7 May 2019

Development Management Committee

Wednesday, 15 May 2019, 6.30pm

Venue – Orford Jubilee Hub, The Jubilee Suite, 2nd Floor, Jubilee Way, Warrington, WA2 8HE

Agenda prepared by Julie Pickles, Democratic Services Officer – Telephone: (01925) 442139 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**
   **Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012**

   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.
3. **Minutes**

To confirm the minutes of the meeting held on 17 April 2019 as a correct record.

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


   *Attached as a separate document*

**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. **Legal advice concerning Appeal by Liberty Properties Developments & Eddie Stobart Ltd against the refusal of planning permission for the Demolition of all existing on-site buildings and structures and construction of a National Distribution Centre building (Use Class B8) with ancillary office accommodation (Class B1(a)), vehicle maintenance unit, vehicle washing area, internal roads, gatehouse, parking areas, perimeter fencing, waste management area, sustainable urban drainage system, landscaping, highways improvements and other associated works.(Environmental Impact Assessment application) at Land North of Barleycastle Lane, Appleton Thorn. LPA Ref: 2017/31757**

Report of the Director Economic Regeneration, Growth and Environment
DEVELOPMENT MANAGEMENT COMMITTEE

17 April 2019

Present: Councillor T McCarthy (Chairman)
Councillors J Grime (Deputy), B Barr, G Friend, L Morgan,
R Purnell, P Walker, B Maher, T Jennings (Substituted for
J Flaherty), J Wheeler and S Wright

DM142 Apologies for Absence

Apologies for absence had been received from J Flaherty and D Keane.

DM143 Code of Conduct – Declarations of Interest

<table>
<thead>
<tr>
<th>Councillor</th>
<th>Minute</th>
<th>Reason</th>
<th>Action</th>
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<tbody>
<tr>
<td>G Friend</td>
<td>DM152</td>
<td>Was a Ward Member</td>
<td>No involvement with the application, remained in the room and took part in the meeting</td>
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<td>DM154</td>
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<td>R Purnell</td>
<td>DM152</td>
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<td>DM154</td>
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<td>R Purnell</td>
<td>DM146</td>
<td>Resides near to the application address</td>
<td>Stood down from the committee</td>
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<tr>
<td>J Wheeler</td>
<td>DM148</td>
<td>Was a Ward Member</td>
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<tr>
<td>P Walker</td>
<td>DM148</td>
<td>Was a Ward Member</td>
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<tr>
<td>B Barr</td>
<td>DM147</td>
<td>Resides near to the application addresses and</td>
<td>No involvement with the application, remained in the room and took part in the meeting</td>
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</table>
DM144 Minutes

Resolved,

That the minutes of the meeting held on 13 March 2019 were agreed as a correct record and signed by the Chairman.

DM145 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.

DM146 2018/33538 – The Kings Head, Winwick Street, Warrington, WA2 7TU - Full Planning - Proposed formation of external food and drinking area
The Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation for refusal.

Members noted the content of the update report.

Resolved,

That application 2018/33538 be refused in accordance with the officer recommendation and reason set out in the update report.

DM147 2018/33647 – 10, Brookfield Road, Lymm, Warrington, WA13 0QJ - Full Planning - Proposed new four-bedroom dwelling within the large garden of an existing detached house

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

A site visit took place on 12 April 2019.

Members noted the content of the update report.

Representations were heard in support of and against the application.

Resolved,

That application 2018/33647 be approved with conditions in accordance with the officer recommendation and information set out in the update report.

DM148 2018/33662 – Stretton Airfield, Arley Road, Appleton, WA4 4RG – Proposed single dwelling with construction of subterranean car storage facility and landscaping and associated works accessed from Crowley Lane

The 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 2018/33662 minded to approve – subject to referral to Secretary of State, approved with conditions in accordance with the officer recommendation and information set out in the update report.
DM149 2018/34005 – 351-353, Old Liverpool Road, Warrington, WA5 1EB - Proposed change of use of the site to allow storage of caravans as part of off-site caravan maintenance business

The Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation for refusal.

Resolved,

That application 2018/34005 be refused in accordance with the officer recommendation.

DM150 2018/34119 – 3, MOORE GROVE, LYMM, WARRINGTON, WA13 9RT - Proposed Part single storey and part two storey extension to side and rear

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

A site visit took place on 12 April 2019.

Representations were heard in support of and against the application.

Resolved,

That application 2018/34119 be approved with conditions in accordance with the officer recommendation.

DM151 2018/34176 – 16 Alexandra Road, Warrington, WA4 2EL - Proposed Single storey rear extension to provide living room

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

Resolved,

That application 2018/34176 be approved with conditions in accordance with the officer recommendation.

DM152 2019/34222 – 15-21 Orchard Street, Warrington, WA2 0PL - Proposed redevelopment of no's 15-21 Orchard Street to provide 3 pairs of semi-detached dwellings

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

A site visit took place on 12 April 2019.
Representations were heard in support of and against the application.

Resolved,

That application 2019/34222 be approved with conditions in accordance with the officer recommendation.

DM153 2019/34262 – Penketh High School, Heath Road, Penketh, Warrington, WA5 2BY - Proposed removal of existing low level vertical bar metal railings and installation of 2.4m high metal fencing providing improved safeguarding to School premises

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

Resolved,

That application 2019/34262 be approved with conditions in accordance with the officer recommendation.

DM154 2019/34321 – 39 Elizabeth Drive, Warrington, WA1 4JQ – Proposed th15-21 Orchard Street, Warrington, WA2 0PL - Proposed two storey rear extension and front storm porch

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

A site visit took place on 12 April 2019.

Members noted the content of the update report.

Representations were heard in support of and against the application.

Resolved,

That application 2019/34321 be refused on the grounds of adverse impact on the residential amenity of the occupiers of the adjoining house, 41 Elizabeth Drive.

