructed in the early 1970’s.

The existing buildings face onto an open yard area to the east in which there is a shed and office. To the north is an arboretum which can be seen through the site from the lane. The site is enclosed by a metal gate and some low
The Proposal

This is an application for full planning permission. The proposal seeks permission for the demolition of the existing tyre store building and its replacement with a new detached house which will be the home for the applicants who currently live at Woodend Farm.

The existing tyre store was previously an agricultural building (change of use allowed for a tyre store on appeal in 2000), and still remains with the appearance of an agricultural building which is open ended at the eastern elevation. The existing building has approximate dimensions of: 26 metres in length, 14 metres in width and at the highest part of the ridge 10 metres.

The proposed new build property is a single storey, 4 bedroom home with garage/carport and garden. The proposed dwelling at its longest element will measure approximately 27m in length, 10m in width and 3.9m to the roofline. The submitted drawings show a building of contemporary design incorporating a roof garden upon a flat roof. It will have a low profile utilising horizontal cedar cladding featuring large, picture windows.

The new build will be set back from the lane in an east-west position and has a simple rectangular form sitting in the middle of the plot. A pond will be created on the western boundary and a range of shrubs and trees will be planted. No additional curtilage is being created as part of the proposal. The existing garden area for Woodend Farm House would be sub divided. A timber office and timber store will be removed.

An amended site location plan has been submitted restricting the proposed domestic curtilage to that currently associated with the current building and excluding the substantial arboretum located to the immediate north.

Policies

Warrington Local Plan Core Strategy

Policy CS1 – Overall Spatial Strategy – Delivering Sustainable Development
Policy CS2 – Overall Spatial Strategy – Quantity and Distribution of Development
Policy CS5 – Overall Spatial Strategy – Green Belt
Policy SN1 – Distribution and Nature of New Housing
Policy QE5 – Biodiversity and Geodiversity
Policy QE6 – Environment and Amenity Protection
Policy QE7 – Ensuring a High Quality Place
Policy MP1 – General Transport Principles
Policy CC2 – Protecting the Countryside
Other Policy/Guidance

Design and Construction SPD

National Planning Policy Framework (July 2018) specific reference to Chapter 13. Protecting Green Belt Land

National Planning Practice Guidance (2014)

Relevant History

PR/2016/03648 – pre-application for re-use of tyre store to residential. It was advised that the building is not of a substantial construction and would represent inappropriate development in the Green Belt.

99/39419 - change of use of redundant barn to tyre store. Granted on appeal 24/1/00

96/35683 – Retrospective application for use of redundant barn and yard for tyre store. Refused 5/2/97

97/36454 – resubmission of above together with the siting of 2 containers. Refused 13.8.97

98/37932 – Resubmission of above. Refused 2.9.98

98/38855 – resubmission of above. Refused 24.12.98

Responses to consultation

Rixton with Glazebrook Parish Council

Object to the application due to contrary to Green Belt policy.

Highways

The site is accessed from Woodend Lane, a narrow, unadopted and unmade country lane. Woodend Lane meets with Holly Bush Lane to the west and Moss Side Lane to the east. The site contains adequate space to accommodate sufficient car parking and turning areas to meet the needs of the development. It is not considered that no highways issues will arise as a result of the proposals and, subject to a suitable surface water condition, there are no highway objections.

Environmental Protection

No objection subject to conditions relating to contaminated land remediation, where necessary.
GMEU Ecology

No significant ecological constraints were identified by the developer’s ecological consultant. Issues relating to, amphibians, bats, barn owl, invasive species, nesting birds and landscaping can be resolved via condition and or informative.

Health and Safety Executive

The proposed development is within the Consultation Distance of a major hazard pipeline (6754_1038 National Grid Gas PLC). The HSE does not advise, on safety grounds, against the granting of planning permission in this case.

Observations

Principle of Development

The application site is located within the Green Belt as defined by Policy CS5 of the Local Plan Core Strategy and related Policies Map. Within such locations inappropriate development is, by definition, harmful and should not be approved unless there are very special circumstances, as explained in Paragraph 143 of the National Planning Policy Framework (‘the Framework’). Paragraph 145 of the Framework identify those forms of development which may not be considered to be inappropriate. This includes: ‘limited infilling or partial or complete redevelopment of previously developed sites (brownfield land), whether redundant of in continuing use (excluding temporary building), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.’

The applicant has explained that as the application site involves the redevelopment of previously developed land (‘PDL’) it falls to be considered against this exception. The definition of PDL contained within the Glossary to the Framework states:

‘Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape’

The existing building on the site was originally constructed and used for agricultural purposes and, although it retains the appearance of an agricultural building, that particular use ceased over 18 years ago when it changed to a commercial tyre storage depot. As such, the site is considered to be PDL and
falls within the above exception of being not inappropriate development. The need to demonstrate ‘very special circumstances’ is not necessary in this particular case.

In principle, therefore, redevelopment of this site is acceptable subject to other relevant considerations being met.

**Purposes of the Green Belt**

Policy CS5 of the Local Plan Core Strategy identifies that there are four purposes of the Green Belt pertinent to Warrington and that development proposals within the Green Belt will be approved where they accord with the relevant national policy.

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns from merging into one another;
- To assist in safeguarding the countryside from encroachment; and
- To assist in urban regeneration by encouraging the recycling of derelict and other urban land.

In assessing the submission against the purposes listed above it can be concluded as follows:

- The proposal involves an overall reduction in the height and footprint of the development. There is no additional curtilage and all built form will be contained within the existing site curtilage. The proposed development will not result in urban sprawl.
- The proposal would have no impact in terms of bringing neighbouring settlements closer together.
- The proposal does not include the creation of any additional domestic curtilage and therefore would not result in any encroachment into the countryside.
- The site is within the countryside and this test is not relevant.

**Openness, Design, Character and Appearance**

The exception to inappropriate development referred to above includes a requirement that new development should not have a greater impact on openness of the Green Belt than the existing development on the site.

An essential characteristic of Green Belts is their openness. A volumetric assessment has been made of the existing buildings and the proposed which can be summarised as follows:
<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor Area</td>
<td>335 sqm</td>
<td>214 sqm</td>
</tr>
<tr>
<td>Ridge Height</td>
<td>10m</td>
<td>3.9m (to the glazed atrium)</td>
</tr>
<tr>
<td>Volume</td>
<td>1478 m³</td>
<td>800 m³</td>
</tr>
</tbody>
</table>

There is an overall Reduction in the overall footprint of buildings on the site by approximately 36% and reduce the max height by 41%. Whilst a volumetric approach only plays one role in assessing openness, in this application the reduction in building height, scale and massing will have a lesser impact on openness compared with the existing development. In combination with the greater set-back of the proposed development from the lane, its re-orientation parallel to the frontage and the retention of the existing curtilage, the site will contain less development creating a greater perception of space and thereby enhancing the impression of openness within this part of the Green Belt. In this way, the proposed development will comply with both Policy CS5 and the guidance contained in the Green Belt chapter of the Framework.

**Design Considerations**

Policy CC2 states that development proposals in the countryside will be supported where, inter alia, the detailed siting and design of the development relates satisfactorily to its rural setting, in terms of scale, layout and materials, respect the local landscape character, and they relate to a local enterprise. Policy QE7 states that development should reinforce local distinctiveness and enhance the character, appearance and function of the local area; harmonise with existing buildings, and; maintain and respect the landscape character and distinctiveness of the countryside. The Design and Construction SPD state that it is not the Council’s intention to or desire to promote any one specific architectural design/style.

Key design features of the new building are:

- Smooth cedar cladding
- Picture windows (floor to ceiling)
- Roof garden
- Glass house over the stairs which will be a visible design feature
- Aluminum edge detail to the roof over hang
- Roof garden for planting flowers and vegetables
- Thermal sliding shutters to windows and doors for privacy/security
- Constructed to comply to ‘Life Time Homes’ (16 principle tests)

Whilst the design and use of materials is different to that of the nearby properties, the design has been carefully thought out to relate to the ecology and topography of the area. The use of cedar walls, grass roof and flat
roofline is not characteristic to the surrounding area; however, The Design and Construction SPD states that it is not the Council’s intention, or desire, to promote any one specific architectural design/style. In context, given the desirability of improving and enhancing the appearance of this previously developed site, the proposed development is considered to be acceptable and is in accordance with Policies CC2 and QE7 of the adopted LPCS.

**Sustainability**

Policy CS1 states that the Council will support developments that are sustainable. In particular, regard will be had to ‘the need to develop sites, services and facilities in appropriate locations accessible by public transport, walking and cycling’.

This site is some distance from a local centre and not on a bus route, although it is not considered as being ‘isolated’ as there are 2 other properties in close proximity to the site. It is important to consider the site’s previous (and still lawful) use as a tyre storage depot in respect of traffic movements to and from the site. As a commercial use, the frequency and nature of vehicle movements attending the site would be likely to exceed those in respect of the proposed use.

Policy MP1 states that the Council will support proposals where they reduce the need for private car use and adhere to local car and cycle standards. The occupiers of this site would need to rely on private car use. However, the use as a tyre depot remains lawful and this is an important material planning consideration to be weighed in the planning balance.

**Residential Amenity**

The National Planning Policy Framework states that planning should seek to secure a good standard of amenity for all existing and future occupants. Core Strategy Policy CS1 identifies the need to safeguard public amenity, while QE6 identifies that consideration should be had to the need to respect the living conditions of existing neighbouring residential occupiers and future occupiers of new housing schemes in relation to overlooking/loss of privacy, outlook, sunlight, daylight, overshadowing, noise and disturbance.

The site would provide adequate private amenity space for the occupants. The proposed orientation of the new dwelling is off set from Woodend Farm House which sits closer to the Lane. There is approximately 28m from the east elevation of the new dwelling to the side elevation of Woodend Farm House. Whilst there are large floor to ceiling windows on the east elevation of the proposed, I do not consider there to be a loss of residential amenity to the residents of Woodend Farm through this development given the separation distance which is being achieved and natural hedgerow planting which proposed.

28m
Highway Safety

The proposal utilises an existing access and in reference to the comments from highways, the proposed development does not present any issues which will have a detrimental impact on highway safety.

Biodiversity and Ecological Considerations

The submitted design and access statement states the applicants have a passion for tree planting and conservation and over the last 18 years have planting approximately 1,500 trees on land to the north, creating an extensive Arboretum of native and specimen trees.

The applicants wish to continue involvement with bird watchers and conservationists within the immediate area. The new dwelling has been designed to maximise the views out of the site onto the surrounding fields and

The whole design ethos of the new dwelling is built around enhancing the local habitat with various design details; glasshouse over the stairs fitted with nesting boxes, insect house built below overhanging walkways and roof garden with deep planting for flowers and vegetables.

GMEU are satisfied that there are no significant ecological constraints and request conditions for a landscape plan and appropriate in formatives.

Environmental Protection

No significant constraints or comments from the HSE and conditions suggested from Environmental Health and ground contamination.

Conclusions on Sustainable Development

Paragraph 11 of the NPPF confirms that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

However, the Framework is clear that the presumption in favour of sustainable development does not apply where specific policies, including land designated as Green Belt, indicate that development should be restricted (paragraph 11, including footnote 6).
For the purposes of the Framework, sustainable development has three dimensions: the environmental; the social; and the economic. These should be sought jointly and simultaneously through the planning system and are mutually dependent.

In respect of the economic dimension, the proposed development will result in additional local investment in both the construction phase and through local expenditure once the dwelling is occupied. It will also result in modest additional New Homes Bonus and Council Tax receipts which may be reinvested in supporting local public services. These represent modest benefits.

From a social dimension perspective, the proposed development will make a small but welcome contribution towards the housing stock within the Borough. It will also lead to an improvement in the quality of the local built environment. These are considered to be modest benefits.

In respect of the environmental dimension, the proposed development would result in removal of a substantial and unsightly commercial building within the Green Belt and its replacement with a building that is more respectful of the openness of the Green Belt. The development will introduce habitat improvements, including a roof top wild garden and hibernacula for protected species. The reliance upon the use of private transport will be a drawback, but that should be balanced against the fact that the lawful use of the site as a tyre storage depot, which remains intact, also generated traffic and the difference between the two is likely to be negligible.

On balance, therefore, the proposed development is considered to represent sustainable development.

Summary

Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where regard is to be had to the development plan for the purposes of any determination under the Planning Acts, the determination must be made in accordance with the plan, unless material considerations indicate otherwise.

The adopted LPCS is up to date and contains relevant policies pertinent to the determination of this development proposal. These have all been considered in the body of this report. The site lies within the Green Belt which, for the reasons stated, constitutes previously developed land. The principle of redevelopment in this case does not require the demonstration of 'very special circumstances' as it is not 'inappropriate development' within the Green Belt.

The design, scale, appearance, impact on neighbours, visual impact, traffic impact and environmental impacts are all acceptable or are capable of being mitigated through appropriate planning conditions.

On balance the proposal is considered to be appropriate development in the Green Belt. The proposed dwelling whilst different in design to that of the
surrounding will not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. The proposed development is considered to be sustainable development.

**Recommendation**

Approve subject to Conditions

**Conditions & Reasons**

1. The development hereby approved shall be commenced before the expiration of three years from the date of this permission.

   Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

2. The development shall be carried out in accordance with the following documents:

   (a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on 29/1/18
   (b) Submitted drawing No's 0410118, 0430118, 0420118, 044018 received on 29/1/18 and revised site location plan received on 13/6/18

   Reason: for the avoidance of doubt and to enable Warrington Borough Council to adequately control the development and to minimise its impact on the amenities of the local area and to conform with Policy QE7 of the Warrington Core Strategy.

3. No site clearance shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

   Reason: In accordance with QE 5 of the Warrington Core Strategy

4. A landscape plan shall be submitted to and approved in writing by the LPA, prior to commencement of development. The content of the plan should include:

   Details of new trees and hedgerows to be planted
   Location of replacement barn owl box(es)
   Design and planting plan for the pond

   The approved plan will be implemented in accordance with the approved details.

   Reason: In accordance with policies QE 5 and QE 6 of the Warrington Core Strategy
5. The development shall not be implemented until the surface water drainage of the site has been designed to prevent the discharge of water on to the public highway. The drainage design shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To provide proper drainage on the site in accordance with policies QE 4 and QE 6 of the Warrington Core Strategy

6. The parking provision shown on the approved plans shall be provided prior to first occupation of the development. The parking provision shall not be used for any other purpose other than parking of vehicles. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that order), no building works, which would reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: In the interests of highway safety in accordance with policy QE 6 of the Warrington Core Strategy

7. None of the building(s) hereby approved shall be constructed until written and photographic details of the external roofing and facing materials (including manufacturer’s details) shall be submitted to the local planning authority for approval. Materials samples shall be made available to view on site and shall NOT be deposited with the Local Planning Authority. The development shall be constructed in accordance with the approved details/samples

Reason: In order to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction

8. No development (other than demolition and site clearance works) shall take place until the steps in Sections A and B below are undertaken:

A: CHARACTERISATION: With specific consideration to human health, controlled waters and wider environmental factors, the following documents must be provided (as necessary) to characterise the site in terms of potential risk to sensitive receptors:
- Preliminary Risk Assessment (PRA or Desk Study)
- Generic Quantitative Risk Assessment (GQRA) informed by an Intrusive Site Investigation
- Detailed Quantitative Risk Assessment (DQRA)
- Remedial Options Appraisal

Completing a PRA is the minimum requirement. DQRA should only to be submitted if GQRA findings require it.

B: SUBMISSION OF A REMEDIATION & VERIFICATION STRATEGY: As determined by the findings of Section A above, a remediation strategy (if required) and verification (validation) strategy shall submitted in writing to and agreed with the LPA. This strategy shall ensure the site is suitable for the intended use and mitigate risks to identified receptors. This strategy
should be derived from a Remedial Options Appraisal and must detail the proposed remediation measures/objectives and how proposed remedial measures will be verified. The actions required in Sections A and B shall adhere to the following guidance: CLR11 (Environment Agency/DEFRA, 2004); BS10175 (British Standards Institution, 2011); C665 (CIRIA, 2007).

Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion. In accordance with: Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); Paragraph 121 of the National Planning Policy Framework (March 2012), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

Disclaimer: Irrespective of any involvement by this LPA, the responsibility to address contaminated land issues, including safe (re)development and secure occupancy, resides entirely with the Landowner/Developer of the site.

9. The development shall not be taken into use until the following requirements have been met and required information submitted to and approved by the Local Planning Authority (LPA):

A: REMEDIATION & VERIFICATION: Remediation (if required) and verification shall be carried out in accordance with an approved strategy. Following completion of all remediation and verification measures, a Verification Report must be submitted to the LPA for approval.

B: REPORTING OF UNEXPECTED CONTAMINATION: All unexpected or previously-unidentified contamination encountered during development works must be reported immediately to the LPA and works halted within the affected area(s). Prior to site works recommencing in the affected area(s), the contamination must be characterised by intrusive investigation, risk assessed (with remediation/verification measures proposed as necessary) and a revised remediation and verification strategy submitted in writing and agreed by the LPA.

C: LONG-TERM MONITORING & MAINTENANCE: If required in the agreed remediation or verification strategy, all monitoring and/or maintenance of remedial measures shall be carried out in accordance with the approved details. The site shall not be taken into use until remediation and verification are completed. The actions required to be carried out in Sections A to C above shall adhere to the following guidance: CLR11 (Environment Agency/DEFRA, 2004), BS10175 (British Standards Institution, 2011), C665 (CIRIA, 2007).

Reason: To mitigate risks posed by land contamination to human health.
health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion.

In accordance with: Policy QE6 of the Adopted Local Plan Core Strategy (July 2014), Paragraph 121 of the National Planning Policy Framework (March 2012), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).
Appendix 1 – Site Photographs
Proposed site plan
Proposed elevations
DEVELOPMENT CONTROL COMMITTEE DATE 15-Aug-2018

ITEM 5

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2018/32605</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>15, Ashberry Drive, Appleton, Warrington, WA4 4QS</td>
</tr>
<tr>
<td>Ward:</td>
<td>Grappenhall</td>
</tr>
<tr>
<td>Development</td>
<td>Householder - Proposed two storey entrance hall and landing extension to front elevation (already built from implementation of Planning Approval 2017/29945), part two storey/part single storey bedrooms and kitchen extension to rear, with loft conversion with rear dormer window. (Resubmission of Planning Approval 2017/31164).</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>04-Apr-2018</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Mr Garner</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>29-May-2018</td>
</tr>
</tbody>
</table>

Reason for referral

Appleton Parish Council requests for this planning application to be referred to Development Control Committee and that Committee members undertake a site visit prior to any decision on this planning application being made and consider the effect on the properties to the rear.

Site

- Detached 2-storey double fronted dwelling with integral double garage.
- Property of traditional brick construction with front to rear pitched roof with 2 no. 2-storey front gabled projections either side of the front door.
- Dwelling located on the northern side of Ashbury Drive is set back from the building line by approximately 20m. Property is not wholly visible from the main street scene.
- Accessed off a private drive in between no’s. 11 and 17.
- Ashbury Drive is representative of a typical suburban residential area with the street presenting large detached properties of varying form and appearance. There are numerous householder extensions to note locally.
• The property is set within generous grounds benefiting from an extensive area of hard-standing to the front and a circa 50m deep rear garden. By virtue of driveway integral garage, the site is capable of accommodating 3no. + vehicles off-street.
• Site abuts formal playing fields to the rear, washed-over by Green Belt designation.
• Site benefits from extant planning permission ref: 2017/29945 for ‘proposed two storey extension to front, single storey rear extension, loft conversion and installation of 3no. dormer windows to rear roof plane’, which has been part implemented; 2-storey front porch extension largely constructed at the time of site visit.

Description of Proposal

• Proposed two storey entrance hall and landing extension to front elevation, part 2.5-storey/part single storey rear extension, with loft conversion with rear dormer window.
• Loft conversion to create new living space at the 2nd floor level. Overall, development to provide space for a new open plan kitchen/family room on the ground floor, bedroom and bathroom extensions on the first floor and 3no. bedrooms on the newly created second floor (2no. to be ensuite).
• Proposed two storey entrance hall and landing extension to front elevation; construction of this element almost complete at the time of site visit. Development undertaken in accordance with permission ref: 2017/29945
• Single storey rear extension is to project 8m from the original rear elevation, extend 12.5m across the dwelling’s width and with flat roof form includes an overall height of 3m.
• Staggered building line at the rear elevation proposed at the first and second floor levels, to project a maximum distance of 3.5m from the original rear elevation
• Rear roof plane of multi-apex form with 2no rear gable projections either side of a small box dormer, measuring 1.5m (h) x 1.6m (w) x 1.4m (d).
• Matching materials are proposed throughout.
• Details of the plans are shown below with the extension highlighted (hatched area denotes existing conservatory extension to be demolished to accommodate this proposal).

Relevant Planning History

2017/31164 – Proposed 3 dormer windows to rear elevation of existing roof. Withdrawn

2017/30460 – Retrospective application for flat roof timber garden store to rear garden area. Approved

2017/29945 – Proposed two storey extension to front, single storey rear extension, loft conversion and installation of 3 no. former windows to rear roof plane. Approved
2016/28010 – Proposed first floor annex (extension over the garage) including front and rear dormer windows and ground floor utility room. Withdrawn

94/24527 – Residential development. Approved with conditions (permitted development rights removed for extensions and garages).

**Planning Policies**

**Development Plan Policy**

Local Plan Core Strategy - Policy QE6 – Environment and amenity protection
Local Plan Core Strategy - Policy QE7 – Ensuring a high quality place

**Other material considerations**

Supplementary Planning Document – Standards for Parking in New Development (March 2015)

National Planning Policy Framework
National Planning Practice Guidance

**Consultation Responses**

Appleton Parish Council: Object to the proposed development on the grounds of its overbearing nature especially on the neighbouring property, stating ‘The proposed extensions by size, scale and massing would appear overly prominent and would result in overdevelopment of the plot’.

Appleton Parish Council requests for this planning application to be referred to Development Control Committee and that Committee members undertake a site visit prior to any decision on this planning application being made and consider the effect on the properties to the rear.

**Notification Responses**

Objection received from no. 3 Ashbury Drive:

1. Overbearing and prominent development in its location amongst the surrounding properties
2. Due to size and appearance, development would not harmonise with existing dwelling
3. Overdevelopment of the site
4. Reference made to development contravening SPG2 policy DCS11.

**Officer Comment:** 1), 2) & 3) See Observations; 4) The applications proposals will be assessed against all relevant national & local policy and guidance, including SPG2 – see Observations

Objection received from no. 33 Ashbury Drive:
1. The proposed living accommodation would increase by over 145%. Development by virtue of its size, scale and massing would appear overly prominent dominating their rear outlook and causing overshadowing and loss of light to the garden and to principle rooms.

2. Overdevelopment of the plot and out of keeping with the character of the property, streetscene and context adjacent to the Green Belt.

3. Applicant advised to reduce the scale of earlier application (2017/29945) of comparative size on account of its overbearing massing to avoid refusal. This scheme is similar to that which would have been refused is submitted within the last 2 years and should be declined under section 70A(8) of the T&CP Act 1990.

4. Extensive rear extensions would not be subordinate in scale to the existing house.

5. Reference made to site plan failing to show neighbouring properties.

6. The addition of a 2-storey extension with full height to gable would be much more overbearing than the 3 no. rear dormers approved under 2017/29945.

7. Plans would not comply with building regulations.

8. Two storey rear extension that faces the rear of no. 33 and would have its ridge increased in length from 4.5m to 12.5m dominating this property and resulting in a significant overbearing impact.

9. 3D visual included at figure 4 of supporting Planning Statement does not correlate with submission plans and elevations.

10. Reference made to application site being located within the Green Belt and contravenes Green Belt policy.

11. Concerns made regarding the number of planning applications being made over the last 2 years of a similar nature that do not attempt to address planning objections resulting in repeated withdrawals.

**Officer Comment:** 1) & 2) See Observations. The site is not located in the Green Belt, therefore the proposal is not assessed against Green Belt policy; 3) Application ref: 2017/29945 was not refused planning permission. The Council therefore has no grounds to decline determining this application; 4) See Observations; 5) Site edged red shows surrounding properties in relation to the application site; 6) See Observations; 7) This is not a material planning consideration; 8) See Observations; 9) The 3D visual contained within the Planning Statement is submitted for illustrative purposes only; 10) The site is not located in the Green Belt, therefore the proposal is not assessed against Green Belt policy; 11) Noted. Provisions exist under section 70A of the T&CP Act 1990 whereby the Council can decline to determine a planning application. At this stage, the criterion under the aforementioned provisions has not been met and as such the Council is obligated to determine this application.

Objection from no. 1 Ashberry Drive:

1. Rear elevation of no 1 and 15 face each other; the respective bedrooms would be only 10m apart impacting upon privacy.

2. Rooflights should be used to maintain privacy as opposed to dormer windows.
3. Query as to whether the ridge height would increase as drawings are unclear. Any increase in ridge would be detrimental in terms of loss of light and privacy and would be out of character
4. No. 15 elevated above no. 3. Scheme results in sever loss of privacy to no. 1.
5. Size of windows on upper floors do not harmonise
6. Lower rear extension if used as a patio would detriment privacy
7. Overbearing impact

**Officer Comment:** 1) & 2) See Observations; 3) The plans do not show an increase in ridge height; 4) & 5) See Observations; 6) A condition would be attached to any planning permission should it be granted restricting the use of the flat roof of ground floor extension as a balcony; 7) See observations.

Objection from no. 17 Ashberry Drive:
1. Continual submission of applications causing stress and anxiety to affected residents – request that this is the final application
2. Extension would cause lack of daylight to house and garden
3. Any further extension allowed to this property would make it unduly dominant and overbearing
4. Objection to addition of a window to the front landing
5. Recommend that planners visit the site and residents
6. Disagree with point 6.3 within supporting Planning Statement ‘that no ascertainable impact upon amenities of neighbouring occupiers’
7. Surrounding houses are very close to the subject property - this is not depicted on the location plan

**Officer Comment:** 1) Noted. It would not be reasonable for the Council to insist that the applicant submits no further applications. However, provisions exist under section 70A of the T&CP Act 1990 whereby the Council can decline to determine a planning application. At this stage, the criterion under the aforementioned provisions has not been met and as such the Council is obligated to determine this application; 2) & 3) See Observations; 4) Drawing ref: 40217 Rev A approved under permission ref: 2017/30460 includes a window to the landing area within the front elevation. As this element remains the same for this scheme, there are no valid planning reasons to insist upon its removal; 5) A site visit has been undertaken to support officer consideration of this application; 6) Noted – see Observations; 7) Site edged red shows surrounding properties in relation to the application site.

**Observations**

Planning permission was granted in May 2017 (2017/29945) for ‘Proposed two storey extension to front, single storey rear extension, loft conversion and installation of 3 no. dormer windows to rear roof plane’. Originally, that scheme included inter alia a 2.5-storey rear extension incorporating 3no. rear gable projections. The scheme was amended prior to determination to remove this component and upon this basis permission was granted. It is the 2.5 storey rear extension and gable projections that this report
therefore assesses.

2 storey front extension

This component remains unaltered from that approved under 2017/29945. Construction is presently underway on this element, which is being undertaken in accordance with the approved plans.

Single storey rear extension

The extension is to project 8m from the original rear elevation, extend 12.5m across the dwelling’s width and with flat roof form includes an overall height of 3m. In isolation from the 2.5 storey element (assessed further below), the single storey component of this scheme remains unaltered from that approved under 2017/29945.

2.5 storey rear extension with rear dormer

Impact on the Character of the Area:

Tapered/staggered building line at the rear elevation proposed at the first and second floor levels, to project a maximum distance of 3.5m from the original rear elevation. With a matching height to ridge, the rear facing gable projection would extend a maximum depth of 6.7m along the ridge line. Design through 2 no. rear facing gable projections with dual pitched roof forms mirror the appearance and fenestration of the front elevation. Overall, the design and appearance harmonises with the host property.

The host property is set within generous grounds and benefits from a rear garden of approximately 50m in depth. It is acknowledged the culmination of all elements of this scheme result in a development that is substantially larger than the original dwelling. However, it is considered that this development could be satisfactorily absorbed within the recipient plot without unduly eroding the space to the front, rear and side of the dwelling and as such does not constitute over development. Further, the scale and massing of the 2-storey front and single storey rear elements of this scheme have previously been deemed to be acceptable, and the applicant could implement this permission in full should they so wish. The addition of the staggered 2.5-storey rear element sited above the footprint of the proposed single storey rear element would not be so out of keeping with the scale of the host dwelling to warrant a refusal.

The siting of the dwelling within the cul-de-sac surrounded on 3 sides by neighbouring properties is such that the rear extension would be largely screened from the streetscene. Ashberry Drive consists of properties of varying scale, form and massing and includes several dwellings of a commensurate scale to that proposed (notably nos. 37 and 49). Whilst conceding that most would be smaller in scale to that proposed, the area does not present such uniformity as to require a certain scale or form of extension. For this reason, together with the property being largely screened from the
streetscene, it is considered that the scale and form of this development in relation to that presented along Ashberry Drive would not be so unreasonable as to warrant refusing this application.

**Impact on the Amenity of Neighbours:**

The applicant has submitted the block plan below to show the relationship of the proposed extensions to neighbouring properties.

The application property is not sat directly adjacent to another property. For this reason, no conflict with the Council’s 45 Degree Code is found. As such, the scheme would not result in a harmful loss of light nor introduce unreasonable overshadowing potential.

The proposal is situated side-juxtaposed to neighbouring property no.33. The rear of no.33 directly faces the eastern gable elevation of the subject property. The development would introduce a 2.5 storey rear facing gable projection extending to 6.7m along the ridge and 3.5m from the rear elevation. It is considered that the existing two storey dwelling already overshadows part of this neighbour’s garden and therefore the proposed extension will only marginally increase such impacts and will not be enough to warrant a refusal. The House Extensions SPD requires a 13m distance from the rear elevation of No.33s conservatory to the side gable elevation of the proposed rear extension; at ground and first floor level, this 13m distance is met. As the extension proposes to enlarge the roof space and create a third storey a 16m
distance is required to this element of the proposal. In this case the distance is 13m and therefore 3m below the recommended distance. It is considered that the extension of the roof space by virtue of its gable design which angles away from the No.33 is far less prominent than a continuation of the first floor brick wall which would produce a vertical flat gable end design.

With no substantial screening, the introduction of this 2.5 storey element would infill a gap in the skyline view of No.33, and this would erode the outlook afforded to their rear conservatory. It is noted however that the conservatory, is one of 3 ground floor habitable rooms present in No.33. There is a much larger open plan living room with kitchen and dining area whose outlook would not be affected by the proposal. In this way, the effect of the proposal on the conservatory belonging to no.33 is not considered to be significantly harmful to warrant a refusal, as it is considered a secondary living space in the dwelling. Furthermore, the elevation fronting onto the conservatory would not include any habitable room windows and as such not present any privacy related concerns in relation to the property in question.

No. 1 Ashberry Drive lies to the north-west of the application property and is off-set with its rear elevation facing south, in the direction of the rear elevation of the subject dwelling. The scheme would introduce a window at the 2nd floor level on the western side of the rear elevation, adjacent to no.1. On account of its staggered design, development would not project beyond the rear roof line at the 2nd floor level in this location. Given that the property presently includes a window at the first floor level in this location and with the outlook predominantly over the rear garden, it is not considered that this scheme would harmfully overlook or detrimentally impact upon the privacy presently enjoyed by the residents of this property to such an extent to warrant refusing this application.

The scheme would not introduce habitable room windows within 21m of a directly facing neighbouring habitable room window. The scheme does not include windows within the side elevations. Whilst presenting potential to indirectly overlook neighbouring rear gardens, the scheme, with its outlook predominantly over the extensive rear garden, is not considered to be vastly different than that which already exists from the 1st floor rear elevation.

No.35 is located approximately 20m to the north-east of the subject property and includes a garage between the proposed development and its nearest gable elevation. Being off-set, together with the oblique relationship and siting of the existing garage, the occupiers would not experience an undue loss of privacy or overbearing impact.

Impact on the highway network and parking
As a result of the proposal, the number of bedrooms will increase from 3 to 5. There is currently provision for 3no. + vehicles by virtue of an integral double garage and sufficient driveway. No additional car parking is required and none will be affected by the proposal, therefore no adverse impact upon car parking/highway safety.
**Recommendation**

Approve subject to Conditions

**Conditions & Reasons**

1. The development hereby approved shall be commenced before the expiration of three years from the date of this permission.

   Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

2. The development shall be carried out in accordance with the following documents:

   (a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on 04.04.18

   Reason: for the avoidance of doubt and to enable Warrington Borough Council to adequately control the development and to minimise its impact on the amenities of the local area and to conform with Policy QE7 of the Warrington Core Strategy.

3. The facing and roofing materials to be used in the construction of the extension hereby approved shall match in colour, texture and coursing those used on the existing building.

   Reason: To ensure the use of appropriate materials, in the interests of the visual amenities of the locality and in order to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction
Appendix 1 – photos
Appendix 2 – drawings

Site Boundary

REAR GARDEN

Site Boundary

Hatching indicates area of proposed extension

PARKING

Site Boundary

ASHBERRY DRIVE

83
Existing Rear Elevation (1:100)

Proposed Rear Elevation (1:100)
ITEM 6

Application Number: 2018/32526

Location: Land adjacent to, 3, 5, 7 and 9, Sycamore Crescent, Rixton-with-Glazebrook, Warrington, WA3 6JR

Ward: Rixton and Woolston

Development Full Planning - Proposed alterations to the grass verge area to provide additional resident parking provision, and new pedestrian access

Date Registered: 10-Apr-2018

Applicant: TORUS (Golden Gates Housing Trust)

8/13/16 Week Expiry Date: 04-Jun-2018

Reason for referral

Rixton and Glazebrook Parish Council have objected to the application

Human Rights

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

- Article 8 - The right to respect for private and family life, home and correspondence.
- Article 1 of Protocol 1 - The right of peaceful enjoyment of possessions and protection of property.

Site and surroundings

This application relates to an area of grass and existing hard standing to the front of 3-7 Sycamore Crescent. The site is located within Rixton and currently provides some parking provision and vehicular access to 7 Sycamore Crescent. The grassed area is an unfenced open area which sits between the pathway to the front of the dwellings and the pavement adjacent to the road. One large tree sits in the south east corner of the grass. A telegraph pole is also present within the grassed area adjacent to the back of the pavement which is to be retained in its current location.
The proposal

Permission is sought for the alterations to part of the grassed area to provide additional residents parking and as a consequence remove an element of on street parking.

A “triangle” of grass would be removed and this together with the existing access/parking area serving 7 Sycamore Crescent would be laid with porous tarmac. The area would continue to provide access (and parking) to number 7 and the increased hard standing area would provide parking areas for number 3 and number 5 Sycamore Crescent. Spaces would be delineated with flush pavers.

A 2m wide pedestrian route would also be provided to the east of the parking area providing access from the pavement adjacent to the road up to the footpath to the front of the houses.

As per the existing arrangement there would be a general fall from north to south. Level access would be provided between surfaces and the dropped kerb would be increased in size to serve the new parking area.

Relevant site history

The site has no relevant planning history

Planning Policies

National Planning Policy

National Planning Policy Framework

Local Plan Core Strategy

CC1 – Inset Village
CS1 – Delivering Sustainable Development
QE3- Green Infrastructure
QE6 – Environment and Amenity Protection
QE7 – Ensuring a high quality place
MP1 – General Transport Principle
MP7 – Transport Assessments and Travel Plans

Supplementary Planning Documents
Environmental Protection SPD
Design and Construction SPD
Standards for Parking in New Development SPD

Consultation Responses

Rixton and Glazebrook Parish Council - OBJECT - loss of grassed area would be a loss of visual amenity and if a hard standing for cars was made it would result in any cars from the area parking
**Highways** – It is my understanding that the application is for the proposed alterations to the grass verge area to provide further resident parking provision, widen/increase parking provision adding new parking spaces alongside those already used by No 7, retain existing access point across pavement into vehicle parking zone, change of use for small area of the grass verge from grass to bitmac surface to form pedestrian route.

The proposal seeks to widen the existing dropped kerb from the adopted highway of Sycamore Crescent to provide additional parking. As the proposal would intensify the use of the existing access the applicant must demonstrate adequate visibility to meet the requirements for Manual for Streets.

Sycamore Crescent is subject to a 20mph speed limit. To meet the requirements for the Manual for Streets an intervisibility splay of 2.4 metres by 25 metres on both sides of the access should be demonstrated. Nothing should be subsequently erected or allowed to grow to a height in excess of 0.6 metres within the splays which must be within land under the control of the applicant.

The accesses require vehicles to drive over a footway and as such a pedestrian intervisibility splay of 2 metres by 2 metres on both sides of the accesses should be provided. Nothing should be subsequently erected or allowed to grow to a height in excess of 0.6 metres within the splays.

It is considered that the proposed access arrangements have adequate vehicle and pedestrian intervisibility to meet the requirements for Manual for Streets. A road opening permit will be required for the extended dropped kerb. This will be at the expense of the applicant and at zero cost to the Council.

The standard off-street parking bay dimension is 2.5 x 5m. Spaces that do not meet the standard will not be classified as suitable provision. The proposed area of hard standing has the capacity to accommodate 2 additional off-street parking spaces.