DM155 2019/34410 – New Hall Farm, School Lane, Birchwood, Warrington, WA3 6LH - Variation of Conditions - Application to vary conditions 2 (Layout & related drawings) Conditions 7 & 8 Noise Report and Condition 11 hours of operation associated to 2017/31147

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

Representations were heard in support of and against the application.
Resolved,

That application 2019/34410 be approved with conditions in accordance with the officer recommendation.

DM156 2019/34417 – 43 Buttermarket Street, Warrington, WA1 2LY - Proposed conversion of existing plant bed to site to create additional outside drinking/dining space, with glass balustrade to back of existing pavement.

The Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation for refusal.

Resolved,

That application 2019/34417 be refused in accordance with the officer recommendation.

DM157 2019/34447 – Vacant Land East of Althone Road, Warrington, WA2 8JJ - Proposed Change of use of currently vacant land (most recently used for the open storage of building materials; use class B8) to a site for travelling show people (Sui Generis) and for the erection of a storage shed, together with laying out of roads and footways and other associated works

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

A site visit took place on 12 April 2019.

Member noted the content of the update report.

Representations were heard in support of the application.

Resolved,

That application 2019/34447 be approved with conditions in accordance with the officer recommendation and information set out in the update report

DM158 2019/34646 – Land off, Hopwood Street and Grey Street, School Brow, Warrington
Full Planning - Proposed change of use of land from B1 (light industrial) to open car storage for up to 150 cars (Use Class B8) for a temporary period of up to two years; erection of one temporary 6 metre high post for CCTV cameras; and five temporary street lighting columns with lanterns

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

Member noted the content of the update report.
Resolved,

That application 2019/34646 be approved with conditions in accordance with the officer recommendation and information set out in the update report

Signed..................................................

Dated.............................................
## DEVELOPMENT MANAGEMENT COMMITTEE

**Wednesday 15th May 2019**

**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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</table>
| 1    | 3    | 2018/33053 | Land bounded by Fir Tree Close and M56, Fir Tree Close, Stretton, Warrington  
Change of Use - Change of use of land to mixed use for the stabling of horses and as a residential caravan site for 5 Gypsy households, each with up to 2 caravans of which no more than 1 shall be a static caravan/mobile home, together with retrospective consent for the laying out of additional hardstanding. | Approve |
| 2    | 45   | 2018/34168 | 67 & 69 & Land to the rear of, Chester Road, Grappenhall and Thelwall, Warrington, WA4 2SA  
Full Planning - Proposed change of use of 2 No. existing houses into 4 No apartments together with 4 No new build apartments on the land to the rear. | Approve |
| 3    | 74   | 2019/34495 | Stockley Farm, Stockley Lane, Stretton, Warrington, WA4 4PQ  
Full Planning - Proposed conversion of stables into a single storey dwelling | Approve |
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</table>
| 4 | 90 | 2019/34573 | Parr Hall, Palmyra Square South, Bewsey And Whitecross, Warrington, WA1 1BL  
Listed Building - Repairs & refurbishment of ventilation tower on roof of Parr Hall | Approve |
| 5 | 99 | 2019/34832 | Omega South, Zones 3-6, Warrington  
Proposed deed of variation to Section 106 agreement associated with outline planning permission 2015/26469 in relation to payment of sustainable highways contribution. | Approve |
## Item 1

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2018/33053</th>
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<tbody>
<tr>
<td>Location:</td>
<td>Land bounded by Fir Tree Close and M56, Fir Tree Close, Stretton, Warrington</td>
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<tr>
<td>Ward:</td>
<td>Appleton</td>
</tr>
<tr>
<td>Development:</td>
<td>Change of Use - Change of use of land to mixed use for the stabling of horses and as a residential caravan site for 5 Gypsy households, each with up to 2 caravans of which no more than 1 shall be a static caravan/mobile home, together with retrospective consent for the laying out of additional hardstanding.</td>
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<tr>
<td>Date Registered:</td>
<td>18-Jun-2018</td>
</tr>
<tr>
<td>Applicant:</td>
<td>C/O Agent</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>12-Aug-2018</td>
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### Reason for Referral

Objection from Stretton Parish Council and Councillor Wheeler has also requested that the application is referred to DMC and requests a site visit.

### Human Rights

This application should be considered against the provisions of the Human Rights Act 1998.

Under Article 6, the applicants [and those third parties, including local residents, who have made representations] have the right to a fair hearing and to this end full consideration is given to their comments.

Article 8 and Protocol 1 Article 1 confer(s) a right of respect for a person’s home, other land and business assets.

Article 14 (which outlaws discrimination on a variety of grounds including race).
Equality Act 2010

It is considered that an assessment under the Equalities Duty, section 149 Equality Act 2010 is required. This requires that in the exercise of its functions the Council must have due regard to the interests and needs of those sharing a protected characteristics under the Act. Among protected characteristics are race, age and disability. Given that application relates to a particular race and that there are children are living on the site it is considered that this duty is engaged.

This matter is discussed in the observation section of the report in relation to meeting the needs of persons with a protected characteristic under the Equality Act.

Finally, since travellers often rely on Human Rights arguments, it is worth pointing out that the European Convention on Human Rights (included in UK law by the Human Rights Act 1988) confers rights on the settled community as well as on travellers. The two Convention rights which are seen as of most particular relevance to travellers are Articles 8 (“The right to respect for private and family life, home and correspondence”) and 14 (which outlaws discrimination on a variety of grounds including race). For as long as the UK remains bound by the Convention, it is not only The Equality Act 2010 which will come into play when this issue is finally and properly examined.

Site

The application site relates to an existing unauthorised gypsy traveller site which is located within the Green Belt as defined by the Local Plan Core Strategy Policies Map. The site is located off the eastern side of Fir Tree Close approximately 400 metres to the south of the Green Belt Settlement of Stretton.

There are two large existing barn buildings within the site.