The applicant must ensure that adequate drainage facilities or permeable surfacing is used on any areas of hard standing to ensure that localised flooding does not result from these proposals.

A telegraph pole is located within the site edge red. The applicant must ensure they contact BT Openreach prior to undertaking any works as the proposal may impact the infrastructure.

In view of the above, there is no highway objection to the proposal subject to conditions.

**Notification Responses**

*Neighbours* – None received to date
**Appraisal**

**Visual Amenity**

The NPPF sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Policy CS1 of the Warrington Borough Council Core Strategy identifies the need to deliver high standards of design that have regard to local distinctiveness.

Policy QE3 states that the council will work with partners to develop an integrated approach to the provision, care and management of the borough’s green infrastructure. It includes amongst 5 key aims to protect existing provision and the function this performs.

Policy QE7 of the Warrington Borough Council Core Strategy states that development proposals should reinforce local distinctiveness and enhance the character, appearance and function of the street scene, local area and wider townscape. It also advises that any new development should harmonise with the scale, proportions and materials of adjacent and existing buildings and maintain and respect the landscape character of the area where they are located.

The main visual impact of the proposals would be the reduction in the extent of the grassed area to the front of the dwellings and an increase in the amount of hard surfacing. It is not considered that the loss of some of the grassed area would have a significant adverse effect on the visual amenity of the area, particularly given that a large part of it would be retained. In terms of its function the grassed area is mainly visual inasmuch that it separates the houses from the road. The partial loss of the grassed area to hardstanding would clearly reduce the amount of soft landscaping although its appearance would remain open and generally undeveloped.

The proposal is therefore considered to be in accordance with policies CS1, CC1, QE3 and QE7 of the Warrington Borough Council Core Strategy and the design policies in the National Planning Policy Framework – it would not have an adverse impact upon the visual amenity of the area.

**Residential Amenity**

NPPF- Paragraph 127 (f) states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
Policy CS1 of the Warrington Borough Council Core Strategy identifies the need to safeguard public amenity.

Policy QE6 of the Warrington Borough Council Core Strategy identifies that consideration should be had to the need to respect the living conditions of existing neighbouring occupiers in relation to overlooking/loss of privacy, outlook, sunlight, daylight, overshadowing, noise and disturbance.

The application site is located within a residential area. The proposed parking areas would be separated from the residential properties on at Sycamore crescent by the existing footpath to the north and west and by the road and associated pavement to the south, similar to the existing relationship between the existing parking/access (serving 7 Sycamore Crescent) and the surrounding residential dwellings.

Having regard to this and the fact that the proposal to provide additional parking on Sycamore Crescent for local residents, would not intensify traffic flow but would provide for additional off road parking spaces for vehicles which currently park along the narrow carriageway or partly encroach onto the grassed area (with resultant disturbance to the grass) it is not considered that the proposal would result in neighbouring land users experiencing an unacceptable loss of amenity.

The proposal is therefore considered to be in accordance with policies CS1 and QE6 of the Warrington Borough Council Core Strategy and the amenity policies in the NPPF.

Parking and highway safety

Policy CS1 of the Warrington Borough Council Core Strategy identifies the need to protect public safety.

Policy QE6 of the Warrington Borough Council Core Strategy identifies the need to consider the effect and timing of traffic movements to, from and within the site, and whether adequate car parking is proposed in order to ensure that any new development does not have an adverse impact upon highway safety.

Policy MP1 of the Warrington Borough Council Core Strategy states that in order to secure sustainable development the Council will support proposals where they adhere to locally determined car and cycle parking standards.

Policy MP7 of the Warrington Borough Council Core Strategy states that the Council will require all development to (a) demonstrate that it will not significant harm highway safety and (b) show that all trips generated by development can be adequately served by Warrington’s Transport Network. Where a development will have a significant effect on the transport network policy MP7 advises that appropriate mitigation measures, including any necessary transport infrastructure, will need to be put in place before the development is used or occupied.
The application has been reviewed by the Council’s highways officer who has confirmed that they have no objections to the proposal subject to the attachment of a condition to ensure that the parking spaces are not used for any other purposes than the parking of vehicles and informatives in relation to the Telegraph pole and road opening permits.

Having regard to the comments of the Council’s highways officer it is considered that the creation of an additional small parking area on Sycamore Crescent is acceptable and would not raise any highway safety issues subject to the recommended conditions. The submitted design and access statement promotes the improvement of this scheme by reducing on street parking including that close to the existing school (Hollins Green)

For these reasons the proposal is therefore considered to be in accordance with policies QE6, M1 and M7 of the Warrington Borough Council Core Strategy.

**Recommendation**

Approve subject to Conditions

**Conditions & Reasons**

1. The development hereby approved shall be commenced before the expiration of three years from the date of this permission.

   Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the following approved plans:
   P64-11 Rev A – General arrangement plan
   P64-12 Rev A - Planning application location plan
   P64-13 – Construction details
   P64-14 - Construction details
   STD-1100-04 Rev A – Standard details

   Reason: For the avoidance of doubt and to define the permission.

3. Full details of surfacing materials to be used on all hard-surfaced areas of the development shall be submitted to and approved by the local planning authority prior any such works being undertaken on the application site. The development shall accord with approved details.

   Reason: In order to comply with Policy QE7 of the Warrington Local Plan Core Strategy and the Warrington SPD: Design and Construction

4. The parking spaces indicated on the approved plans shall not be used
for any other purpose than the parking of vehicles. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no Building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.
Councillor Ryan Bates has requested this application be determined by the development management committee after the previous application was refused.

Site

The property is a two-storey semi-detached dwelling with traditional front to rear apex roof with a part single- part 2 storey outrigger. The property is on the eastern side of York Drive, within the Victoria Road/ York Drive conservation area. The property benefits from a block paved driveway that can accommodate 2 no. vehicles off-street, and detached garage accommodating of 2 no. vehicle.

Description of Proposal

The proposed works include partial demolition of the single storey outrigger at the rear and the construction of a larger single-storey rear extension to be used as an open plan kitchen/family room with a WC.

The extension will have a total of 6 roof lights with the rear elevation formed off a gable end with floor to apex glazing panels.

The extension will measure 5.5m in width x 7.5m in depth, with a height to eaves of 2.3m and an overall height of 3.6m.

The works also include demolition of existing detached garage and
construction of a smaller unit accommodating of no. 1 vehicle. Garage set back 20.2m from the street in a Tudor revival style with timber doors and windows. The garage proposed is 3.7m in width by 6m in depth.

Matching materials are proposed throughout.

Amended plan received to move garage away from neighbouring boundary to avoid overhang.

Relevant Planning History

2018/32159 – Proposed single storey kitchen/family room extension to rear and replacement detached garage. Refused for the following reason:-

1. The proposed single storey extension, by virtue of its depth and siting adjacent to the shared boundary with No. 21 York Drive, would constitute a visually intrusive structure to the detriment of the amenity of the occupiers of that property through a loss of light and potentially overbearing effect, contrary to Policy QE6 of the Core Strategy and relevant amenity paragraphs of SPD2

NB – The current application is identical to the previously refused scheme above. No changes have been proposed as part of this resubmission.

Planning Policies

Development Plan Policy

Local Plan Core Strategy - Policy QE6 – Environment and amenity protection
Local Plan Core Strategy - Policy QE7 – Ensuring a high quality place
Local Plan Core Strategy - Policy QE8 – Historic Environment

Other material considerations

Supplementary Planning Document – Standards for Parking in New Development (March 2015)
Supplementary Planning Document – Design and Construction (October 2010)

National Planning Policy Framework
National Planning Practice Guidance

Notification Responses

None received to date
Consultation Responses

Grappenhall and Thelwall Parish Council – No objection.

Councillor Ryan Bates:
Applicant has spoken to all neighbours and none object to the proposal. Proposal is sympathetic to neighbouring residence and in line with the prevailing pattern of development locally.

Observations

Impact on the character of the area

The site is located within the Victoria Road Grappenhall/Stockton Health Conservation Area which is noted for its spaciousness and generous garden plots which provide a verdant setting to the predominantly Edwardian properties located within it. Section 72(1) of the Planning (Listed Buildings and Conservation Area) Act 1990 requires Local Planning Authorities to pay, ‘special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area’ in the determination of planning applications.

Much of the character of the conservation area is derived from the style and character of the large Victorian semi-detached properties. The application property adds to the character of the Conservation Area by reason of its age, style, materials and form. It is considered that the application property contributes to the visual amenity, character and setting of this part of the Grappenhall/Stockton Health Conservation Area.

The proposal seeks the partial demolition of the single storey outrigger and the construction of larger single storey extension measuring 5.5m in width x 7.5m in depth x 3.6m in height. The extension will be constructed in matching materials with traditional fenestration patterns to the side elevations and a total of six roof lights above. The rear (eastern) elevation is formed of a gable end with floor to apex glazing panels. It is proposed to demolish the existing double garage and replace it with a single garage constructed in a Tudor revival style with timber doors and windows.

The extension remains a subservient and proportionate addition, constructed in matching materials and corresponding architectural detailing. It would not be prominent in the street-scene and would not be out of keeping with the surrounding properties or the character of this part of the Conservation Area and would therefore not harm its character.

The proposed development would result in no harm to the significance of the Conservation Area and the development is considered appropriate to its context, with the removal and replacement of the garage being favourable and a public benefit. The proposed extension would respect the building’s features, form, proportions and materials and is sympathetically formed to contribute towards the historic integrity of the building and its setting amongst
the Conservation Area.

The demolition of the existing garage and the erection of a replacement garage is considered to represent an improvement to the existing arrangement, which relates poorly to the architectural value of the surrounding built form and detracts from the visual amenities of the designated heritage asset. This would represent an improvement in terms of the significance of the Conservation Area

Councillor Bates of Warrington Council stated that the proposal would fall in line with the prevailing pattern of development along York Drive. It is acknowledged that the extension is a common proposal for householders locally. Dwelling No.25, adjacent to the applicant dwelling, was granted planning permission to demolish their existing garage and conservatory and construct a new single storey side and rear extension.

Overall it is considered that the proposed development is appropriate within its context, is of some limited public benefit and would not harm the significance of the building or its setting within the Conservation Area in line with Policies QE7 and QE8 of the Core Strategy, the relevant paragraphs of the SPD2 and NPPF paragraphs’ 132 and 134.

Impact on the amenity of neighbours
The application seeks the partial demolition of the single storey rear outrigger to facilitate the proposed development. In doing so, the extension will project a further 1.9m into the rear curtilage which angles away from the common boundary of No.21 after 900mm.

The existing outrigger to the rear elevation projects 1m beyond the 45 degree line taken from the nearest ground floor habitable room window of No.21. The proposal will increase this by a further 900mm before angling away from the common boundary. Whilst it is recognised that a certain level of harm already exists between the two attached properties, and this will be exacerbated with additional impact of the new roof and the additional projection at the expense of the amenity of No.21.

The proposal lies to the south of No.21 and as such any further projection to the rear elevation of the application site would reduce the level of light entering the adjoining property and increase the degree of visual intrusion through the creation of a tunnelling affect.

It is noted that Councillor Bates of Warrington Council spoke to the applicant and was informed that no neighbours objected to the proposal. Policy QE6 of the Local Plan Core Strategy states that developments will only be supported which will not lead to an adverse impact on the environment or amenity of future occupiers of those currently occupying adjoining or nearby properties. In this way, while it is noted that existing neighbours do not object to the proposal, it is important that we consider the consequences of the proposal on the amenity of future residents. As such, the level of harm created by the proposal cannot be justified on the premise that existing neighbours approve
the extension.
As such, the proposal would result in a detrimental impact upon the visual amenities of No.21 to an unacceptable degree, conflicting with policy QE6 of the Core Strategy and guidance contained with SPD2.

It is not considered that the proposed garage will significantly impact upon the amenities of either neighbour (Nos.21 or 25) given the distance maintained and an existing extension to No.25 which lies on a similar building line and at close proximity of the common boundary. As such this element of the application is considered acceptable and complies with policy QE6.

Impact on the highway network and parking
Whilst the proposed replacement garage is a single garage rather than a double, the driveway retains sufficient provision for at least 3 vehicles and this is considered sufficient for the size of the property.

**Recommendation**

Refuse

**Reason**

1. The proposed single storey extension, by reason of its depth and siting adjacent to the shared boundary with No. 21 York Drive, would constitute a visually intrusive structure to the detriment of the amenity of the occupiers of that property through a loss of light and overbearing effect, contrary to Policy QE6 of the Core Strategy and relevant amenity paragraphs of SPD2
Appendix 1 – site photos
Appendix 2 – Existing and proposed drawings

EXISTING GROUND FLOOR PLAN

PROPOSED GROUND FLOOR PLAN

EXISTING REAR ELEVATION

PROPOSED REAR ELEVATION
DEVELOPMENT CONTROL COMMITTEE DATE 15-Aug-2018

ITEM 8

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<td>Ward:</td>
<td>Fairfield and Howley</td>
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<td>Development</td>
<td>Full Planning - Proposed redevelopment of the former Manx Arms site to provide one 5 bedroom House of Multiple Occupancy (HMO) and one 4 bedroom House of Multiple Occupancy (HMO) - sui generis</td>
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<tr>
<td>Applicant:</td>
<td>D McLellan</td>
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<td>8/13/16 Week Expiry Date:</td>
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Reason for Referral

Cllr Tony Higgins has requested that the application be brought before the committee.

Site and Proposal

The application relates to the former locally listed Manx Arms. The site comprises a cleared site, formerly occupied by the locally listed public house. The former building was two-storey, of a traditional brick construction with stone cills and lintels and a slate roof.

The site is situated at the junction of School Brow and Orchard Street, within the strategic location of Inner Warrington, in a mixed use area. To the west is Lidl supermarket and opposite to the north James Lee House (hostel) and the rear service yard of School Brow retail park. To the east, directly adjoining the premises as part of the terrace is a french polishers, beyond which are two residential properties. To the south of the site, adjoining, is Podmores Scrap Metal Yard. Externally at the site there is a small yard to the rear of the former building with a gated access leading on to Orchard Street.

The application seeks full planning permission to provide two House of Multiple Occupancy (HMOs); one 5 bedroom HMO and one 4 bedroom HMO (sui generis). The development will have separate bedrooms and shared
bathroom and kitchen facilities with a main entrance from Church Brown and a rear access yard accessed from Orchard Street.

Planning Policy Context

National Planning Policy Framework (NPPF)
Local Plan Core Strategy (2014) (LPCS)
Supplementary Planning Document: Design and Construction
Supplementary Planning Document: Environmental Protection (May 2013)
Supplementary Planning Document: Standards for Parking in New Development (March 2015)

Relevant History

2017/31594 - demolition of the existing building and the construction of a new building for the purposes of a 10No bedroom House in Multiple Occupation (HMO). App 25/1/18

Consultation Responses

Highways

There are mixed uses in the vicinity and the site is immediately adjacent to the town centre. As such it is considered to be sustainable in terms of transport options.

The parking standards do not set a prescribed number of spaces for HMO developments, however within the adjacent town centre the standard for flats is one space per unit, which equates to 9 spaces. Given the type of housing and proximity of all potential trip generators, this could be considered generous, but provides a guide.

The proposed plans indicate there are no spaces provided within the curtilage of the property. The Transport Statement associated with the previous / current consent included a survey of local parking availability and demand. The results suggested that there would be adequate provision on-street particularly during evenings and weekends when demand would be greatest. As such it is accepted that the development would not require in curtilage parking.

Cycle parking is proposed and should be secured by way of condition with reference to the details shown appended to the Design and Access Statement as a minimum requirement.

Access to the rear is to be retained via the existing gateway, with the adjacent walls reduced in height to 600mm. This access allows for cycle and refuse movements and the reduction in height is primarily for light entering the premises, but should be secured by way of condition to provide safe egress for cyclists and maintain pedestrian safety.
The development would not be expected to generate any significant volume of traffic in operation, but has potential to impact on highways during construction. The developer should note that footways must be kept clear of obstructions at all times. Skips, scaffold etc will require additional consents if they are to be placed on highway. Contractor parking must be managed considerately.

In summary, there are no objections on highway related grounds, subject to the following conditions.

Environmental Protection

Noise

The proposal site is located just outside of a DEFRA noise mapped area. This suggests that the ambient noise levels at or around the primary corner of the dwelling will be at or around 55dB(A). Normal glazing typically offers noise attenuation in the region of 28-29dB which will mean that internal noise levels are well within the BS8233:2014 noise levels providing that windows are kept closed. With open windows, the internal noise levels will be circa 5dB above the recommended internal noise levels. As a means to reduce the need to open windows, it is recommended that a Positive Input Ventilation system should be installed to increase airflow within the building and provide additional comfort by providing a slightly uprated ventilation rate internally. An existing building shields sensitive bedroom windows from the potential noise impacts of the adjacent scrap yard. This will therefore offer a suitable buffer to any noise that may originate from that business.

A construction hours informative will also be recommended in the interests of residential amenity.

Contaminated Land

This is a Large Scheme for a Sensitive end use located on land that is not currently designated as Potentially Contaminated Land. There do not appear to be any significant potential ground gas generation sources within 250m of the subject site.

Contaminated land reporting has been submitted with the application. The level of detail is sufficient to preclude the typical requirements for a pre-construction contaminated land condition however the completion condition has been recommended to implement the proposals within the submitted reporting and to capture any unexpected contamination that may be found during the development process.

Air Quality

The proposal site is located close to but ultimately outside the Warrington Town Centre Air Quality Management Area. The proposal does not include any car parking spaces, therefore the site will
have minimal additional impacts on Air Quality. The site is also in a smoke control area however the nature of the proposal suggests that solid fuelled fires would not be included within the development. I have no objections subject to the following conditions and/or informatives being applied should consent be given.

Ecology
No objection

Notification Responses

Ward Councillor (s)
This application is far too important not to be discussed in an open and transparent meeting.

Parish Council –
Unparished.

Neighbours –
No representations received at the time of report preparation.

Observations and Appraisal

Principle of Development
The application site is located within the urban area of Warrington as identified by the Local Plan Core Strategy Proposals Map. The current proposal involves the redevelopment of an existing previously developed site in an accessible location close to local facilities and services. The application follows a recent approval on the site for one large HMO (2017/31594), therefore the principle has been established.

The main difference from the previous application (2017/31594) is the creation of 2 smaller HMO’s rather than one large one which was to provide 10 bedrooms.

The application site falls within the strategic location of Inner Warrington, as defined by LPCS policy CS9. This policy seeks to ensure that Inner Warrington remains the focus of development and physical change in the Borough in a number of ways, including secure the maximum physical and environmental benefits from the re-use and redevelopment of underused, vacant and derelict land.