The closest residential properties to the site are Woodstock, Mulberry House, Greenway and Highfield which lie to the east of the site also accessed from Fir Tree Close and properties at Fir Tree Farm to the north which includes a Grade II listed building.
Description of proposal

The applicant seeks retrospective change of use of land to mixed use for the stabling of horses and as a residential caravan site for 5 gypsy households which would include up to 2 caravans per household of which only 1 shall be a static caravan/mobile home.

The stabling of horses is taking place within the existing barn to the eastern side of the site. The applicant intends to use the building to the west for the storage of the traditional caravans and carts etc together with some ancillary storage and not for the stabling of horses.

Fencing has been erected along the southern and eastern boundary of the site – see photographs. At the time of site visit there were some materials and disused vehicles/scrap that were stored on the site and the applicant has confirmed that these were left by the previous owner and the intention is to remove these from the site.

As can be seen from photographs at Appendix 1 a significant amount of hardstanding has been laid out and it is understood that this was carried out in 2017. This laying out of this hardstanding requires consent as part of this application.
The design and access statement submitted with the application states that additional shrub and tree planting would be undertaken along the southern and eastern boundaries of the caravan site, including in front of an existing car parking area, in order to further screen the caravans, enclose the farmstead and help assimilate existing and proposed development into their rural surroundings.

Agent also confirms that land on the eastern side of the site will be restored to grass. This therefore reduces the area of hardstanding on the public side of the development where applicant considers any loss of openness would be most apparent.
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 SN3 – Accommodation Needs of Gypsies and Travellers and Travelling Showpeople
Policy QE5 – Biodiversity and geodiversity
Policy QE6 – Environment and Amenity Protection
Policy QE7 – Ensuring a High Quality Place
Policy QE8 – Historic Environment
Policy MP1 – General Transport Principles
Policy CC2 – Protecting the Countryside

Warrington Draft Local Plan
Full Council approved Proposed Submission Version Local Plan for consultation on 25th March 2019. This is now out to consultation until 17th June 2019.

Other Policy/Guidance
Planning Policy for traveller sites (August 2015)
Chief Planning Officer Letter – Green Belt protection and intentional unauthorised development (31st August 2015)
Cheshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA)

Relevant History
2008/12596  Proposed change of use of existing buildings to DIY livery stables
Approved with conditions

2005/05042  General purpose storage building for tack, fodder & machinery.
Refused

2004/03338 Proposed conversion of existing agricultural building to stables
Approved with conditions

Responses to consultation

Whitley Parish Council
Strongly object, proposal is inappropriate development in the green belt and applicant has shown disregard for the planning process. Site is particularly large and has potential for families to continue development beyond the application currently being considered. The PC have been informed that the family have moved from two other sites and there is therefore no need for this
further site and there are many other sites in existence in Warrington and it seems unnecessary to place another site within the Green Belt. No very special circumstances, even in a limited/ restricted or short term capacity. Applicant likely to continue to develop the site irrespective of the lack of planning approval and further retrospective applications would be regrettable.

Stretton Parish Council
The Parish Council STRONGLY OBJECT to this proposed development on the reasons outlined below:
1. Inappropriate Development in the Green Belt
2. Status of the Applicant
3. Proximity of other gypsy / traveller sites in the immediate area
4. Future development & enforcement concerns

1. Inappropriate Development in the Green Belt
The Department for Communities and Local Government August 2015 “Planning Policy for Traveller Sites” (PPTS) states:
Policy E: Traveller sites in Green Belt 16. Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. Subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances.

This clearly shows that the personal circumstances of the applicant are not of themselves sufficient grounds to allow development on land within the green belt.

In the Design & Access statement, the applicant accepts that this application is indeed inappropriate but argues:

"Against the harm identified, significant weight should be given to the substantial unmet need for gypsy sites in Warrington; the absence of alternative sites for these families; the long-standing failure of the Council to meet the identified need through the development plan system; and, the personal need of the Smith family for a site where they can live together as a traditional extended family group.

"I hope you will agree that the cumulative weight of the factors in favour of approval clearly outweigh harm to the Green Belt and any other harm, and constitute the very special circumstances necessary to justify approval. This is particularly the case until such time as the Council has fulfilled its obligations to the Gypsy community and, identified an adequate supply of suitable sites through the development plan process."

PPTS Policy E, Paragraph 27 suggests there may be justification for refusal: "If a local planning authority cannot demonstrate an up-to-date 5 year supply of deliverable sites, this should be a significant material consideration............... The exception is where the proposal is on land designated as Green Belt"
However, Policy E, Paragraph 16 states: "Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances".
In the view of the Parish Council these special circumstances do not apply in this case and this application for the creation of a permanent site can only be considered as part of the wider development plan for Warrington and should therefore be rejected.

2. Status of the Applicant
The applicant is applying for planning permission under allowances for Gypsies and Travellers, and asks for his Gypsy status to be taken into account as a material consideration in his favour. However, he has not provided any evidence in the application that he satisfies the definition of that lifestyle. Indeed, the Parish Council understands that the applicant and members of his family are the directors of two established businesses in Runcorn which suggests that they have a fixed rather than nomadic lifestyle.

The fundamental point made here is that if an applicant for planning permission wishes to ask for this to be considered, then it is for the applicant to demonstrate that they have this status and for the LPA to be satisfied with the evidence presented. The only mention of this in Mr Smith's application is that he comes from a "well known Gypsy family" and in the view of the Parish Council this has not been proven.

3. Proximity of other Gypsy / Traveller sites in the immediate area
The proposed site is located just a few hundred yards from an existing Travelling Showpeople site in Stretton with 5 pitches for a mix of chalets and travelling caravans. Within a radius of 2.5 miles there are 2 other gypsy / traveller sites located in Grappenhall and Walton that provide over 50 pitches.

These figures clearly demonstrate that these 3 small parishes within South Warrington already make a major and disproportionate contribution towards the provision of gypsy / traveller accommodation within the Borough. The provision of another site within such a small area would exacerbate what is already an unbalanced distribution of sites and undermine the stability of these rural areas.

4. Future development & planning enforcement concerns
Information provided in the Design & Access papers clearly states that the applicant has previously shown a complete disregard for planning policy considerations by establishing an unauthorised site in nearby Daresbury. Furthermore, unauthorised works have already taken place at the Fir Tree Close site in advance of submitting a formal planning application and this pattern of behaviour is causing considerable anxiety in the community. The Parish Council is aware that similar events occurred on each of the two gypsy / traveller sites in Grappenhall and Walton where unauthorised occupancy and development works took place that led to constant enforcement disputes over a long period of time. Despite the clear flouting of regulations that occurred, these activities were rewarded by the eventual granting of retrospective approval.
The Parish Council acknowledges that this application covers the provision of just 5 pitches but is acutely aware that the site as a whole covers some 7 acres of land and if the strategies outlined above were deployed here, then this site could rapidly expand to a much larger, unregulated development.

The burden of enforcement activity that would be needed to prevent such a situation happening at Fir Tree Close would stretch the limited resources available to the Borough Council to the very limit but, if left unchecked, the expansion of this site would quickly overwhelm the established local community and this application should therefore be rejected.

Councillor Axcell
Objects to the above application on the grounds that it would be inappropriate development in the Green Belt and that there are no very special circumstances and that any recommendation for approval of the planning application should go before the Development Management Committee.

Local residents have commented on the following:

1. The extent of hard standing on the site
2. The damage caused to trees and shrubs by the widening of the access track
3. The lack of services (water supply, sewage disposal, surface water disposal, a legal electricity supply, etc.)
4. The visual impact on the Green Belt
5. The loss of amenity to residents of Fir Tree Close
6. The presence of badgers on the site.

With regard to the last point, no ecological study has been conducted. In view of observations of owls and bats in the area it is likely that these species are also present on the site. The lack of an ecological study in the application alone is sufficient to halt it.

However, the applicants’ claim that they have nowhere else to go is highly questionable. The applicants state that they were evicted from a site in Daresbury, which is in the Borough of Halton. Halton Borough Council would have given the applicants the option of going to that Borough’s site for travellers. If the applicants were unwilling to do so, then they would have to leave the borough. That is what the applicants chose to do.

The application is not an immediate response to a crisis situation of homelessness. The setting up of this illegal encampment in Fir Tree Close was very well planned, with purchase of the land followed by steps to put down hard standing, obtain an illegal electricity supply and move caravans onto the site.

In conclusion, this retrospective application for planning permission for a gypsy site in the Green Belt does not meet the required criterion of very special circumstances and so it should be refused.
Councillor Wheeler
Objects to the planning application and requests that if it is recommended for approval it is referred to DMC and a site visit is carried out. Cllr Wheeler objects on the following grounds;

The Council Local Plan Core Strategy 2014 states that the Council will permit development proposals for Gypsy, Traveller and Travelling Showpeople accommodation provided there is an identified need for the site and that the proposals accord with National Planning Policy. There is no evidence there is an identified need for the site. No circumstances have been submitted to show there are any. Nor does the application accord with National Planning Policy.

Government guidance on planning for traveller sites (DCLG 2015) states that inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. Subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances.

Green Belt boundaries should be altered only in exceptional circumstances. If a local planning authority wishes to make an exceptional, limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet a specific, identified need for a traveller site, it should do so only through the plan making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only.

There is no demonstration or justification for very special circumstances. The Local Plan Cores Strategy also states that traveller development should be compatible with surrounding land uses with regards to residential amenity.

The application site is accessed via a cul-d-sac of only 7 houses.

Residents of Fir Tree Close have been subject to inconsiderate parking for a few years. Because it is a cul-de-sac adjacent to the M56, it seems to be fair game for all-day parking, whether for car sharing for work, days out for ramblers or overspill for The Spire Hospital. When the Highways Agency carry out work on the M56, they often use it as a waiting area; HGVs often park up overnight.

More recently and more alarmingly, transit vans have been parked overnight by owners who seem to think it appropriate to live and sleep in them, opposite residential properties. The access to the applicant’s site can only be down Fir Tree Close passing most of the properties on Fir Tree Close.
Given that the applicant plans mobile caravans to be on site, there will be an unknown number of caravans and trailers using Fir Tree Close. This is totally unacceptable. Fir Tree Close despite its proximity to the A49 and M56 is secluded and somewhat isolated so a development of unknown provenance raises implications for Human Rights. Article 8 states ‘the right to respect for private and family life, home and correspondence.

There will be a significant number of objections to this application from Stretton residents which Ward Councillors for Appleton, Hatton, Stretton and Higher Walton fully support.

**Highways** – no objections

The development is located outside of the town centre and as such the Councils Parking Standards for area B should be applied.

The Councils Parking Standards do not have specific requirements for this type of development. As an alternative the parking standards for apartments have been used as a proxy. It is stated that for apartments, 1 allocated parking space should be provided per unit. This equates to the requirement for 10 off-street parking spaces.

The standard off-street parking bay dimension is 2.5 x 5m. New Spaces that do not comply with the minimum required standard will not be classified as suitable provision. The existing area of hard standing has sufficient capacity to accommodate the demand for parking.

It is noted that the proposal does not seek to amend the existing access arrangements from the adopted highway of Fir Tree Close. This is considered to be acceptable to the Local Highway Authority as the access is capable of accommodating the likely service vehicles expected on-site.

Residents should not carry waste more than 30m to any storage point and waste collection vehicles should be able to get to within 25m of the storage point.

It is anticipated that the proposed development will adopt the existing developments commercial waste collection arrangement. This would ensure that residents do not have to carry waste more than 30m as the site is accessible to commercial waste collection vehicles.