In the previous application 2017/31594, the issue of the building being locally listed was assessed and reported through the officer report. As the building is no longer in place and none of the surrounding properties are listed or locally listed, the discussion on the effect of the heritage asset is therefore not relevant.
The new building proposed will occupy the same footprint and will replicate the traditional style and appearance of the exiting building. The proposal will facilitate a viable redevelopment of the site, which in turn would enhance the immediate area.

**Design, scale and appearance**

The site remains part of a terrace with No. 33 School Brow which is still intact and occupied. A key design issue to be considered is how the proposed development works with the existing built fabric. The scale and massing of the proposed new building is broadly consistent with that of the former public house and also that of the previously approved 10 bedroom HMO.

One difference to the former building is the corner design on Orchard Street / School Brow which has been influenced by a need to avoid an overhang of the public footpath and hence highway, as well as to reduce scope for vehicle strikes with the former public house having suffered from these on numerous occasions (most commonly large delivery vehicles associated with Lidl and School Brow Retail Park).

The scheme incorporates chimney stacks which is a positive feature, helping ensure diversity of the roofscape and again uniformity across the terrace. In design terms the proposal is considered to be acceptable having regard to LPCS policy QE7.

**Amenity**

The site is situated in a mixed use area comprised of residential, commercial and retail uses. Environmental Protection advise that the site is located just outside the DEFRA noise mapped area which suggests that the ambient noise levels at or around the primary corner of the property will be at or around 55dB(A), with normal glazing typically offering noise attenuation in the region of 28-29dB. As such the internal noise levels would be within the BS8233:2014 noise levels providing that windows are kept closed. With open windows, the internal noise levels will be circa 5dB above the recommended internal noise levels. As a means to reduce the need to open windows, EP recommended that a Positive Input Ventilation system should be installed to increase airflow within the building and provide additional comfort by providing a slightly uprated ventilation rate internally. This would be conditioned accordingly.

To the rear, a number of bedrooms would face an existing building which is in use associated with a scrap yard. The windows would face a flank elevation and look out onto the yard are associated with the proposed HMO, and as such this is considered to be an acceptable relationship. There would be no overlooking or loss of privacy impacts to neighbours or for future occupiers.

Subject to the aforementioned condition, the proposal would accord with LPCS policy QE6 in respect of amenity.
Highways

The application does not seek to provide any parking as part of the development (same as the previous approval), the highways officer does not raise any objections based on the availability of on-street parking in the area and the peripheral town centre location in proximity to sustainable transport options. The proposal is considered to be acceptable in highways safety terms having regard to LPCS policy QE6.

No car parking spaces are to be provided as part of the proposals. A secure covered cycle parking area is however to be provided within the rear yard of the proposed development, the details of which are appended to this statement. The rationale for this approach, including consideration of trips to and from the site, is set out in a separately submitted transport statement.

Conclusion

The proposal would redevelop the site providing an acceptable use in the form of HMOs and the proposed design of the building would enhance the character and appearance of the area.

The proposal would deliver a sustainable form of development and the benefits would outweigh the loss of the heritage asset. The application is recommended for approval subject to conditions.

Recommendation

Approve subject to Conditions

Conditions & Reasons

1. The development shall be carried out in accordance with the following documents:

   (a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on 7th June 2018
   (b) Submitted drawing No's 1120518 Existing Plans, 1110518 – proposed elevations received on 7th June 2018.

   Reason: for the avoidance of doubt and to enable Warrington Borough Council to adequately control the development and to minimise its impact on the amenities of the local area and to conform with Policy QE7 of the Warrington Core Strategy.

2. The development hereby approved shall be commenced before the expiration of three years from the date of this permission.

   Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 91 (as

3. None of the building(s) hereby approved shall be constructed until written and photographic details of the external roofing and facing materials (including manufacturer’s details) shall be submitted to the local planning authority for approval. Materials samples shall be made available to view on site and shall NOT be deposited with the Local Planning Authority. The development shall be constructed in accordance with the approved details/samples.

Reason: In order to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction

4. The development shall not be taken into use until the following requirements have been met and required information submitted to and approved by the Local Planning Authority (LPA):

A: REMEDIATION & VERIFICATION: Remediation (if required) and verification shall be carried out in accordance with an approved strategy. Following completion of all remediation and verification measures, a Verification Report must be submitted to the LPA for approval.

B: REPORTING OF UNEXPECTED CONTAMINATION: All unexpected or previously-unidentified contamination encountered during development works must be reported immediately to the LPA and works halted within the affected area(s). Prior to site works recommencing in the affected area(s), the contamination must be characterised by intrusive investigation, risk assessed (with remediation/verification measures proposed as necessary) and a revised remediation and verification strategy submitted in writing and agreed by the LPA.

C: LONG-TERM MONITORING & MAINTENANCE: If required in the agreed remediation or verification strategy, all monitoring and/or maintenance of remedial measures shall be carried out in accordance with the approved details.

The site shall not be taken into use until remediation and verification are completed. The actions required to be carried out in Sections A to C above shall adhere to the following guidance: CLR11 (Environment Agency/DEFRA, 2004); BS10175 (British Standards Institution, 2011); C665 (CIRIA, 2007).

Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion. In accordance with Local Plan Core Strategy (2014) QE6, Paragraph 121 of the National Planning Policy Framework and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).
5. Prior to the first occupation of the development hereby approved a scheme for a Positive Input Ventilation (PIV) system shall be submitted to and approved in writing by the Local Planning Authority. The system shall provide an input of pressurised air into the building to naturally increase ventilation rates within the individual rooms and to reduce the need to open windows. The development shall not be occupied until the approved system is installed and made available for use and subsequently maintained and retained thereafter.

Reason: To ensure satisfactory living conditions for future occupiers due proximity of the DEFRA noise mapped area and to accord with Local Plan Core Strategy (2014) QE6 and Supplementary Planning Document: Environmental Protection.

6. Cycle parking shall be provided in line with the Design and Access Statement appendices or provision subsequently submitted to and approved in writing by the local planning authority. The approved scheme shall be provided prior to first occupation of either HMO and retained for use as such thereafter.

For the avoidance of doubt a minimum capacity of ten cycles secured to Sheffield style racks within a secure locked structure. The area should also be served by external lighting which may be PIR operated.

Reason: so that the development provides for the needs of cyclists and provides a choice of modes of transport in accordance with Policies QE6 and MP3 of the Warrington Core Strategy
Appendix 1 - Images (google image of the PH prior to demolition)

Photos (below) of the cleared site July 2018
Proposed elevations

PROPOSED REAR ELEVATION
DEVELOPMENT CONTROL COMMITTEE DATE 15-Aug-2018

ITEM 9

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2018/32454</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>Caddicks Clematis Nursery, Lymm Road, Grappenhall And Thelwall, Warrington, WA4 2TG</td>
</tr>
<tr>
<td>Ward:</td>
<td>Lymm North and Thelwall</td>
</tr>
<tr>
<td>Development</td>
<td>Full Planning (Major) - Partially retrospective application for the use of land for the parking of cars, retention of one building and the demolition and clearance of other existing buildings</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>28-Mar-2018</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Cheshire Airport Parking Ltd</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>26-Jun-2018</td>
</tr>
</tbody>
</table>

Reason for Referral

The proposal is for major development which as a consequence of the scale of objection the Executive Director of Economic Regeneration, Growth and Environment deems it expedient for the matter to be referred to the Committee.

Human Rights

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

Article 8 - The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1 - The right of peaceful enjoyment of possessions and protection of property.

Proposal

The application is a full planning application for the use of the former nursery land for the parking of up to 700 cars associated with airport parking. The
proposals would retain one building for administration purposes and the demolition and clearance of other existing buildings and include a new portable office building.

The application has been amended to reduce the proportion of the Site which will be used for car parking storage. The application now proposed to utilise only the rear of the Site for car parking storage. The previous intention was to utilise the front parcel of the Site as well; however, the front two parcels of the Site previous intended to be used for vehicle storage and staff parking will now be re-landscaped from the existing lawful car parking use (approved as part of the original nursery use).

The Landscape Layout illustrates that proposed planting has been reduced at the frontage of the Site around what will now be restored agricultural land (using grass seeds), and a reinforced landscape buffer provided across the centre of the site screening the proposals from Lymm Road. The proposals would utilise existing areas of hardsurfacing however some areas would require new additional gravel for the proposed car park. This would be constructed of permeable material.

The business operated by Cheshire Airport Parking Ltd provides competition and choice to the car park operations of Manchester Airport, where shuttle buses are in operation to transport passengers from hotels to the airport terminals.

The nature the applicant’s business model, whereby people drive and stay at the Clayton Hotel before their holiday (rather than simply drive to the Airport on the day and park their vehicle at an Airport car park) and utilise the Airport Shuttle buses. The cars would be transported from the hotel to and from the Site by the applicant. There would be no general public access to the Site.

The applicant highlights that daily vehicle movements to and from the application site would typically average between 100-150 cars on a daily basis (e.g. 50-75 cars exiting and entering the site).

The applicant notes that these vehicle movements would take place outside of peak travel hours. The Site does not operate as a public car park with vehicles entering and existing the site all day long.

The application is supported by the following documents:
Planning Policy Statement
Design and Access Statement
Transport Statement
Flood Risk Assessment
Sequential Test Exercise to Flooding
Landscape and Visual Assessment
Ecology Appraisal and Survey Work

On 25 July 2018 the applicant submitted amended and updated information on the application including an amended site plan. The applicant explains that
the proposals now include:

- The demolition of all buildings and structures on the Site, with the exception of the existing lodge building (as shown on the enclosed Site Plan) and small brick building at the rear. Whilst there is enforcement against use of the lodge as a dwelling (C3), the lodge was nevertheless approved under Lawful Development Certificate Ref. 2011/18774 for use as an office and the land immediately around it for overflow car parking. Accordingly, the Applicant is now proposing to utilise this building for its lawful use (office and security purposes), together with the brick building to the rear, whilst clearing the remainder of the Site and keeping it free from any buildings and structures; and
- The retention of the hardstanding area around the retained lodge building for staff car parking (not the rear brick building). This area will not be used for the storage of vehicles associated with the Applicant’s business operations.

The applicant summarises the application as creating Very Special Circumstances that the proposed development will deliver a number of benefits over the alternative enforcement action route (and potential re-use of the Site for horticulture, namely:

- The removal of the majority of existing buildings and structures on the Site with the exception of the single lodge building, and the brick building to the rear, which will be used for office and security purposes. This represents an 86% reduction in existing built form (footprint) across the Site, an increase from the originally proposed 70% reduction, and will result in the removal of visually dominant buildings from the front and rear of the Site;
- The re-location of all car parking (with the exception of a limited number of staff vehicles during operating hours only) to the rear of the Site, and which will be screened from Lymm Road by new landscaping across the central part of the Site;
- New landscape planting within and at the perimeter of the Site, delivering visual gains and the potential to support net gains in biodiversity;
- The return of 0.26 hectares of the Site to grazing land, and with it the creation of new greenfield land in the Green Belt;
- Formalising the use of the Site through a site-wide planning permission, and controlled by the Council through planning conditions;
- A Unilateral Undertaking confirming that the Applicant has control over the Site and other land controlled by the landowner outwith the red-line boundary, thus providing the Council with certainty and comfort over the future use of the Site and wider landholdings (and negating any concerns over any potential unlawful use of this land);
- The potential for net gains in biodiversity, owing to the implementation of three bird boxes and one bat box on the Site;
- Vehicular movements outside of peak travel periods, and none at all between 7am and 7pm, which would not be the case should the Site return to its lawful use. If planning permission is granted, vehicle movements to and from the Site will be monitored daily utilising traffic counters on the Site entrance;
• The safeguarding of an existing Warrington based company on a sustainable site in a sustainable location, and with it the retention of 20 jobs; and
• The creation of a further 20 employment opportunities

The applicant proposes to submit a Unilateral Undertaking to secure the environmental improvement of the wider site (shown within the blue line) and cap the level of cars at 700.

Site

The 2.34 ha site has access off Lymm Road, Thelwall. The Manchester Ship Canal is located some 330 m north of the site. Thelwell Brook runs to the south of the site with an associated public footpath (reference 129/08) also running through the site. The footpath would not be diverted or blocked by the proposals.

The Environment Agency Flood Map confirms that the proposed development site is located within flood zone 3.

The nearest heritage assets are the Thelwell Village Conservation Area (runs along Lymm Road) and this also includes the Old Hall Farmhouse (Grade II Listed) which is approximately 65m to the west of the site entrance and approximately 160m from the nearest part of the proposed car parking area. The nearest residential properties are approximately 75m to the south east of the site entrance and approximately 190m from the main proposed car parking area. There are intervening trees and landscaping between the proposals and the residential properties which are to be retained and potentially enhanced with additional planting as part of the proposals.

Currently the application site includes the following:
- a log cabin being used for residential development
- an industrial building (extended beyond the remit of the traktor and maintenance building approved under reference 2011/18774)
- a nursery building (currently in disrepair and hoarded)
- the brick built office building
- hardsurfacing (previously used in relation to the nursery use)
- a mobile home (unlawful)

Application site (18 July 2018):
The below Aerial Photograph shows the extent of the nursery operations and hardsurfacing.
Relevant Planning History

The application site has been the subject of a number of applications and has been the subject of enforcement action in the last 20 years, it is noteworthy the hardsurfacing to the front of the site (in front of the tree belt) is lawful. The relevant planning history is as follows:

91/27339 – Retrospective application for the erection of polytunnels – Granted 14 May 1996

A03/46795 – Certificate of Lawfulness (Existing Use) in respect of horticultural glasshouses, polytunnels, timber sheds and chalet, brick office buildings, access driveway, and car park – Granted 20 March 2003


2008/12639 -Proposed Visitors Centre + car park for nursery & re-soiling/seeding raised area. Refused 11 June 2008 - Appeal Dismissed 12 March 2009

2011/17908 - Proposed removal of existing brick cabin, retention of cabin for office/toilet, retention of limited area of hardstanding and erection of tractor store/workshop (part retrospective)- Withdrawn 6 June 2011
2011/18774 - Part retrospective application for development associated with horticultural use (removal of existing brick cabin, retention of cabin for office/toilet, retention of limited area of hard-standing and erection of tractor store/workshop) – Granted 30 May 2012

2013/22136 - Full Planning - Retrospective application for continued use of cabin building as residential accommodation for a 2 year period – Refused 4 October 2013

2014/24076 - Full Planning - Retrospective application for continued use of cabin building for residential accommodation for a further period of three years. Refused – 7 November 2014

There has also been a number of planning enforcement cases during the time of the consideration of the above applications. Some of these cases are ongoing with live enforcement notices relating to the retail use and the dwelling on the site.
ENOT/16/09 - Enforcement Notice relating to an unauthorised dwelling - Served 12/10/16

BCN/16/05 - Breach of Condition 3 of planning permission 2011/18774 - Served 10/08/16

BCN/16/06 - Alleged erection of building and use as dwelling, laying of hard-core, siting of metal shipping containers, display of u/a advert, extension of agricultural building and erection of new building, change of use of land from agriculture (horticulture) to domestic including siting of domestic shed and play equipment etc.

ENOT/08/04 - The breach of planning control as alleged in the notice is: without planning permission (i) The deposit of gravel/road planings/hardcore materials to form hard surfaces within the areas edged in blue on the attached plan. (ii) The storage of steel containers, caravans, trailers and vehicles in the approximate positions shown edged in green on the attached plan. (iii) The construction of a concrete base and erection of a new wooden structure shown hatched green on the attached plan. The notice was appealed under APP/M0655/C/08/2072749 and 2072758 with the appeals being dismissed and notice upheld.

Planning Policies

For decision-taking, Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that if regard is to be had to the development plan for the purposes of determination, then that determination must be made in accordance with the development plan unless material considerations indicate otherwise.
The NPPF is a material consideration in terms of the decision making process. The NPPF requires positive and proactive decision making and to approve sustainable development unless there are significant and demonstrable reasons that outweigh benefits. The NPPF seeks the protection of designated Green Belt; diversification of agricultural business; the protection of living conditions, protected species and management of flooding. Only where the impact on highway safety is considered to be severe should a refusal on highway grounds be progressed.

Planning (Listed Buildings and Conservation Areas) Act 1990
Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that ‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in exercising an Authority's planning function special attention shall be paid to the desirability of preserving or enhancing the character or appearance of heritage assets.

Local Plan Core Strategy (LPCS)

The main policy framework in the LPCS, is provided by:-
CS1 – Delivering Sustainable Development
CS2 – Quantity and Distribution of Development
CS4 – Transport
CS5 – Green Belt
CS6 – Overall Spatial Strategy – Strategic Green Links
SN6 – Sustaining the Local Economy and Services
PV7 – Promoting the Visitor Economy
QE3 – Green Infrastructure
QE4 – Flood Risk
QE5 – Biodiversity & Geodiversity
QE6 – Environment and Amenity Protection
QE7 – Ensuring a High Quality Place
QE8 – Historic Environment
MP1 – General Transport Principles
MP3 – Active Travel
MP4 – Public Transport
MP7 – Transport Assessments and Travel Plans
MP10 - Infrastructure
CC2 – Protecting the Countryside
Supplementary Planning Documents

- Design and Construction
- Environmental Protection
- Standards for Parking in New Development

Other Documents

- Manchester Airport Sustainable Development Plan (2016)

Consultation Responses

WBC Highways – The access has been improved and acceptable visibility has been achieved to the right (when leaving), a substantial tree remains on the left seriously reducing visibility. We understand there is to be a landscaping condition requiring the management of existing trees. If the tree is removed, acceptable visibility would be achieved. This should be secured by way of condition.

I note that the applicant has requested a revised statement, but it should be noted that it would not be supportive, because of the unsustainability aspect. This service clearly encourages car travel to the airport where rail would be appropriate and then adds even more mileage to Warrington and back.

WBC Environmental Protection – No objections subject to Conditions and Informatives

Greater Manchester Ecology Unit (GMEU) – No objection subject to conditions.

Natural England – No Comments - the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes

Environment Agency – No objection

WBC Flood Risk (LLFA) - No objection subject to a condition

Manchester Airport Group - Objection to the proposal based upon its impact on the Green Belt, lack of demonstration of need, and its implications for the delivery of our surface access objectives.