**Environmental Protection** – no objections subject to informatics

The proposal is for a mobile home development therefore it must ultimately be compliant with the requirements of the caravan site license that will be required once planning permission has been granted. The licenses cover a number of elements such as separation distances between units, provision of suitable surfaces, fire precautions and various other matters. I have
recommended an informative which provides a contact number should permission be granted and a license therefore is required.

The proposal site is located close to but just outside of the Motorway Air Quality Management Area. On that basis, no air quality conditions are recommended.

The site is in a DEFRA noise mapped area by virtue of its proximity to the M56 motorway. Noise mapping data suggests that both daytime and night time average noise levels will be in the vicinity of 65-69.9dB(A). Mobile homes, either static or tourers are relatively lightweight structures therefore the ability to attenuate noise will be significantly lower than a traditional permanent home. As such, internal noise levels at the proposed mobile homes are expected to be considerably above the guideline values recommended by BS8233:2014. It is not practical nor easy to upgrade acoustic protection on mobile homes therefore limited options exist to protect the homes themselves.

A possible solution would be to construct an acoustic fence to at least the mobile home height along the site boundary to the south (up to the stables) and along the western edge - which may give additional acoustic protection and reduce the impacts on residential amenity arising from the motorway traffic noise. This has been recommended as an informative.

The site has been assessed from a contaminated land point of view, no objections have been raised from this point of view.

Informatives recommended re caravan site license, noise/ acoustic fence recommendation, lighting, Environmental Protection SPD guidance.

Greater Manchester Ecology Unit

The proposed development site is of negligible ecological value. Potential ecological issues can be resolved via condition and or informative. GMEU are satisfied that there is no likelihood of any protected species being impacted upon.

Protected Species - The proposed development is restricted to the existing hard standing which will have negligible value to protected or non-protected species. There is therefore negligible risks of direct impacts resulting from the development.

In terms of indirect impacts eg disturbance during and post development again there appear to be only very low risk. The nearest farm ponds are all over 200m from the development site, therefore even if great crested newts were present, given the distance, nature of the site and scale of the development and nature of the development the risks would be negligible.
The only other protected species likely to utilise the site would be badger, which is known to be present in the general area. However only the setts are protected from destruction and disturbance. As noted the site is hard standing therefore there is negligible risk of direct impacts. Indirect impacts during construction are also highly unlikely given that the development consists of static caravan i.e. there will be minimal earthworks that through vibrations could cause setts nearby to be disturbed.

Nesting Birds - Aerial photograph indicates that there is no nesting habitat likely to directly lost as a result of the development. It is however possible that some cutting back of shrubs may be required in order to bring static caravans on to the site along the access route. All British birds' nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. Therefore as a pre-caution I recommend a condition along the following lines be applied to any permission.

**No works to trees or shrubs 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.**

Contributing to and Enhancing the Natural Environment - Section 109 NPPF states that the planning system should contribute to and enhance the natural and local environment. As noted above the site appears to be hard standing and therefore will have very little ecological value. I note from the site layout that additional tree and shrub planting is proposed along the southern boundary. I am therefore satisfied that the development has the potential to result in nett gain particularly if native species, characteristic of the local area are utilised. I recommend that the details of the proposed soft landscaping in terms of species, size of tree and numbers is conditioned.

**Responses to Notification**

**Stretton St Matthews C of E Primary school**

For the application to be justified and approved under this policy (SN3), the application site would have had to have been removed from outside of the Green Belt boundary, and already be "specifically allocated", by the Local Authority, within a development plan as a traveller site only.

The site is designated and clearly identified within the Local Plan as Green Belt. The boundary has not been moved for the application site, and therefore the site has not been "specifically allocated" as a traveller site only.

Furthermore, the introduction of Paragraph 17 states that the boundary of the Green Belt should only be done through the plan-making process and not in response to a planning application. Therefore the application cannot be justified at this time under these policies.
We therefore object to the application under the above grounds. The site is not "specially allocated" as a traveller site only, despite the fact it may fall under the criteria for a site which MAY be allocated in the future this is not the forum for such argument. The applicant’s justification maybe valid, if the Local Authority follows the requirements outlined within national planning policy for removing it from the Green Belt boundary. The site therefore must be subjected to assessment under Green Belt planning policy which we outline below.

National Planning Policies for Traveller Sites wording is undoubtedly clear in word-for-word, stating that "personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt. Not only that, we argue that they cannot be taken into account as material considerations.

The applicant argues at length that the lack of unmet need should be taken as a material consideration and given significant weight. National Planning Policy (NPPTS) clearly and unequivocally states word-for-word, that this is correct, it should be a significant material consideration, with the exception where the proposal is on land designated as Green Belt. Therefore non-of the arguments put forward by the applicant should be considered as material by virtue of the sites designation, and national planning policy.

We therefore object to the application under the grounds set out above. We concur with the applicant, that the proposal constitutes inappropriate development, and that the VSC’s put forward by the applicant are referred directly to within national planning policy guidance as being unlikely to clearly outweigh harm to the Green Belt. Notwithstanding that, under paragraph 27, the justifications put forward for VSC are not valid material considerations. We respectfully as that The Planning Officer take confidence in the clear wording of the NPPTS and recommend the application for refusal.

Whilst we concur that a portion of the site is previously developed land. However wish to address two areas of the proposal which do not fall under the definition of previously developed land.

In relation to the existing car park – reference is made to the proposed site plan drawing and an aerial photo taken from 2018 and submitted with objection letter.

If the case is that this (the car park) actually forms part of the proposal, (i.e. car park is a proposed addition) and that the aerial photo is correct, then we draw attention to the area marked in blue on the site plans. This area, whilst in the curtilage, remains landscape scrub. Therefore following the definition of PDL within the NPPF, it is currently absent from fixed surface infrastructure and hard standing , and therefore cannot be included within an assumed part of the site which could be developed under the definition. The nature of this part of the proposal therefore would constitute encroachment within the Green Belt and should form a strong reason for refusal.
The area behind the stables is untouched and free from fixed surface infrastructure or hard standing. Therefore, whilst it remains within the curtilage of the previously developed site, it cannot be assumed to be a part of the site which could be re-developed without forming encroachment. This part of the site is proposed to include hard standing, fixed surface infrastructure and caravans, therefore constituting encroachment within the Green Belt.

We therefore object to the application on the grounds raised above. The application, whilst generally is proposed on a site which would fall under previously developed land, is not confined to the areas which are already encroached. I.e. areas of existing hard standing and buildings. The site includes for areas of scrub landscaping and green field to be replaced with hard standing car parking and permanent caravan plots, and for that reason constitutes inappropriate development by virtue of encroachment. We ask that the case office clearly define within their response, the curtilage of PDL and any parts of encroachment they feel appropriate, given the true existing condition, for the purpose of complete clarity for all parties on this site moving forward.

46 letters of objection received on the following grounds;

- Lack of evidence of applicant’s gypsy/traveller status.
- Applicant has access to alternative sites

Green belt/ contrary to PPTS

- Proposal represents inappropriate development in the green belt and the special circumstances contained in the application should be rejected.
- Impact on the Green Belt - clearly visible from Fir Tree Close, residents’ properties, and from the M56, even more apparent during winter months when there is less foliage. The application refers to installing shrubs around the caravans, however it is going to take a significant amount of time and volume of shrubs, before they are mature enough to blend in with existing surroundings.
- Lack of very special circumstances to justify approval as set out in policy SN3. The application cites very special circumstances by the fact they have been evicted from a site on Daresbury (again on Green Belt), needed to move off 2 Acre field due to returning family and overcrowding, and needing to remain in Warrington due to ‘extended family in the area.’ Unclear how this justifies the applicant purchasing a substantial plot of Green Belt land, developing said land, and moving onto the site without prior permission from the council.
- The applicant mentions WBC failure to identify a five year supply of traveller sites in the area. The council is actively addressing this issue with a dedicated committee that is identify sites. There is case law that has found where there is an emerging development plan, with a reasonable expectation that traveller sites could be identified, as there is in Warrington, then un-met need need not be taken as a material
consideration and it is reasonable for the council to refuse permanent or temporary planning permission on that basis.

Existing travellers in the area
- The village of Stretton already provides a site for 2 extended families of travelling show-people only a few hundred yards from this proposed site. There are also significant sites in the adjacent and nearby parishes of Walton and Grappenhall – Two Acre Caravan Park in Walton, Grappenhall Lodge site on Cartridge Lane and travelling show persons site close by on the immediate opposite side of the motorway at the old Roots and Shoots site - Each of these sites will no doubt be expanded in the future, adding another permanent site within close proximity will have a detrimental effect and impact upon the openness and wider landscape of the area.
- Approving this application would be detrimental to the character and nature of the village. These parts of South Warrington already provide sites for a large number of the travelling community and the creation of another new, site within Stretton must be refused.

Circumventing planning policy
- This application is a for a NEW SITE and is a clear attempt to exploit the continued failure of Warrington Borough Council to agree a formal policy and provision of sites for the traveller community including gypsies and travelling show people. This piecemeal approach to circumvent the full planning process before such a policy has been agreed must not succeed.

Additional hard standing
- Widening of the access track to the site by cutting/damaging existing shrubs and trees surrounding the site some of which form the boundary against Fir Tree House, which is a Grade II listed building.
- laying out of additional hard standing/ encroachment

Enforcement matters -
- Applicant has displayed a clear disregard for the planning process and conservation of the Green Belt.
- Approval will set a precedent for the site to continue to develop at will,
- Enforcement will be more difficult and time consuming once they are already established.
- There is a danger this application will set a precedent for subsequent applicants to pick prime Green Belt locations for unauthorised development if approved. This would not be justification for other families who have outgrown their house and with no affordable accommodation in the area to then develop a plot of Green Belt with no planning permission,
- History of unauthorised development at the site with the erection of buildings, extensive land fill and continued intermittent commercial use for which no permission was ever granted. The creation of such a large
hard standing was not included in this retrospective application and the caravans have not even been sited where shown on the application.

- This apparent total disregard for:
  a) the planning process;
  b) the protected status of Green Belt land and
  c) the details proposed in the application itself suggests that, should planning permission be given, there would a high likelihood of subsequent breaches of any stipulated conditions (in particular numbers of vans etc.)

- Future expansion if consent is granted - without obtaining further planning permission.

Impact to character of the area

- caravans not in keeping with nearby properties
- Proposal is not in keeping with the area or beneficial to the local residents. Loss of views, nature and village lifestyle.
- Loss of visual amenity from existing properties looking onto a caravan park.
- Potential noise, litter and chaos associated with gypsy sites from past experience.
- Concerns over mess to the site/visual amenity of the area

Access/traffic

- Existing parking issues on Fir Tree Close coupled with traffic to/from the hospital.
- Likely to be more caravans in the future and future expansion given the size of the site.
- Fir Tree Close has traffic and parking issues the application is going to exacerbate the problems.
- HGVs accessing the site
- Concerns about the number of people associated with 5 gypsy households. Static caravan can hold in excess of 8 people and mobile caravan can house 6. That's a possibility of 14 people plus dogs per plot - a possibility of 70 people.

Health Implications:

- Noise and Air Quality: the site is located within the Air Quality Management Area (AQMA) for the M56 - health implications upon the gypsy families and noise impacts from M56. Lack of any other noise reduction solutions external to the properties/proposed gypsy site e.g. sound reduction fencing, leaving this site completely exposed to the impact of the highly used M56.
- Safety concerns for children at the site and potential risk to drivers if items are thrown in the way of oncoming vehicles.