Notification Responses

Ward Councillors –
Councillor Anne Fradgley - object to the application on the grounds that no legitimate very special circumstances have been demonstrated that would warrant approving this proposal on Green Belt land and that it is an inappropriate use of Green Belt land. In addition the Councillor raises issues as material planning considerations:
- Impact on visual amenity,
- Urban sprawl,
- The need for countryside safeguarding,
- Impact on Thelwall and Lymm as historic towns,
- Flood risk,
- Impact on ecology and protected species,
- Light pollution,
- Oil and fuel pollution,
- No need/demand,
- Highways,
- Loss of current businesses and
- Previous planning breaches

Councillor Ian Marks – object to the application on the following grounds
- The land is in the Green Belt and there are no very special circumstances to justify this development
- It is located near to a listed building and a Conservation Area and would detract from the visual amenity of the area
- The area floods and this application risks worsening the situation because of the hardstanding required to park all the cars
- The access to the highway is poor and no improvement is proposed
- There will be an increase in traffic which gives rise to safety issues given the narrow nature of the road
- There is contamination on the site although none is specified within the application
- The application states there will be biodiversity effects on nearby land
- The application states that there could be effects on trees and hedges on the site
- It is proposed that 20 more jobs will be created and that the existing 20 jobs presumably based on the current operation at Tanyard Farm could be lost if this application does not go ahead.
- It is well known that there is a long history of planning issues on this site and enforcement action against various aspects. The application admits there is only one lawful use of the site and that is for horticulture
- It is alleged that the existing airport parking at Tanyard Farm by the same company does not have permission
- Work has already started

Lymm Parish Council (s) – Object:
- The area is in green belt.

Grappenhall and Thelwall Parish Council – Object:
- The application site is a horticultural nursery not B8 use
- There is unauthorised activity on the site and ongoing enforcement action.
- No information provided on the commercial relationships of the applicant and airport hotels
- There are also ongoing operations at Tanyard Farm, Rushgreen Road
- Proposals are highly unsustainable and contrary to national and local planning policy
- The proposals are an important part of the Green Belt and is not appropriate
- No special circumstances have been demonstrated and the applicant’s justification is flawed
- Unlawful uses and development should not be used as justification.
- Manchester Airport objections should be noted
- Airport parking will by definition impact on the openness of the green belt.
- There is no basis for an exception to green belt policy. The development is contrary to the provisions of NPPF section 9 and the Local Plan policy CS5
- The proposal will result in a dramatic increase in highway movements on the local highway network in the vicinity of the application site.
- Concern over highway safety in the area already exists and is indicated by the recent reduction in speed limits on the A56 in the vicinity of the site and the longstanding and regular speed enforcement operations in the area.
- The site is known to be at risk of flooding not just because of its formal designation but also from experience. The access and road adjacent to the site has major issues with pluvial flooding with runoff reaching the land contained within the application site. It is common knowledge that the site floods frequently; most recently it was underwater on 26th April, 2018. It is understood that previous unauthorised tipping on the site has negatively impacted on flood risk. The material used was tipped without any provision for drainage with consequences for impact on flood risk elsewhere. It is believed that the Environment Agency considers car parking and car storage uses to be distinct from general B8 uses. Although not necessarily risk to life, the economic risk of a flooded car park full of vehicles is a matter of concern and a serious flaw in the application.
- The general amenity of the site has been damaged over recent years as a result of the unlawful and unauthorised activities of those responsible for the site. The harm which has resulted will not be undone through granting permission for the site to be covered in cars.

**Neighbours –** A total of 136 letters have been received to the application, comments received include:

- Distance from Manchester Airport/Lack of Need
- Site is Green Belt and the proposals would harm the purposes of including land within the green belt.
- Visual impact of the proposals
- Proposals should be built on previously developed land
- Volume of traffic entering and leaving the site and impact on infrastructure
- Impact on the amenity of residents
- Impact on neighbouring uses – e.g. stables
- The area floods and is in a flood zone
- Impact of lighting
- Impact on wildlife
- No benefits for the villages
Previous applications and enforcement action

Observations
The key determining issues are the following
- Principle of the Development
- Very Special Circumstances
- Impact on the purposes of the Green Belt

Other matters for consideration include
- Highway Safety
- Flooding and Drainage
- Ecology, Landscape/ Trees
- Heritage Matters
- Noise
- Contaminated Land
- Air Quality
- Lighting

Principle of the Development

The starting point is the consideration of Policy CS1, CS5 and CS6 in relation to the promotion of sustainable development and Green Belt policy and the balancing exercise of the Core Strategy. In respect of sustainable development Paragraphs 8 and 11 of the Framework are relevant. Paragraph 83 sets out to support the development and diversification of agricultural and other land based rural businesses. Paragraph 134 sets out the purposes of the Green Belt whereas Paragraphs 143-146 are particularly relevant in the consideration of proposals affecting the Green Belt.

Paragraph 143 highlights inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances and Paragraph 144 guides when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The application site is a lawful horticultural business with buildings, car parking, hardstanding and landscaping have been approved in the past. The application site to the rear has largely been cleared of structures, the hardsurfacing and car parking on the front of the site is a lawful part of the approved use.

The building at the front of the site (originally approved for a tractor and maintenance shed) appears larger than the approved and was used for retail, the office building approved is currently being used for residential activity. The enforcement history and notices are noted.

Manchester Airports Group (MAG) are the owners and operators of Manchester Airport. The proposal is not an airport sanctioned facility and
MAG object on the basis of the implications for the delivery of the airport’s surface access objectives set out in the Sustainable Development Plan (which includes its Surface Access Strategy) alongside the Green Belt issues and lack of demonstration of need. It is appreciated that there is a need to balance the airport’s on site car parking provision and public transport capacity. Even so, no information is provided either in the objection or in the Strategy itself as to the existing levels of car parking provision or to describe what level is needed to achieve a satisfactory balance and how this combines with the overall plan for car parking and growth of the airport.

The assessment of need is therefore limited in planning considerations. The operational requirements of the company against the requirements of the Airport Group are commercial tensions. There is no evidence to suggest that the application proposal would result in a position where there is too much convenient parking to the extent that it would dissuade public transport usage. Nor would it undermine planned improvements to enhance the integrated public transport offer at the airport. Thus, it has not been demonstrated what adverse implications the proposal would have on the delivery of the objectives in the Airport’s access strategy.

However the site is located some distance from the Clayton Hotel which is the primary client of the applicant in submissions. The business operations indicate that there is a two week turn over of vehicles (equating to c.350 cars a week). The two principal routes (based on Google Maps directions) would be 12.4 miles and 14.3 miles (25-28 mile round trip). This would equate to between 451,360 and 520,520 miles on the road network. Based on an average car producing 0.15 kg of CO2 per mile, therefore the journeys would equate to between 67,704 kg and 78,078 kg (or 67.7-78 tonnes of CO2) per annum. Therefore based on Paragraphs 8 and 148 of the Framework - which includes the aim of mitigating and adapting to climate change, including moving to a low carbon economy the proposals, by reason of distance, would not meet the aims of sustainable development. Whilst the operational preferences of the applicant in being a Warrington business are noted, there are likely to be better located sites in terms of the Airport that would reduce the travel distances and carbon footprint of the proposals.

Paragraph 146 of the Framework also states that certain forms of development are also not inappropriate provided they preserve its openness and do not conflict with the purposes of including land within it. These include material changes in the use of land. The wording includes examples e.g. changes of use for outdoor sport or recreation, or for cemeteries and burial grounds but this is not an exhaustive or closed list of examples.

Impact on the purposes and openness of the Green Belt
In considering whether to allow development in the Green Belt, the decision maker must consider, first, the “definitional” harm arising from the development as well as such further harm to the Green Belt as is identified as being caused by the development in that case. Should any harm arise from the proposed development; it is then necessary to consider whether those benefits clearly outweigh the harm so as to amount to very special
circumstances. The concerns and comments of the local Ward Councillors and the local residents have been carefully considered.

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The Green Belt serves five purposes:
- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

When considering what harm there is to the Green Belt, those assessing the application should consider the extent to which it affects each of these essential characteristics and purposes. It is noted that the fourth aim is not included in Policy CS5 of the Core Strategy.

In considering the contribution of the application site to the purposes of the Green Belt, regard is taken to the assessment carried out to neighbouring sites that have been assessed under site reference WR31 and WR32 of the Council’s Green Belt Assessment and Review which was primarily focused on the potential expansion and potential development of sites for residential use as part of the local plan review.

The application site is not connected to the built up area and whilst there is existing ribbon development along Bell Lane and Stockport Road and the site plays a limited role in preventing further ribbon development and urban sprawl. The application proposals would alter the character of the application site and whilst there would be new landscaping and green pastureland as part of the proposals, the converse harm arising from the cars on the site would be an urbanising feature to the rear of the site. The removal of existing hardsurfacing to the front half of the site is noted as a benefit but the extent of the harm remains as significant.

The second test relates to the merging of towns. The infrastructure of the M6 (in particular the Thelwell Viaduct) and Manchester Ship Canal and further to the north, the River Mersey, form distinctive and wide boundaries to the wider area between the settlements of Thelwell, Lymm and Warrington with the Thelwell Brook, B5157 and the A56 also giving a more localised distinctive boundary. Therefore the application site itself plays a weak role in the contribution to the merging of towns and the application proposals would not alter this perception of the purpose of the Green Belt.

At this time, in terms of the safeguarding of the countryside from encroachment, the site itself plays a moderate contribution to this function of the green belt. The site has areas of land which have appropriate development approved and the existing areas of hardstanding to the front of the site. The boundaries of the site are well formed and the landscaping
enhancement, proposed, would also add to the visual aspect. The site is well connected to the countryside along all the boundaries. There are some longer distance views although these are hindered by vegetation lining field boundaries and residential development. The site would be very visible from the M6 (the Thelwall Viaduct) and the extent of car parking would be a significant feature to the wider countryside, it is noted that neighbouring agricultural buildings to the east (Woodacre Farm and Vine House Stables) are prominent features in the landscape setting. However conversely to other features which appear appropriate (e.g. agricultural) the proposed extent of car parking would be a significant feature in the landscaping. Taking account of the improvements offered as part of the proposals and the increased landscaping, particularly to the public vantage points of the public footpath and Lymm Road, the proposals result in increased harm arising to the countryside setting and the proliferation of a significant area of parked cars, which due to the ongoing nature of business, would be a permanent feature on the site which would cause harm to the aim of safeguarding the countryside.

Whilst the application site is adjacent to the Thelwall Village Conservation Area, the application site, like areas WR31 and WR32 play no contribution to the setting of historic towns and there would be no harm to this purpose arising from the development.

The final test of Green Belt purposes encourages the recycling of derelict and other urban land. The site is related to the former nursery development. The use of former lawful buildings and hardsurfacing, combined with the enhanced planting proposed includes a provision that would enhance the site and the role it plays to the Green Belt but conversely there would be an increase in the areas of hardsurfacing at the rear which would have a negative impact which needs to be considered in the balance.

The site and application proposals also need to be considered in terms of their impact on the openness and the permanence of the Green Belt. In consideration of the application, the proposals include the removal of almost all the existing buildings (lawful or not) and the establishment of new landscaping and green areas on the existing lawful car parking and servicing areas which are prominent to the public vantage points (e.g. the public footpath and Lymm Road). The impact of the cars stored on the site and the coming and going over the course of time and the proposed planting and landscaping would screen a majority of the activity to local users but the inherent harm to the Green Belt makes the development inappropriate and there is a significant harm to the proposals. It is noted that in the submission of 25 July 2018, the applicant also agrees the development is inappropriate and therefore very special circumstances are required if the development is to be considered acceptable.

Very Special Circumstances
There is no defined summary of very special circumstances but there have been significant caselaw and guidance on the topic. The applicant progresses the areas as Very Special Circumstances including land use benefits, re-
establishing planning control, the site clearance and visual improvements to
the front of the site in particular and the improvements to the environment and
ecological enhancements offered by the proposals. The applicant compares
the proposed development to the potential enforcement action. The
applicant's justification and table in the letter of 25 July 2018 has been given
full and careful consideration.

In order to be considered “Very Special” the circumstances do not have to be
unique but have to clearly outweigh the harm. Having considered the above
the proposals represent a minor improvement to the openness at the front of
the site (through the loss of hard surfacing) balanced against increased hard
surfacing and car parking to the rear and the associated harm do not
represent very special circumstances that would clearly outweigh the harm
identified including the significant harm generated by the extent of car parking
and permanence of the harm to the Green Belt.

Conclusion on Green Belt and Principle matters
As set out at above, Paragraphs 8 and 148 define the principles of
sustainable development and the scheme is locationally distant from the
Manchester Airport and the Clayton Hotel. The proposals would therefore
contribute to significant levels of traffic movement that would be contrary to
the aims of sustainable development and general principles of Policy CS1 and
MP1 of the Core Strategy in increasing car use.

The proposals would result in harm to the green belt and the purposes of
including land within the green belt. The development proposals and the
visual impacts of the proposals would be visible and although efforts have
been made in the submission to reduce the impact this does not reduce the
harm from being significant. There would be some benefits from the reduction
in the front part of the site but the amount of hardsurfacing beyond the
approved level at the rear of the site and the impact of this on the openness
(compared to the level shown on the approved plans and aerial photos) and
the resultant harm would be significant.

In the balance, the economic circumstances, ecological enhancements and
new planting created by the proposals and the justification progressed by the
applicant do not clearly outweigh the harm caused by the proposals.

As such, the proposals would harm the permanence and the openness of the
Green Belt and would be contrary to Policy CS5 of the Core Strategy.

**OTHER MATERIAL CONSIDERATIONS**

**Highway Safety**
Consideration of the local residents and Ward Members concerns and
comments has been given during the consideration of the application. The site
has a fall-back use relating to the existing nursery and operations of the site
which was unrestricted in respect of the amount of traffic and movement from
the site and the hours of operation.
Policies QE6 and MP10 of the Core Strategy seek to ensure that the development is appropriately assessed and would not impact on highway safety. The Framework also states that Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

The access existing has been voluntarily improved to create appropriate visibility splays through the removal of an existing brick wall at the site entrance.

It is agreed that the proposals would create on average between 100-150 car movements on a daily basis (e.g. c.50- 75 cars existing and entering the site) but the local road network (principally the A56) can accommodate these traffic movements and taking account of the visibility at the junction of the application site, the proposals would not result in an adverse impact to highway safety or be considered as a severe impact in the context of the tests of the Framework and would be acceptable.

**Flooding and Drainage**

The comments of the Environment Agency and the LLFA and the objectors have been carefully considered. The application is supported by a Flood Risk Assessment and a Sequential Test Exercise. Policy QE4 sets out the requirements for Flood Risk Assessments and Policy QE6 sets out the quality of water bodies are protected. The policies mirror the requirements of the Framework, in particular Paragraphs 160-163.

Flood Zone 3 is defined as the high flood risk area and is assessed as having a 1 in 100 year (1% AEP) or greater annual probability of river flooding in any year or 1 in 200 year (0.5% AEP) or greater annual probability of sea flooding in any year. The River Mersey, Thelwall Brook and the Manchester Ship Canal are all hydraulically linked. The nearest of these watercourses to the site is Thelwall Brook which flows along the southern boundary of the site from east to west before discharging into the River Mersey via a siphon under the Manchester Ship Canal. The Manchester Ship Canal is located approximately 330m north of the site.

The submitted Sequential Test has assessed 11 alternative sites within the Borough which have been considered against the requirements of being considered suitable, available or viable to the applicants. None of the sites proposed are considered to meet all three tests and no other sites have been identified as reasonably capable of being brought forward within a reasonable timeframe.

The exception test, is a method to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available. Essentially, the two parts to the test require proposed development to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce
flood risk overall.

The proposed development would be considered as least vulnerable in terms of the use classification and therefore would be appropriate development in the context of the Flood Zone. There would be limited public access to the site (other than on existing public footpath routes and staff on site) and the liability of management of the site and any cars present would be the responsibility of the site operators.

The proposals include appropriate emergency route arrangements and the developer is committed to signing up to the Environment Agency’s Flood Risk and there are safe access and egress capable from the site. The proposals include the benefits that would include the removal of all the permanent structures and the proposed car parking area would be constructed of permeable material. The proposals therefore pass the sequential and exception test.

In order to ensure that the proposals, particularly the new landscaping, does not impact on the operation of the flood zone a condition would be required for proposed floor levels and surface water drainage strategy for the site and the provision of oil interceptors would be necessary for the car parking areas. These are recommendations of the Flood Risk Assessment.

Overall the proposals are considered to be acceptable and in accordance with Policy QE4 and QE6 of the Core Strategy and the aims and objectives of the Framework.

**Ecology, Landscaping and Trees**

The application is supported by a range of documents and survey work which has been assessed by the Greater Manchester Ecology Unit. Policy QE5 of the Core Strategy and Paragraph 170 of the Framework set out to ensure developments contribute to and enhance the natural and local environment. Policy QE7 seeks to maintain and enhance landscape character and the distinctiveness whilst the site lies within the Mersey Valley (considered under Policies CS6 and QE3), which seek to enhance green infrastructure and reinforcing the strategic green links in key areas.

The existing ponds have been surveyed for Great Crested Newts (GCN) and have found no evidence of a presence. At least one objector refers to great crested newts having been recorded from the Thelwall Brook, however great crested newts do not breed in running water and it is possible that it could have been washed downstream some distance. Therefore any GCN potential can be dealt with through conditions.

In relation to bats, the existing building to be retained has a low potential for bats being present but it is noted that no works are proposed to these buildings. There would be no bat roost potential in the buildings to be removed. Tree TN6 was also assessed as low risk for bats and a method statement for felling proposed. Therefore based on the circumstances of the site, potential bat and bird boxes are sought through an appropriately worded
condition.

Other protected species (including nesting birds) and dealing with the invasive species will also require appropriately worded conditions and the proposed landscaping scheme will need to be designed in this context with appropriate ecological context.

Existing vegetation buffering the Brook will be retained and strengthened as part of the development. There will however be potential hydrological linkage and given the nature of the proposal risk of pollutants entering the Brook (and ditch), during and post construction which will need to be detailed in as part of the landscaping proposals and can be safeguarded by condition.

The proposals, as stated remove areas of lawful hardsurfacing to the south of the site, nearest the road and public footpath. The proposals would also include significant areas of new planting and landscaping and would create a buffer around the proposed car park use. The proposals would therefore improve the visual landscape along the Thelwell Brook and the public footpath to the south and therefore contribute towards the strategic aims of Policies CC2 and CS6 in particular. The proposals would also remove the nursery buildings and a number of other structures which would improve the overall countryside setting and when taken in conjunction with the transient nature of the car parking would be appropriate response to the character of the area.

Overall, the proposed landscaping and management of the site presents a significant opportunity to uplift the ecological conditions on the site and to improve the landscaping. Policies CC2, CS6, QE3, QE5 and QE7 of the Core Strategy and Paragraph 170 of the Framework, states that the planning system should contribute to and enhance the natural and local environment. The proposals would meet the requirements of Policies of the Core Strategy and subject to appropriately worded conditions would be in accordance with the Development Plan

Heritage Matters
As stated above the nearest heritage assets are the Thelwell Village Conservation Area (runs along Lymm Road) and this also includes the Old Hall Farmhouse (Grade II Listed) which is approximately 65m to the west of the site entrance and approximately 160m from the nearest part of the proposed car parking area.