Sewage/Natural Drainage/contamination/power supply:

- Landfill activities known to have taken place on this site by the previous owner. Health risks.
• Problems for drainage / hygiene solutions, and during the winter period the land is frequently water logged and has standing water pooling in large sections. Introducing waste from up to 10 more caravans to this field is going to compound the issue.
• No acceptable means of dealing with the volume of run-off and waste from the site given the number of families proposed.
• Concerns over connections to existing power supply.
• Lack of places at local primary school

Other Matters

• All planning applications submitted by residents in Warrington must be treated in an equal manner and the views of the majority of residents living in Stretton must be given equal weight to those of the applicant. Any decision must be seen to be fair and reasonable and on this basis this application should be refused.

• Objection received which includes a press article from 2015 referring to a 5 year ban on the applicant for keeping animals which can be appealed after 2 years. The objection letter states that the applicant’s recent prosecution and ban for keeping horses somewhat suggests his claim that his current site as stabling and livery is also very suspect and needs further clarification.

The applicant has responded to advise that his son keeps the horses. The ban is still in place for Mr Smith himself.

Officer Comment - The use of the buildings for stabling horses already has consent

Non planning matters
• Concerns raised over reduction in house prices and increases to house and car insurance premiums.

Observations
Principle of Development

The application site is located within the Green Belt as defined by the Local Plan Core Strategy Proposals Map. Policy CS5 states that development proposals within the Green Belt will be approved where they accord with relevant national policy. The National Planning Policy Framework (NPPF), states at para 145 that the construction of new buildings within the Green Belt will be regarded as inappropriate development. Certain exceptions are identified at para 145 and 146 where development need not be considered to be inappropriate development.
Para 146 sets out at d) and e) that the re-use of buildings provided that the buildings are of permanent and substantial construction; and material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds) are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it.

Housing policy is contained in paragraphs 59 to 66 of the NPPF. Paragraph 61 requires LPAs to assess and plan for housing needed for different groups in the community including travellers and refers to guidance in Planning Policy for Traveller Sites which sets out how travellers’ housing needs should be assessed for those covered by the definition in Annex 1 of that document.

‘Planning Policy for Traveller Sites’ (PPTS) was published by the DCLG in March 2012 and sets out the Government’s planning policy for Traveller sites. This was updated in August 2015 to alter the definition of gypsies and travellers and travelling showpeople. The key change that was made to both definitions was the removal of the term “persons who have ceased to travel permanently”, meaning that those who no longer travel at all will no longer fall under the planning definition of a traveller for the purposes of assessing accommodation need in a GTAA. The PPTS should be read in conjunction with the National Planning Policy Framework.

The PPTS places a number of key requirements on local planning authorities with regards to ‘Plan-making’ and ‘Decision-taking’. In terms of plan making those key requirements in respect of need that are of relevance are summarised as follows:

- a need to set out pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople which address the likely permanent and transit site accommodation needs of Travellers in their area, working collaboratively with neighbouring planning authorities (Para. 9);
- identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of sites against their locally set targets (Para. 10); and
- identify a supply of specific developable sites or broad locations for growth, for years six to ten and, where possible, for years eleven to fifteen (Para. 10); and
- criteria should be set to guide land supply allocations where there is identified need and to ensure that sites are sustainable economically, socially and environmentally (Paras. 11 and 13).

In terms of decision taking the key requirements in respect of need that are of relevance when determining applications for traveller sites are contained in paragraph 24 and can be summarised as follows:

- LPAs should consider the following issues amongst other relevant matters when considering planning applications for traveller sites:
  a) the existing level of local provision and need for sites
  a) the availability (or lack) of alternative accommodation for the applicants
b) other personal circumstances of the applicants  
c) locally specific criteria should be used to assess applications that come forward on unallocated sites  
d) that they should determine applications for sites from any travellers and not just those with local connections.

Local Policy – The Local Plan Core Strategy (LPCS):
Policy CS1 indicates that development proposals that are sustainable will be approved and that in order to be sustainable, development must accord with national and local planning policy frameworks; have regard to (amongst other things); the requirement to provide for recognised and identified development needs.

Policy SN3 indicates that 56 additional permanent pitches are required for Gypsies and Travellers, between 2007 and 2027 (based on the jointly commissioned 2014 Cheshire GTAA) and that the required provision will be achieved through the allocation of land to meet this need through a further Local Plan. The policy indicates that until this process of site allocations is complete, the Council will permit development proposals for Gypsy, Traveller and Travelling Showpeople accommodation provided that there is an identified need for the site and that the proposals accord with National Planning Policy. Policy SN3 also sets out a number of criteria against which development proposals will be assessed, in addition to those in Policy CS1.

Assessment of Proposals

Need/Supply

Planning Policy for Traveller Sites (PPTS) sets out the government’s overarching aim to ensure fair and equal treatment for travellers in a way that facilitates their traditional and nomadic way of life. To help achieve this Councils are required, amongst other things, to make an assessment of need for traveller sites, to promote more private traveller site provision and to increase the number of traveller sites in appropriate locations. In producing their local plan, local planning authorities are required to identify a supply of specific deliverable sites sufficient to provide 5 years’ worth of sites against their locally set targets.

Policy CS1 indicates that development proposals must have regard to (amongst other things) the requirement to provide for recognised and identified development needs.

Since, the completion of the 2014 GTAA and the adoption of the LPCS, the Government has changed the definition of what constitutes a ‘Traveller’ for planning related purposes, so that it excludes those who have permanently ceased travelling. Therefore, the Council jointly commissioned an updated GTAA in conjunction with CW&C, Cheshire East and Halton. This updated assessment has just recently been completed and provides an up to date
assessment\(^1\) of need across the Cheshire wide area, for a 15 year period, up to 2032.