Section 66(1) and 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that the local planning authority shall 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 and special attention shall be paid to the desirability of preserving or enhancing the character or appearance of heritage assets. This is echoed in the requirements of Policy QE8 of the Core Strategy.

In relation to the application site both assets and the associated setting have a less than significant role in interpretation of the application site and its
character. The impact of the existing heritage assets and the setting of the Assets would be very limited given the lack of built form as part of the proposals and the increased landscaping proposals as part of the application. The access point, which exists within the Conservation Area and the movements associated with the application site would be the only points at which the application proposals would be associated with the proposed works. The proposals would result no impact to the character or setting of the heritage assets.

The proposals would be in accordance with the aims and objectives of the NPPF, requirements of Policy QE8 of the Core Strategy and the associated legislative framework.

**Noise**
Policy QE6 of the Core Strategy seeks to ensure that developments would not impact on the amenities of neighbouring occupiers by reason of noise and disturbance.

It is considered that the majority of activities on site will be vehicle movements on and off the site which are unlikely to cause disturbance within the locality based on the proposed number of movements. It is also noted that there is a lawful fallback position for the horticulture business which is unlimited and unrestricted in terms of operations and commercial activity.

It is noted that the proposals are not to be operated as a public car park and will be a managed service. This lack of public access would lessen the potential for slamming of car doors and vehicles on gravel surfacing. On this basis an informative has been recommended on any approval but a condition would not be necessary due to the distance from the nearest residential property.

The proposals are considered to be in accordance with Policy QE6 of the Core Strategy and would not materially impact on the amenities of residents

**Contaminated Land**
Policy QE6 of the Core Strategy seeks to protect Groundwater from pollution and Paragraph 178 of the Framework seeks to ensure that all matters of pollution contamination are appropriately considered.

The application proposals are considered to be a large scheme for a non-sensitive end use located on land that is not currently designated as Potentially Contaminated Land (PCL). There do not appear to be any significant potential ground gas generation sources within 250m of the subject site. On this basis no contaminated land conditions are considered necessary by Environmental Protection to make the development acceptable.

The storage of cars would be a potential source of ground contamination. A condition is proposed to include oil interceptors into the proposed car parking areas to prevent ground contamination.
Therefore the proposals are considered appropriate in terms of the requirements of Policy QE6 of the Core Strategy seeks to protect Groundwater from pollution and Paragraph 178 and the proposals are acceptable.

**Air Quality**
Policy QE6 of the Core Strategy seeks to ensure that air quality is considered as part of development proposals and paragraph 181 of the Framework states decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones.

The proposal is not within or adjacent to an Air Quality Management Area (AQMA). The reduction to 700 cars being stored at the premises are noted and the movements are also approximately 100-150 movements a day. These movements are below the threshold limit of 500 movements per day which would trigger the need for an Air Quality Assessment. Therefore no air quality conditions are required to make the development acceptable.

The proposals are therefore considered to be in accordance with Policy QE6 of the Core Strategy.

**Lighting**
Policy QE5 of the Core Strategy requires development to have regard to protected species and Policy QE6 seeks to safeguard the amenities of residents from matters such as light pollution.

New lighting will feature as part of the proposed development but no details of the actual lighting scheme have been submitted with the application. On this basis a lighting condition has been recommended to ensure that lighting is suitable and does not cause light spill which could affect the amenity of nearby residential properties.

It is also important for the lighting proposals to be designed in association with the ecological potential of the area. It is now possible to install lighting with minimal light spillage that can avoid negative impact on feature of ecological interest. The issue has been acknowledged in the ecological report and therefore this is required by condition.

The proposals, taking account of the information submitted would be in accordance with Policies QE5 and QE6 of the Core Strategy subject to an appropriate condition.

**OTHER CONSIDERATIONS**

**Environmental Impact Assessment Regulations**
With regard to the Environmental Impact Assessment Regulations officers have considered this application in terms of the current regulations, and consider that the proposals would not be of significance in terms of the Regulations and would not therefore call for an Environmental Statement as the proposals would not result in an unusual, significant or complex
development that would give rise to significant environmental issues in a sensitive location.

**Balancing Exercise**

Paragraphs 8 and 148 of the Framework to reduce the impact of development on reducing the need to travel with the aim of mitigating and adapting to climate change, including moving to a low carbon economy the proposals. Whilst the operational preferences of the applicant in being a Warrington business are noted, there are likely to be better located sites in terms of the Airport that would reduce the travel distances and carbon footprint of the proposals and therefore the distance of the proposals to the Airport is a negative consideration.

Under the terms of Paragraphs 143 and 144 of the NPPF the proposals would be inappropriate development within the Green Belt as the proposals would result in harm to the openness and permanence of the Green Belt and the tests of paragraph 146 are not met as the proposals would not preserve its openness and conflict with the purposes of including land within the Green Belt. Very Special Circumstances should be therefore be progressed.

The applicant has progressed a case of Very Special Circumstances based on the removal of the majority of existing buildings and structures on the Site, the re-location of all car parking of the Site, new landscaping and biodiversity gains and 0.26 hectares of the Site to grazing land, and with it the creation of new greenfield land in the Green Belt.

Other benefits progressed includes the introduction of planning control through planning conditions and a legal agreement providing the Council and that the proposals would result in the retention of 20 jobs; and the creation of a further 20 employment opportunities.

It is considered that the harm to the Green Belt, coupled with the sustainability of the proposals, would not be clearly outweighed by the benefits identified.

Matters of the highway impact, flood risk, ecological impact, heritage impacts and the impacts of pollution in terms of noise, contamination, air quality and lighting have also been carefully considered and matters arising from the development can be dealt with through appropriately worded conditions if all other matters were considered to be acceptable.

**Conclusion**

On balance, and having careful consideration to the comments received the proposals are considered to be unacceptable and would be in accordance with the Development Plan and the Framework (2018) as a material planning consideration.

**Recommendation**

Refuse
Reasons

1. The proposed development would be inappropriate development in the Green Belt, the impacts of the proposals would result in significant harm to the openness and permanence of the Green Belt due to the level of car parking and impact from the significant levels of car parking and hardsurfacing proposed as part of the development. The proposed mitigation and very special circumstances progressed by the applicant have been carefully considered but do not outweigh the significant harm identified. The proposals would therefore be contrary to Policy CS5 of the Adopted Warrington Local Plan Core Strategy and the aims and objectives of the National Planning Policy Framework (July 2018), in particular Chapter 13 - Protecting Green Belt land.

2. The proposals by reason of the scale of operation and distance from Manchester Airport and the associated hotels intended to be serviced by the development would result in significant car based movements and operations. The proposals would be contrary to the aims and objectives of Policy CS1 and MP1 of the Core Strategy which seek to reduce car based travel and promote appropriate locations of development. The proposals would also be contrary to the aims and objectives of sustainable development at Paragraphs 8 and 148 in the National Planning Policy Framework (July 2018) which seeks to meet the challenge of climate change and progress to a low-carbon infrastructure.
Additional Information:
Approved Certificate of Lawfulness Plan (under reference A03/46795)

Approved Plan (under reference 2011/18774)
Proposed Site Plan (ref 28630-02 Rev -)
Proposed Landscaping Plan - 3932-01 Rev B
## Appleton

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/07/2018</td>
<td>2018/32768</td>
<td>5, HIGHWOOD ROAD, APPLETON, WARRINGTON, WA4 5AJ</td>
<td>TPO - Proposed thinning of the trees.</td>
<td>Approved</td>
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<tr>
<td>10/07/2018</td>
<td>2018/32858</td>
<td>ST MATTHEWS PARISH CHURCH, STRETTON ROAD, APPLETON, WARRINGTON, WA4 4NT</td>
<td>Full Planning - Proposed construction of a new level access and inclined approach to the main entrance to the west elevation of the church. The intent is to provide access into the building to persons with reduced mobility as well as families with young children. The new platform will be built while retaining the existing steps in situ, meaning that no historic building fabric will be removed.</td>
<td>Approved with Conditions</td>
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<tr>
<td>11/07/2018</td>
<td>2018/32926</td>
<td>WHITE HOUSE, HOBB LANE, WALTON, WARRINGTON, WA4 5LS</td>
<td>Variation of Condition - Proposed Variation of Condition 9 (Tree preservation orders) on previously approved application 2017/31850, T18 to be removed due to decay. T12 and T28 to be changed to T21 and T 24.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>12/07/2018</td>
<td>2017/31794</td>
<td>Land off, Warrington Road, Hatton, WARRINGTON, WA4 5NZ</td>
<td>Full Planning - Proposed construction of Grain Store, Machinery Store and Agricultural Yard Area</td>
<td>Refused</td>
</tr>
<tr>
<td>12/07/2018</td>
<td>2018/32288</td>
<td>2, LITTLECOTE GARDENS, APPLETON, WARRINGTON, WA4 5DL</td>
<td>Section 192 (Lawful Development Certificate) - Proposed single storey rear extension</td>
<td>Approved</td>
</tr>
<tr>
<td>12/07/2018</td>
<td>2018/32830</td>
<td>22, HIGHFIELD AVENUE, APPLETON, WARRINGTON, WA4 5DU</td>
<td>Householder - Proposed single Storey Utility Room Extension</td>
<td>Approved with Conditions</td>
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<tr>
<td>16/07/2018</td>
<td>2018/32887</td>
<td>14, BURFIELD DRIVE, WARRINGTON, WA4 5DB</td>
<td>Householder - Proposed 1st floor extension and remodelling works of existing bungalow</td>
<td>Approved with Conditions</td>
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<tr>
<td>18/07/2018</td>
<td>2018/32950</td>
<td>142, BRIDGE LANE, APPLETON, WARRINGTON, WA4 3AN</td>
<td>Householder - Proposed Erection of single storey rear kitchen extension block and render construction with flat fibreglass roof and roof lantern. Using white UPVC windows and door in keeping with existing property.</td>
<td>Approved with Conditions</td>
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<tr>
<td>19/07/2018</td>
<td>2018/32888</td>
<td>DELL GARTH, GREEN LANE, APPLETON, WARRINGTON, WA4 5NG</td>
<td>TPO - T1 ash T2 ash T3 oak T4 oak T5 yew reduce away from property by up to 1.5m</td>
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</tbody>
</table>
## Delegated Decisions

### Appleton

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<tr>
<th>Decision date</th>
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<th>Decision type</th>
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<tbody>
<tr>
<td>23/07/2018</td>
<td>2018/32925</td>
<td>54, PETERSHAM DRIVE, APPLETON, WARRINGTON, WA4 5QF</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
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<tr>
<td>24/07/2018</td>
<td>2018/32073</td>
<td>BELLFIELD FARM, FIRS LANE, APPLETON, WARRINGTON, WA4 5LE</td>
<td>Full Planning - Proposed agricultural building for dry storage of materials</td>
<td>Approved with Conditions</td>
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<tr>
<td>24/07/2018</td>
<td>2018/32563</td>
<td>108, OLD CHESTER ROAD, WALTON, WARRINGTON, WA4 6TG</td>
<td>Householder - Proposed First floor Bedroom Extension to side elevation plus single storey garden room to rear</td>
<td>Refused</td>
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<tr>
<td>24/07/2018</td>
<td>2018/32882</td>
<td>57, FIELD LANE, APPLETON, WARRINGTON, WA4 5JR</td>
<td>Householder - Proposed Oak framed annexe outbuilding</td>
<td>Approved with Conditions</td>
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<tr>
<td>25/07/2018</td>
<td>2018/32935</td>
<td>ROADSIDE FARM, LONDON ROAD, WARRINGTON, WA4 5PG</td>
<td>Class Q Prior Approval - Proposed conversion of Agricultural Buildings to two residential dwellings</td>
<td>Prior Approval is Given with Conditions</td>
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<tr>
<td>30/07/2018</td>
<td>2018/32946</td>
<td>28, WARREN ROAD, APPLETON, WARRINGTON, WA4 5AG</td>
<td>Householder - Proposed detached triple garage</td>
<td>Approved with Conditions</td>
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<tr>
<td>31/07/2018</td>
<td>2018/32993</td>
<td>Land adjacent to, 231, London Road, Warrington, WA4 5JF</td>
<td>Lawful Development Certificate - Proposed 2m high timber fence to the land adjacent to 231 London Road</td>
<td>Refused</td>
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</table>
## Delegated Decisions

### Bewsey and Whitecross

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<thead>
<tr>
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<tr>
<td>10/07/2018</td>
<td>2018/32747</td>
<td>Land off Chester Road, Slutchers Lane and Wilson Pattern Street, Warrington, WA4 6ES</td>
<td>Discharge of Condition application - Application seeking discharge of Conditions 3 (Bridge Facing Materials), 4 (Construction Environmental Management Plan) &amp; 5 (Contaminated land) following previous approved Planning Application 2017/29897</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<tr>
<td>10/07/2018</td>
<td>2018/32776</td>
<td>HANCOCK AND WOOD LTD, 25, BRIDGE STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2EZ</td>
<td>Advertisement - Proposed illuminated signage</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/07/2018</td>
<td>2018/32886</td>
<td>MCDONALDS, WINWICK ROAD, WARRINGTON, WA2 8HQ</td>
<td>Full Planning - Proposed construction of a replacement remote corral to the north of the site, finished with 6ft x 6ft close board timber fencing in khaki green. New metal container sited within.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/07/2018</td>
<td>2018/32306</td>
<td>19, MUSEUM STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1JA</td>
<td>Full Planning - Proposed rear single storey extension to create an extra apartment</td>
<td>Withdrawed</td>
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<tr>
<td>19/07/2018</td>
<td>2018/32913</td>
<td>4, LIVERPOOL ROAD, BEWSEY AND WHITECROSS, WARRINGTON, WA5 1AQ</td>
<td>Full Planning - Proposed construction of 2 extensions of the existing Gels Portal frame building to include the following: 1. Full height extension to Gels Plant building 6.6m x 19.7m; north facing between 2 existing extensions to form a continuous building line. 2. Small single storey annex extension to Gels Plant Building 2.9m x 6.4m; east facing. Construction of new free standing single storey flat roof utilitise building and pipe bridge: 3. New utilities building 6.2m x 14.2n within existing tank farm. 4. New Services Bridge 21m, standing 7.7m in height, linking the Gels Plant and new utilities building spanning and internal road.</td>
<td>Approved with Conditions</td>
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<tr>
<td>24/07/2018</td>
<td>2018/32938</td>
<td>19, WILSON PATTEN STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1PG</td>
<td>Full Planning - Proposed change of use of existing offices to include Therapy and Consultation (D1) with minor alterations</td>
<td>Approved with Conditions</td>
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</table>
## Bewsey and Whitecross

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<tr>
<td>24/07/2018</td>
<td>2018/32785</td>
<td>2 Bankside, Crosfield Street, Bewsey And Whitecross, Warrington, WA1 1UP</td>
<td>Change of Use - Proposed Change of use from B1 office to D1 non-residential institutions providing midwifery advice and associated activities.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>31/07/2018</td>
<td>2018/32818</td>
<td>Land within Warrington Town Centre Bounded by, Academy Street, Academy Way, Bank Street, Moulders Lane, Bridge street, Union Street Horrocks Lane, Warrington</td>
<td>Discharge of Condition Application - Application to discharge Condition 7 (Construction Management Plan CEMP) following previously approved application 2014/24473</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>31/07/2018</td>
<td>2018/32819</td>
<td>LAND WITHIN WARRINGTON TOWN CENTRE BOUNDED BY, ACADEMY STREET, ACADEMY WAY, AND BANK STREET, WARRINGTON</td>
<td>Discharge of Condition Application - Application to discharge Condition 7 (Construction Management Plan CEMP) following previously approved application 2015/27123</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>31/07/2018</td>
<td>2018/32815</td>
<td>Land within Warrington Town Centre located to the North of Academy Way, to the East of Bridge Street and to the South of Dolmans Lane, Within the Bridge Street Quarter Development</td>
<td>Discharge of Condition Application - Application to discharge Condition 11 (Construction Management Plan CEMP) following previously approved application 2015/27175</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>31/07/2018</td>
<td>2018/32816</td>
<td>Land off Dolmans Lane between Bridge Street and, Union Street, Warrington</td>
<td>Discharge of Condition Application - Application to discharge Condition 8 (Construction Management Plan CEMP) following previously approved application 2016/28606</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>31/07/2018</td>
<td>2018/33236</td>
<td>Land at, Haviland Park, Lily Waring Gardens and William Square, Arpley Meadows, Warrington</td>
<td>EIA Screening Opinion - Proposed construction of 1,628 residential units for private sector rental and affordable private rental sector use with associated private and communal gardens and parking; two public parks to be called Haviland Park and Lily Waring Gardens; new public square to be called William Square; new roads and the construction of a section of the Western Link Road with associated bridges; river-walks and new bridges to link the Sites; Site Management Office; NHS GP Surgery and Community Centre; Children's Nursery, Primary and Junior School; together with ancillary playgrounds, and bicycle and refuse enclosures</td>
<td>Screening Opinion Issued</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
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<tr>
<td>31/07/2018</td>
<td>2018/32230</td>
<td>TREASURY BUILDING, PALMYRA SQUARE SOUTH, BEWSEY AND WHITECROSS, WARRINGTON</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 4 (extractor equipment) and 7 [Air Conditioning Units] following Planning Approval 2013/22277</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>31/07/2018</td>
<td>2018/32231</td>
<td>TREASURY BUILDING, PALMYRA SQUARE SOUTH, BEWSEY AND WHITECROSS, WARRINGTON</td>
<td>Discharge of Condition - Proposed Discharge of Condition 4(Air Extraction and filtration system) on application 2013/22278</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>31/07/2018</td>
<td>2018/32817</td>
<td>Land within Warrington Town Centre, Bounded by 51 - 73 Bridge Street, Academy Way and Bank Street.</td>
<td>Discharge of Condition Application - Application to discharge Condition 3 (Construction Management Plan CEMP) following previously approved application 2015/27183</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>01/08/2018</td>
<td>2018/32896</td>
<td>MEDI CENTRE, TANNERS LANE, BEWSEY AND WHITECROSS, WARRINGTON, WA2 7NJ</td>
<td>Full Planning-Three storey extension to accommodate a dedicated recovery facility, additional clinical rooms and support facilities.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
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<tr>
<td>11/07/2018</td>
<td>2018/32886</td>
<td>MCDONALDS, WINWICK ROAD, WARRINGTON, WA2 8HQ</td>
<td>Full Planning - Proposed construction of a replacement remote corral to the north of the site, finished with 6ft x 6ft close board timber fencing in khaki green. New metal container sited within.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/07/2018</td>
<td>2018/32778</td>
<td>272, OLD LIVERPOOL ROAD, WARRINGTON, WA5 1DZ</td>
<td>Full Planning - Proposed single storey log cabin in rear garden of Black Horse Public House to be used as drinking overspill area.</td>
<td>Refused</td>
</tr>
<tr>
<td>01/08/2018</td>
<td>2018/32896</td>
<td>MEDI CENTRE, TANNERS LANE, BEWSEY AND WHITECROSS, WARRINGTON, WA2 7NJ</td>
<td>Full Planning-Thre storey extension to accommodate a dedicated recovery facility, additional clinical rooms and support facilities.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>18/07/2018</td>
<td>2018/32799</td>
<td>UNIT A4, BIRCHWOOD SHOPPING CENTRE, BENSON ROAD, BIRCHWOOD, WA3 7PG</td>
<td>Change of Use - Proposed change of use from its current state of an A1-hairdressers to an A5-Hot Food Takeaway.</td>
<td>Refused</td>
</tr>
<tr>
<td>24/07/2018</td>
<td>2018/32860</td>
<td>3, ASPULL CLOSE, BIRCHWOOD, WARRINGTON, WA3 7NE</td>
<td>Householder - Demolition of conservatory and erection of a single storey side/rear extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/08/2018</td>
<td>2018/33162</td>
<td>43, INGLEWOOD CLOSE, BIRCHWOOD, WARRINGTON, WA3 6UJ</td>
<td>Lawful Development Certificate (s192) - Proposed single storey rear extension with new conservatory</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
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<tr>
<td>12/07/2018</td>
<td>2018/32724</td>
<td>Land on and adjacent to Skyline Drive, Zone 7, WARRINGTON, Omega South, WA5 7XQ</td>
<td>Full Planning - Proposed construction of a new 3m wide shared pedestrian footpath/cycleway to link Skyline Drive to the Omega South Greenheart.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/07/2018</td>
<td>2018/32765</td>
<td>23, CHESTERTON DRIVE, WINWICK, WARRINGTON, WA2 8XF</td>
<td>Householder-two storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>25/07/2018</td>
<td>2018/33128</td>
<td>Plot 7E &amp; 7F, Zone 7, Omega South, WARRINGTON, WA5 7XQ</td>
<td>Non Material Amendment - Proposed amendments to service yard and car park layouts and location of transformer compound and transport hub for unit 1 (as approved in application 2017/31212).</td>
<td>Approved</td>
</tr>
<tr>
<td>25/07/2018</td>
<td>2018/32936</td>
<td>19, KAREN CLOSE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 4LL</td>
<td>Householder - Proposed Loft Conversion with Front Dormer</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>26/07/2018</td>
<td>2018/33185</td>
<td>10, WINWICK PARK AVENUE, WINWICK, WARRINGTON, WA2 8XA</td>
<td>Section 192 (Lawful Development Certificate) - Proposed ground floor rear dining room extension into the rear garden to form a multi-use dining area.</td>
<td>Approved</td>
</tr>
<tr>
<td>31/07/2018</td>
<td>2018/32847</td>
<td>Garden land located at 29, Waterworks La, 29 , Waterworks Lane, Winwick, Warrington, WA2 8LH</td>
<td>Full Planning - Resubmission of application 2015/25256 for the erection of an electrical substation with associated retaining wall, fencing and access onto Waterworks Lane.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>10/07/2018</td>
<td>2018/32940</td>
<td>29, OLYMPIA PLACE, GREAT SANKEY, WARRINGTON, WA5 8DQ</td>
<td>42 Day Householder Prior Approval - Proposed single storey extension to rear of dwelling to extend beyond the rear wall by 5 metres; maximum height 3.5 metres and height at the eaves 2.8 metres.</td>
<td>Withdrawed</td>
</tr>
<tr>
<td>16/07/2018</td>
<td>2018/32895</td>
<td>8, ARIZONA CRESCENT, GREAT SANKEY, WARRINGTON, WA5 8DA</td>
<td>Householder- Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>25/07/2018</td>
<td>2018/33103</td>
<td>Land at Chapelford Urban Village, to the South of Santa Rosa Boulevard and, Boston Boulevard</td>
<td>Discharge of Condition - Discharge of condition 12 (Acoustic Fence) on previously approved application 2017/30325</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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### Culcheth, Glazebury and Croft

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<tbody>
<tr>
<td>10/07/2018</td>
<td>2018/32883</td>
<td>5, PENDLE GARDENS, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4LU</td>
<td>Section 192 (Lawful Development Certificate) - Proposed single storey rear extension</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>12/07/2018</td>
<td>2018/32623</td>
<td>THE OLD RECTORY, LADY LANE, WARRINGTON, WA3 7AU</td>
<td>Householder - Proposed extension with minor internal and landscape alterations</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>12/07/2018</td>
<td>2018/32591</td>
<td>56, SUTTON AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4LN</td>
<td>Householder - Proposed white PVCU front elevation porch, 2.5m wide x 1.5m projection with associated works to front of property.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>12/07/2018</td>
<td>2018/32751</td>
<td>33, SWINHOE PLACE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4NE</td>
<td>Householder - Proposed conservatory to side elevation (revision to 2017/31537)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>16/07/2018</td>
<td>2018/32855</td>
<td>19, BROOKFIELD ROAD, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4PA</td>
<td>Householder - Demolition of conservatory and erection of a single storey rear extension, entrance porch to front elevation and pitched roof over the existing garage to provide a store. New replacement roof tiles and external render to the property elevations.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>17/07/2018</td>
<td>2018/32906</td>
<td>9, LORD STREET, CROFT, WARRINGTON, WA3 7DB</td>
<td>Householder - Proposed enlargement of existing home office to provide sanitary facilities and separate meeting room. Replacement of existing glazed first floor structure with solid walls and roof. Rear extension to kitchen/utility room to create new garden room and internal alterations Replacement of existing open porch roof and new enclosed porch area under roof. Side porch to new utility room</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/07/2018</td>
<td>2018/32901</td>
<td>5, PENDLE GARDENS, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4LU</td>
<td>Householder-Single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>25/07/2018</td>
<td>2018/32869</td>
<td>17, THORLBY ROAD, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4JU</td>
<td>Householder - Proposed first floor side and front extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
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<tr>
<td>26/07/2018</td>
<td>2018/32674</td>
<td>12, DAM LANE, CROFT, WARRINGTON, WA3 7HF</td>
<td>Full Planning - Proposed Demolition of Existing Dwelling House and Detached Garage and Replacement with new 6 bedroomed detached 2.5 storey dwelling house with attached garage</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>26/07/2018</td>
<td>2018/32967</td>
<td>15, NEWLAND MEWS, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4EN</td>
<td>TPO - Scarlet Oak, Proposed reduction of lateral branches affecting adjacent property, thin the crown to allow light and wind permeation</td>
<td>Approved</td>
</tr>
<tr>
<td>30/07/2018</td>
<td>2018/32931</td>
<td>12, CHATSWORTH AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4LE</td>
<td>Householder - Proposed construction of a single storey extension on the existing front elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/08/2018</td>
<td>2018/33282</td>
<td>19, MEADOWBANK GARDENS, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5LX</td>
<td>Householder Prior Approval - Proposed single storey flat roof rear extension measuring 4.725m beyond the rear wall and maximum height of 3m</td>
<td>Refused</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
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<tr>
<td>26/07/2018</td>
<td>2018/32967</td>
<td>15, NEWLAND MEWS, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4EN</td>
<td>TPO - Scarlet Oak, Proposed reduction of lateral branches affecting adjacent property, thin the crown to allow light and wind permeation</td>
<td>Approved</td>
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</tbody>
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### Fairfield and Howley

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<tr>
<th>Decision date</th>
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<th>Decision type</th>
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<tbody>
<tr>
<td>10/07/2018</td>
<td>2018/32488</td>
<td>Land Opposite, 21, Ford Street, Fairfield and Howley, Warrington, WA1 3QH</td>
<td>Discharge of Condition - Application for approval of details reserved by Conditions 4) Landscaping, Condition 6? (Remediation &amp; Verification) and Condition 9(Parking) following Planning Approval 2016/27589.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
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<tr>
<td>10/07/2018</td>
<td>2018/32963</td>
<td>88, ALBERT ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2PG</td>
<td>Householder-Proposed single storey wrap around extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/07/2018</td>
<td>2018/32933</td>
<td>CHURCH COTTAGE EAST, CHURCH LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 3EP</td>
<td>TPO Conservation Area - Proposed tree works - Fell Jap. Maple (ID# T3) Remove the declining Japanese Maple located at the front of property. Leave stump as close as grade as possible. Prune Cherry (ID# T2) Located at the front left corner of the property according to the following specifications: . Reduce all round by approx 2m back to previous pruning points. Prune Willow (ID# T1) Located at the back of the property according to the following specifications: . Reduce crown height and spread by approx 2.5m (to include reducing the end weight of the large low stem growing towards the property). Ensure canopy overhanging borders is pruned back level to border.</td>
<td>Approved</td>
</tr>
<tr>
<td>11/07/2018</td>
<td>2018/32375</td>
<td>26, PARKLAND CLOSE, APPLETON, WARRINGTON, WA4 4RH</td>
<td>Householder-Two storey side extension and porch to front elevation. Conversion of garage to garden room.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>16/07/2018</td>
<td>2018/32722</td>
<td>HEATHFIELD RESIDENTIAL HOME, ALEXANDRA ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2EL</td>
<td>Discharge Of Condition - Proposed discharge of Condition 1 (Commence within 3 years), 2(in accordance with approved documents), 3(Provision of Parking spaces), 4(All materials as approved), 5(Landscaping scheme), 6(All trees to be retained shall be protected), 7(No tree felling, vegetation clearance works, demolition or other works affecting nesting birds between March and July), 8(Removal and replacement of tree) and 9(Finished floor levels) On applications 2015/25927</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>16/07/2018</td>
<td>2018/32732</td>
<td>70, TRESHAM DRIVE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 3DU</td>
<td>Householder - Proposed demolition of existing utility and construction of rear kitchen and utility extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>17/07/2018</td>
<td>2018/32995</td>
<td>3, NEWLANDS ROAD, STOCKTON HEATH, WARRINGTON, WA4 2DS</td>
<td>Lawful Development Certificate (S192) - Proposed single storey rear extension</td>
<td>Approved</td>
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## Grappenhall

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<tr>
<td>23/07/2018</td>
<td>2018/32885</td>
<td>22, SHADEWOOD CRESCENT, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2SN</td>
<td>Householder - Proposed single storey extensions to side of dwelling</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>24/07/2018</td>
<td>2018/32790</td>
<td>32, SHADEWOOD CRESCENT, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2SN</td>
<td>Householder - Proposed demolition of existing PVC conservatory and construction of new Orangery</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>31/07/2018</td>
<td>2018/32968</td>
<td>6, ALEXANDRA ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2EL</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/08/2018</td>
<td>2018/33001</td>
<td>TRAVIS PERKINS, BARLEYCASTLE TRADING ESTATE, LYNCASTLE ROAD, APPLETON, WARRINGTON, WA4 4SN</td>
<td>Full Planning - Proposed Installation of new 6m high racking within existing service yard</td>
<td>Approved with Conditions</td>
</tr>
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</table>
## Delegated Decisions

### Great Sankey North and Whittle Hall

<table>
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<tr>
<th>Decision date</th>
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<tbody>
<tr>
<td>12/07/2018</td>
<td>2018/32407</td>
<td>Land Adjacent to Omega Boulevard, Omega South, Burtonwood and Westbrook, Warrington, WA5 7XQ</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 4 (Construction Environmental Plan (CEMP)) following Planning Approval 2017/31310.</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>12/07/2018</td>
<td>2018/32484</td>
<td>Omega South Zone 6 - Phase 1, Land adjacent to Lingley Green Avenue, Warrington</td>
<td>Non-Material Amendment - Proposed change of brick type to Hanson Farmstead Antique on 2 No. plots (55 and 56) and replacement of approved Hanson Hampton Rural brick to Hanson Woodside Mixture on previously approved application 2017/29537.</td>
<td>Approved</td>
</tr>
<tr>
<td>12/07/2018</td>
<td>2017/31835</td>
<td>WINDERMERE HOUSE, LINGLEY MERE BUSINESS PARK, LINGLEY GREEN AVENUE, GREAT SANKEY, WARRINGTON, WA5 3LP</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 11 (Noise Insulation) following Planning Approval 2016/27313.</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>17/07/2018</td>
<td>2018/32916</td>
<td>15, AIREDALE CLOSE, GREAT SANKEY, WARRINGTON, WA5 3DJ</td>
<td>Section 192 (Lawful Development Certificate) - Proposed garage conversion.</td>
<td>Approved</td>
</tr>
<tr>
<td>19/07/2018</td>
<td>2018/32890</td>
<td>WINDERMERE HOUSE, LINGLEY MERE BUSINESS PARK, LINGLEY GREEN AVENUE, GREAT SANKEY, WARRINGTON, WA5 3LP</td>
<td>Discharge of condition - Proposed discharge of conditions 1 (Commencement), 2 (Approved Plans), 3 (Tree Protection), 4 (Employment Scheme), 5 (Foul Drainage Scheme), 6 (Surface Water Drainage Scheme), 7 (Flood Risk Scheme), 8 (Contamination), 9 (Contamination) 10 (CEMP), 12 (Travel Plan), 13 (Highway layout), 14 (Parking layout), 17 (Scheme for Affordable Housing), 18 (Ecological Design Strategy) &amp; 19 (Landscape &amp; Ecological Management Plan) on approved application 2016/27313.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>23/07/2018</td>
<td>2018/32852</td>
<td>11, PYECROFT CLOSE, GREAT SANKEY, WARRINGTON, WA5 3PN</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
### Great Sankey North and Whittle Hall

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<tr>
<th>Decision date</th>
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<tbody>
<tr>
<td>25/07/2018</td>
<td>2018/33128</td>
<td>Plot 7E &amp; 7F, Zone 7, Omega South, WARRINGTON, WA5 7XQ</td>
<td>Non Material Amendment - Proposed amendments to service yard and car park layouts and location of transformer compound and transport hub for unit 1 (as approved in application 2017/31212).</td>
<td>Approved</td>
</tr>
<tr>
<td>25/07/2018</td>
<td>2018/33190</td>
<td>DAWSON HOUSE, LIVERPOOL ROAD, GREAT SANKEY, WARRINGTON, WA5 3LW</td>
<td>Non Material Amendment - Proposed Relocation of gas governour from the north west section to the south east corner of the site following discussions with the statutory provider.</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<td>Development description</td>
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<tr>
<td>11/07/2018</td>
<td>2018/32778</td>
<td>272, OLD LIVERPOOL ROAD, WARRINGTON, WA5 1DZ</td>
<td>Full Planning - Proposed single storey log cabin in rear garden of Black Horse Public House to be used as drinking overspill area.</td>
<td>Refused</td>
</tr>
<tr>
<td>24/07/2018</td>
<td>2018/32878</td>
<td>226, HOOD LANE NORTH, GREAT SANKEY, WARRINGTON, WA5 1EU</td>
<td>Householder - Proposed Single storey rear extension infill to match existing &amp; internal remodelling</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>25/07/2018</td>
<td>2018/33103</td>
<td>Land at Chapelford Urban Village, to the South of Santa Rosa Boulevard and, Boston Boulevard</td>
<td>Discharge of Condition - Discharge of condition 12 (Acoustic Fence) on previously approved application 2017/30325</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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</table>
## Latchford East

<table>
<thead>
<tr>
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<tr>
<td>12/07/2018</td>
<td>2018/32929</td>
<td>BROOK HOUSE, GRAMMAR SCHOOL ROAD, LATCHFORD, WARRINGTON</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 7 (Assessment of the transmission of airborne noise and vibration between the Laundry and Coach House) following Planning Approval 2017/31777.</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
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<tr>
<td>10/07/2018</td>
<td>2018/32747</td>
<td>Land off Chester Road, Slutcher Lane and Wilson Pattern Street, Warrington, WA4 6ES</td>
<td>Discharge of Condition application - Application seeking discharge of Conditions 3 (Bridge Facing Materials), 4 (Construction Environmental Management Plan) &amp; 5 (Contaminated land) following previously approved Planning Application 2017/29897</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>01/08/2018</td>
<td>2018/33023</td>
<td>KINGS CLUB, ST MARY STREET, LATCHFORD, WARRINGTON, WA4 1BH</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 4 (Surfacing Materials) and Condition 6 (Landscaping Scheme) following Planning Approval 2016/27351.</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>10/07/2018</td>
<td>2018/32774</td>
<td>REDDISH HALL FARM, REDDISH LANE, LYMM, WARRINGTON, WA13 9RY</td>
<td>Section 192 (Lawful Development Certificate) - Proposed installation of woodchip biomass boiler to be housed in existing building currently used for grain drying and would have no building alterations.</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>11/07/2018</td>
<td>2018/32795</td>
<td>18, NEW ROAD, LYMM, WARRINGTON, WA13 9DY</td>
<td>Householder - Proposed single storey rear extension to form family room and accommodation and loft conversion with roof dormer to form additional bedrooms</td>
<td>Refused</td>
</tr>
<tr>
<td>12/07/2018</td>
<td>2018/32835</td>
<td>39, BARLEY ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2EZ</td>
<td>Householder - Erection of single storey front extension and part single part two storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>12/07/2018</td>
<td>2018/32632</td>
<td>8, CAWTHORNE AVENUE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2LP</td>
<td>Householder - Proposed two storey bedroom, bathroom, utility and garage extension to side elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>13/07/2018</td>
<td>2018/32771</td>
<td>40, PICKERING CRESCENT, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2EX</td>
<td>Householder - Proposed single storey extension to side of property and first floor extension above garage and utility room.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>17/07/2018</td>
<td>2018/32915</td>
<td>11, DANE BANK ROAD, LYMM, WARRINGTON, WA13 9DQ</td>
<td>Full Planning - Proposed demolition of an existing dwelling and erection of a new dwelling</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>17/07/2018</td>
<td>2018/32921</td>
<td>18, Lymmington Avenue, Lymm, WARRINGTON, WA13 9NQ</td>
<td>Section 192 Certificate - Proposed Single storey rear extension.</td>
<td>Approved</td>
</tr>
<tr>
<td>19/07/2018</td>
<td>2018/32666</td>
<td>32, PELHAM ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2HF</td>
<td>Householder - Proposed single storey extension to create kitchen/family room, study Ground floor Toilet, Garage and front porch</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/07/2018</td>
<td>2018/32928</td>
<td>89, CHAISE MEADOW, LYMM, WARRINGTON, WA13 9NX</td>
<td>Section 192 (Lawful Development Certificate) - Proposed single storey extension to the side of the house</td>
<td>Refused</td>
</tr>
<tr>
<td>23/07/2018</td>
<td>2018/32919</td>
<td>38, FERRYSIDE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2GY</td>
<td>Householder - Proposed conservatory to rear and side of property</td>
<td>Approved with Conditions</td>
</tr>
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</table>
Lymm North and Thelwall

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</thead>
<tbody>
<tr>
<td>24/07/2018</td>
<td>2018/33113</td>
<td>1, BIRCHBROOK ROAD, LYMM, WARRINGTON, WA13 9RR</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 3 (Materials) following Planning Approval 2018/32675.</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>26/07/2018</td>
<td>2018/32650</td>
<td>239, THELWALL NEW ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2XT</td>
<td>Full Planning - Proposed construction of A1 retail units adjacent to the existing convenience store, with associated yard and car park works.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>30/07/2018</td>
<td>2018/32862</td>
<td>2, BRIDGE CLOSE, LYMM, WARRINGTON, WA13 9JE</td>
<td>Householder - Proposed first floor side extension and front bedroom extension, and conversion of garage to living.(resubmission of 2018/32344)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/08/2018</td>
<td>2018/33184</td>
<td>37, SANDY LANE, LYMM, WARRINGTON, WA13 9HP</td>
<td>Section 192 (Lawful Development Certificate) - Proposed dormer loft extension and rooflights.</td>
<td>Approved</td>
</tr>
</tbody>
</table>
## Lymm South

<table>
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<th>Decision date</th>
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<tbody>
<tr>
<td>10/07/2018</td>
<td>2018/32631</td>
<td>Higher Oak Farm, Higher Lane, Lymm, Warrington, WA13 0RG</td>
<td>Full Planning - Proposed temporary agricultural workers dwelling (3 years)</td>
<td>Refused</td>
</tr>
<tr>
<td>10/07/2018</td>
<td>2018/33018</td>
<td>10, Park Road, Lymm, WARRINGTON, WA13 0RU</td>
<td>Non-Material Amendment-The front elevation has been updated in which two windows have been replaced by a sliding door with Juliet balcony. Minor modifications have been made to the roof structure following approved application 2017/31412</td>
<td>Approved</td>
</tr>
<tr>
<td>12/07/2018</td>
<td>2017/31819</td>
<td>21, EAGLE BROW, LYMM, WARRINGTON, WA13 0NA</td>
<td>Householder - Retrospective new vehicular access point and proposed gates/support pillars</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>16/07/2018</td>
<td>2018/32884</td>
<td>1, RIDGWAY GARDENS, LYMM, WARRINGTON, WA13 0HQ</td>
<td>Householder - Proposed garage conversion, two storey side extension, single storey rear extension and associated alterations.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/07/2018</td>
<td>2018/33013</td>
<td>22, WYCHWOOD AVENUE, LYMM, WARRINGTON, WA13 ONE</td>
<td>Section 192 (Lawful Development Certificate) - Proposed conversion of garge &amp; carport to habitable space</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>19/07/2018</td>
<td>2018/32924</td>
<td>Land south of, Booth's Lane, Lymm, Warrington, Cheshire, WA13 0PF</td>
<td>Discharge of Condition - Proposed discharge of Conditions 2 (bedroom windows shall be uprated acoustically) and 3 (installation of positive input ventilation system) on application 2017/31721</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>23/07/2018</td>
<td>2018/32999</td>
<td>6, HARTLEY CLOSE, LYMM, WARRINGTON, WA13 0JJ</td>
<td>Section 192 Certificate - Proposed garage conversion and single storey rear extension and relocation of front door.</td>
<td>Approved</td>
</tr>
<tr>
<td>23/07/2018</td>
<td>2018/32960</td>
<td>22, HIGHER LANE, LYMM, WARRINGTON, WA13 0AZ</td>
<td>Discharge of conditions - Proposed discharge of condition 10 (Characterisation and Remediation and Verification) on previously approved application 2017/30122</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>24/07/2018</td>
<td>2018/32923</td>
<td>52, LADY ACRE CLOSE, LYMM, WA13 0SR</td>
<td>Householder - Proposed erection of a single storey rear extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>01/08/2018</td>
<td>2018/33202</td>
<td>66, SCHOLARS GREEN LANE, LYMM, WARRINGTON, WA13 0PT</td>
<td>Section 192 (Lawful Development Certificate) - Proposed removal of existing Conservatory and replaced with single storey rear extension</td>
<td>Refused</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>10/07/2018</td>
<td>2018/32774</td>
<td>REDDISH HALL FARM, REDDISH LANE, LYMM, WARRINGTON, WA13 9RY</td>
<td>Section 192 (Lawful Development Certificate) - Proposed installation of woodchip biomass boiler to be housed in existing building currently used for grain drying and would have no building alterations.</td>
<td>Withdrawn</td>
</tr>
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<tr>
<td>10/07/2018</td>
<td>2018/32813</td>
<td>The Parish Church of Saint Margaret &amp; All Hallows, 2, 2 St Margaret's Ave, Warrington, Lymm, WARRINGTON, WA2 8DT</td>
<td>T1-Cherry- Crown reduce by 2m to South and South-East and 1.5m to North to leave height of 7m and a crown spread of 10m. Reason: to give adequate clearance from church and over footpath. T2-Lime-Crown Raise to 4m by removing epi-cormic growth only to give adequate clearance for foreseeable future T3-Silver Birch- Reduce limb to South by 6m to prevent limb failure and to give symmetry and adequate clearance from church T4- Pine located in neighbouring garden- Crown lift overhang to give 12ft clearance over graves T5-Reduce branches growing towards telephone line (south) to give 2.5m clearance from telephone lines T6-Silver Birch-Remove secondary branch to North at 3m. Crown raise to 12ft. Full crown reduction of 2m to leave a height of 9m and crown spread of 7m to give adequate clearance from church and prevent limb failure T7-Lime-Remove first 2no. limbs to South and crown raise to 12ft T8- Copper Beech- Reduce height by 2m. Reduce crown by 2.5m to North, East and South to leave a height of 14m and crown spread of 8m. Reasons: make trees more size proportionate to area and increase vitality T9-Beech-Reduce height by 2m. Reduce crown by 2.5m to South, West and East to leave a height of 14m and crown spread of 8m. Reasons: make trees more size proportionate to area and increase vitality T10- Lime- Reduce longest limb to East by 3m, crown raise to 4m and 10% crown thin by removing epicormic growth only to increase vitality and prevent limb failure</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/07/2018</td>
<td>2018/32846</td>
<td>461, WINWICK ROAD, WARRINGTON, WA2 8QF</td>
<td>Full Planning - Proposed Remodelling of existing dwelling to form two self contained apartment units,</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/07/2018</td>
<td>2018/32673</td>
<td>BMW SHOWROOMS, IRELAND STREET, ORFORD, WARRINGTON, WA2 8HY</td>
<td>Full Planning - Proposed 2 storey extension to existing car dealership to provide additional administration accommodation.</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Penketh and Cuerdley

<table>
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<tbody>
<tr>
<td>10/07/2018</td>
<td>2018/32911</td>
<td>UNIT 2, CRONTON COTTAGES, WARRINGTON ROAD, PENKETH, WARRINGTON, WA5 2JW</td>
<td>Section 192 (Lawful Development Certificate) - Proposal to extend the current use of A1 to the first floor of the property to be used as a first floor retail shop</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>10/07/2018</td>
<td>2018/32865</td>
<td>3, LILAC AVENUE, GREAT SANKEY, WARRINGTON, WA5 1LL</td>
<td>Householder - Proposed single storey side &amp; rear extension and partial garage conversion</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>10/07/2018</td>
<td>2018/32572</td>
<td>70, WALKERS LANE, PENKETH, WARRINGTON, WA5 2PB</td>
<td>Householder - Proposed conversion of a flat roof extension into a balcony with replacement of rear bedroom window with double/patio doors to gain access</td>
<td>Refused</td>
</tr>
<tr>
<td>12/07/2018</td>
<td>2018/33067</td>
<td>15, LYONS ROAD, PENKETH, WARRINGTON, WA5 2JU</td>
<td>Section 192 (Lawful Development Certificate) - Proposed construction of single storey rear extension</td>
<td>Approved</td>
</tr>
<tr>
<td>18/07/2018</td>
<td>2018/32868</td>
<td>5, SOUTH DALE, PENKETH, WARRINGTON, WA5 2AD</td>
<td>Householder - Proposed single storey front extension to provide Porch and WC</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/07/2018</td>
<td>2018/32939</td>
<td>56, THE PARK, PENKETH, WARRINGTON, WA5 2SG</td>
<td>TPO - Application for tree works to a Sycamore Tree to the rear of 33 / 31 Rothay Drive, to trim back the overhanging branches. It is situated in the garden of 56 The Park,</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>25/07/2018</td>
<td>2018/32592</td>
<td>5, LILAC AVENUE, GREAT SANKEY, WARRINGTON, WA5 1LL</td>
<td>Householder - Demolition of existing single storey rear outrigger, rear conservatory and detached garage and erection of single storey rear extension and part single storey/part two storey side extension, bin store and amendment to front porch</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>31/07/2018</td>
<td>2018/32979</td>
<td>3, THE BROAD OAKS, LABURNUM LANE, WARRINGTON, WA5 3LE</td>
<td>Section 191 (Lawful Development Certificate) - Existing use of land as domestic garden associated with 3, The Broad Oaks, Laburnum Lane, Warrington and used incidentally to the enjoyment of the dwellinghouse for in excess of 10 years.</td>
<td>Refused</td>
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<tr>
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<tr>
<td>31/07/2018</td>
<td>2018/32983</td>
<td>Penketh and Great Sankey Conservative Club, Meeting Lane, Penketh, Warrington, WA5 2BG</td>
<td>Full Planning - Replacement of (leaking) flat roof to front of building to create shallow pitched roof in line with existing pitched roof to rear</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/08/2018</td>
<td>2018/33161</td>
<td>Ivy Cottage, Laburnum Lane, Warrington, WA5 3AB</td>
<td>Lawful Development Certificate - Proposed detached garage and access onto the adjacent highway</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Penketh and Cuerdley. DO NOT USE

<table>
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<tr>
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<tbody>
<tr>
<td>10/07/2018</td>
<td>2018/32911</td>
<td>UNIT 2, CRONTON COTTAGES, WARRINGTON ROAD, PENKETH, WARRINGTON, WA5 2JW</td>
<td>Section 192 (Lawful Development Certificate) - Proposal to extend the current use of A1 to the first floor of the property to be used as a first floor retail shop</td>
<td>Withdrawn</td>
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### Poplars and Hulme

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<tbody>
<tr>
<td>25/07/2018</td>
<td>2018/31887</td>
<td>Unit A, The Quay Centre, Calver Park Road, Winwick, Warrington, WA2 8TS</td>
<td>Full Planning - Proposed additional Staff Car Spaces at rear with revised main staff &amp; HGV entrance location.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
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<tr>
<td>18/07/2018</td>
<td>2018/32932</td>
<td>9, MONTROSE CLOSE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA2 0SD</td>
<td>Householder - Proposed demolition of existing garage and porch. Single storey, part two storey side extension inclusive of new front porch. (Resubmission of Planning Reference 2018/32374.)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>25/07/2018</td>
<td>2018/32662</td>
<td>35, ST ANDREWS CLOSE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA2 0EH</td>
<td>Householder - Proposed single storey extension to rear and full width of existing back of property to create new kitchen and sun lounge with bi-fold doors and raised timber deck terrace onto garden.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>26/07/2018</td>
<td>2018/32319</td>
<td>University of Chester, Blatchford Hall, Warrington Campus, Crab Lane, Warrington, WA2 0DB</td>
<td>Full Planning - Proposed works to existing car park to include excavatating the existing mud/Crusher Run and lay in a new drainage system with the relaying of the car park to allow for 130 car spaces</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
### Poulton South

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<th>Decision date</th>
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</thead>
<tbody>
<tr>
<td>10/07/2018</td>
<td>2018/32972</td>
<td>3, FIR TREE AVENUE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 4HY</td>
<td>Householder Prior Approval - Proposed single storey rear extension protruding 6.2 metres beyond the rear wall, maximum height of 3 metres and height of the eaves of 3 metres</td>
<td>Refused</td>
</tr>
<tr>
<td>12/07/2018</td>
<td>2018/33072</td>
<td>48, DELERY DRIVE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 3DJ</td>
<td>Section 192 (Lawful Development Certificate) - Proposed single storey side extension</td>
<td>Approved</td>
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## Rixton and Woolston

<table>
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<tr>
<th>Decision date</th>
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<tbody>
<tr>
<td>16/07/2018</td>
<td>2018/32900</td>
<td>Marsh Brook Close, Rixton-with-Glazebrook, Warrington, WA3 6LR</td>
<td>Outline Planning - Proposed 4no. detached dwellings and garages (access applied for only)</td>
<td>Refused</td>
</tr>
<tr>
<td>17/07/2018</td>
<td>2018/32973</td>
<td>31, EDWARD GARDENS, WOOLSTON, WARRINGTON, WA1 4QS</td>
<td>Lawful Development Certificate (Section 192) - Proposed garage conversion</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>17/07/2018</td>
<td>2018/32941</td>
<td>15, ABINGDON AVENUE, WOOLSTON, WARRINGTON, WA1 4HF</td>
<td>42 Day Householder Prior Approval - Proposed single storey rear extension to extend beyond the rear wall by 5.513 metres; maximum height 3.5 metres and height at the eaves 2.250 metres.</td>
<td>Prior Approval is Given</td>
</tr>
<tr>
<td>01/08/2018</td>
<td>2018/33228</td>
<td>17, ROSEDALE AVENUE, WOOLSTON, WARRINGTON, WA1 4NX</td>
<td>Lawful Development Certificate - Proposed single storey rear extension</td>
<td>Approved</td>
</tr>
</tbody>
</table>
## Delegated Decisions

### Delegated 15th August 2018

#### Stockton Heath

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/07/2018</td>
<td>2018/32178</td>
<td>48-50, London Road, Warrington, WA4 6HP</td>
<td>Discharge of Condition - Proposed Discharge of Conditions 1 (Commencement), Condition 2 (Approved plans), Condition 3 (Air extraction and Filtration System), Condition 4 (Ambient background noise), Condition 5 (Business Hours), Condition 6 (Refuse collection hours), Condition 7 (Deliveries), Condition 8 (Servicing Management Plan), Condition 10 (No food deliveries or takeaways), Condition 11 (Restaurant use only) and Condition 12 (External facing materials) on application 2017/31449</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>10/07/2018</td>
<td>2018/32825</td>
<td>12, RAYMOND AVENUE, STOCKTON HEATH, WARRINGTON, WA4 2UZ</td>
<td>Householder - Retrospective application for a single storey rear extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>12/07/2018</td>
<td>2018/32608</td>
<td>135, WALTON ROAD, WARRINGTON, WA4 6NT</td>
<td>Householder - Proposed construction of single-storey side and rear extension with other associated external alterations for form additional living accommodation.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>17/07/2018</td>
<td>2018/32853</td>
<td>52, ALEXANDRA ROAD, STOCKTON HEATH, WARRINGTON, WA4 2AN</td>
<td>Householder - Proposed Part single storey and part two storey extension to side to replace garage</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/07/2018</td>
<td>2018/32766</td>
<td>92, WALTON ROAD, WARRINGTON, WA4 6NP</td>
<td>Householder - Proposed two storey side extension with balcony as approved under application 2016/27647 and loft conversion included dormer extensions</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/07/2018</td>
<td>2018/32894</td>
<td>Land adjacent to, 10, Heath Street, Stockton Heath, Warrington, Cheshire, WA4 6LP</td>
<td>Full Planning - Proposed two storey two bedroom detached house.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/07/2018</td>
<td>2018/32889</td>
<td>EGO, UNITS 1 AND 2, CHURCH FARM SHOPPING PRECINCT, WALTON ROAD, WARRINGTON, WA4 6NJ</td>
<td>Retrospective consent sought for retention of one internally illuminated sign</td>
<td>Approved with Conditions</td>
</tr>
<tr>
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<tr>
<td>26/07/2018</td>
<td>2018/32691</td>
<td>POLICE STATION, GRAPPENHALL ROAD, STOCKTON HEATH, WARRINGTON, WA4 2AF</td>
<td>Listed Building - Application for Listed Building consent for proposed Air Conditioning unit requested to be fitted in first floor office. Sign for the Police &amp; Crime Commissioner. The sign would be pole mounted approximately 1 meter from the building to avoid the fabric of the brickwork. The sign would be approximately 1000 mm wide by 700 mm high the top of the sign would be 2000 mm from ground level.</td>
<td>Cancelled</td>
</tr>
<tr>
<td>26/07/2018</td>
<td>2018/33138</td>
<td>5, Farrell Road, Stockton Heath, Warrington, WA4 6LR</td>
<td>Lawful Development Certificate (Section 192) - Proposed rear infill single storey ground floor extension</td>
<td>Refused</td>
</tr>
<tr>
<td>26/07/2018</td>
<td>2018/33139</td>
<td>5, Farrell Road, Stockton Heath, Warrington, WA4 6LR</td>
<td>Lawful Development Certificate - Proposed flat roof dormer with glazed double doors (protected by a glass balustrade) to include a double bedroom and an en-suite bathroom with 2 no skylights, formation of a flat roof pod over the outrigger to take circulation space and a small bedroom, formation of a window to the rear elevation, minor internal works to include removal of partition to form a single bedroom and remove and reposition bathroom, reposition existing side facing window to the rear elevation of the outrigger</td>
<td>Approved</td>
</tr>
<tr>
<td>30/07/2018</td>
<td>2018/32946</td>
<td>28, WARREN ROAD, APPLETON, WARRINGTON, WA4 5AG</td>
<td>Householder - Proposed detached triple garage</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>30/07/2018</td>
<td>2018/32764</td>
<td>5, BROOKSIDE AVENUE, STOCKTON HEATH, WARRINGTON, WA4 2XG</td>
<td>Householder- Proposed Front garage and porch, First Floor extension and single storey rear extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
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<tr>
<td>23/07/2018</td>
<td>2018/32894</td>
<td>Land adjacent to, 10, Heath Street, Stockton Heath, Warrington, Cheshire, WA4 6LP</td>
<td>Full Planning - Proposed two storey two bedroom detached house.</td>
<td>Approved with Conditions</td>
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</tbody>
</table>
## Westbrook

<table>
<thead>
<tr>
<th>Decision date</th>
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</tr>
</thead>
<tbody>
<tr>
<td>11/07/2018</td>
<td>2018/32405</td>
<td>Vacant plot of land neighbouring The Skymaster site, Apollo Park, Burtonwood, Warrington</td>
<td>Full Planning (Major) - Proposed health and leisure facility with associated car parking and cycle provision.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>17/07/2018</td>
<td>2018/32854</td>
<td>14, RALEIGH CLOSE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 9QS</td>
<td>Householder - Proposed porch to front</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>24/07/2018</td>
<td>2018/32954</td>
<td>18, CABOT CLOSE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 9QQ</td>
<td>Householder - Proposed single storey side/rear extension.</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>