This updated GTAA identifies a need for 15 pitches (including an element of unknown need – 1 pitch) for the next fifteen years (2017 to 2032) (page 81 of GTAA). This figure takes account of the recent consents granted at Two Acres Caravan Park in Higher Walton and Pennington Lane in Collins Green (2016/28173 and 2017/29852, respectively).

The Local Plan Review process has not been able to identify any new sites for allocating as sites for gypsy and travellers to date, consequently the Preferred Development Option\(^2\) that went out for consultation in July 2017 recognised that Green Belt release will be needed to ensure the required provision is met and proposed to remove three unauthorised sites from the Green Belt and formally allocate them as permanent gypsy and traveller sites (Page 50). Two of these sites (as referenced above) have since received planning consent as permanent sites. Notwithstanding, the proposed allocation of these sites there will still be a shortfall of 9 pitches up to 2032 (15 minus the 6 proposed at Grappenhall Lodge).

Whilst only having limited weight at this stage of the plan process it should be noted that Policy DEV3 in the Draft Local Plan identifies a need for 15 pitches for G&T between 2017 and 2032 and proposes to accommodate at least 8 of those pitches in the Garden Suburb, where there is a willing land owner with a site that is available (Grappenhall Lodge). Even if the Plan is adopted and this allocation comes forward there will still be an identified need for a further 7 pitches up to 2032.

As indicated previously the recently updated GTAA (2018) does not cover the full Plan period and only assesses need up to 2032. Therefore, it is reasonable to assume that there will also be a residual element of need for the remainder on the Plan period (ie. 2032 to 2037) that is, as yet, unquantified.

Hence, it is considered that there is an accepted identified need for additional sites for gypsies and travellers accommodation that the Council has been unable to meet in full through the Local Plan review process.

Furthermore, given the Council is not in a position to demonstrate an up to date 5 year land supply for traveller sites, the PPTS sets out that the existing level of local provision and need for sites, and the lack of alternative accommodation for applicants should be taken into consideration when determining planning applications for traveller sites.

The proposed development will make a significant contribution towards the identified need, equating to five years’ worth of supply.

\(^1\) Cheshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA)(June 2018).

\(^2\) WBC Local Plan - Preferred Development Option, Regulation 18 Consultation (July 2017).
Locational Criteria
Policy SN3 also sets out a number of criteria against which development proposals will be assessed, in addition to those in Policy CS1 and therefore the site location and layout need to be considered against these criteria.

Proposals should also:
- be appropriately located with regards to accessing shops, schools, welfare facilities and public transport;
- have good access to the primary road network and not cause significant traffic congestion or highway safety problems;
- include adequate space for the parking and manoeuvring of all vehicles associated with the occupiers within the site curtilage;
- be served by adequate on-site services including water supply, power, drainage, sewage disposal, and waste disposal facilities;
- be compatible with surrounding land uses particularly with regards to residential amenity;
- be designed to integrate into the wider landscape; and not constitute inappropriate development within the Green Belt unless they can be justified by very special circumstances.

Principle of development - Conclusions

In conclusion it is considered that there is an accepted identified need for gypsies and travellers accommodation that the Council has been unable to meet through the Local Plan review process to date. The proposed development will make a significant contribution towards the identified need, equating to five years’ worth of supply.

The existing site is a largely a brownfield site within the Green Belt. The proposal would continue to use an existing stable building for horses and seeks change of use of a second building for storage use and change of use of the land for residential caravan site. A key test for considering the change of use of land for a gypsy/traveller site would therefore relate to impact to the openness and any conflict with the purposes of including land within the Green Belt.

The proposal is inappropriate development in the Green Belt in the first instance and is therefore, by definition, harmful to the Green Belt as confirmed by paragraph 145 of the NPPF and should not be approved except in very special circumstances.

Before considering whether very special circumstances exist it is necessary to determine whether any additional harm is caused to the Green Belt, or other harm, which would need to be weighed in the balance.

Impact on Openness of Green Belt and visual amenity
Openness is harmed through the occupation of space where land was previously undeveloped. The site is largely a brownfield site with two large stable buildings occupying the site.

The NPPF advises that the reuse of buildings within the green belt that are of permanent and substantial construction is not inappropriate development.

Material changes in the use of land can be classed as not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. The application proposes the permanent retention of unauthorised caravans on the site and additional hardstanding. The proposals would have a significantly greater impact on openness than the site without the 10 caravans and there is an undoubted loss of openness to Green Belt resulting from this development which adds further harm to the Green Belt which weighs against the development. However the site is not an open site that is free from development and much of the site is laid out as hardcore surrounding the two existing large stable buildings, some of this is unauthorized but the applicant proposes to restore some of the site to grass to address this.

The site has been recently assessed as part of the Local Plan Review and the Strategic Housing Land Availability Assessment – see further details in the following section of the report. This concluded that the site supports a moderate degree of openness.

It is considered that there is harm to visual amenity in the Green Belt as a result of the proposal but that harm is localised due to the containment of the site within a parcel of land that is bounded by the motorway and existing residential development. Notwithstanding the harm by virtue of inappropriate development and harm to the openness of the green belt, based on the most recent green belt assessment review of the site it is considered that the harm to the visual amenity of the green belt is limited.

Further planting is proposed as part of the application and could be secured via condition and this could assist in protecting visual amenity.

Impact on Purposes of including land in Green Belt
Policy CS5 identifies that there are four purposes of the Green Belt pertinent to Warrington, as follows:
- 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.

An assessment of the sites performance in relation to the above purposes for including land within the Green Belt has recently been carried out as part of the Local Plan Review. This assessment forms part of the Local Plan Review evidence base within the Green Belt Assessment document and concluded that the site makes an overall weak contribution to the Green Belt.
The site was assessed as part of a parcel of land in the Strategic Housing Land Availability Assessment – see site plan below.

**Local Plan Review Call for Sites Proforma**

**Figure 1: Site Boundary R18/002**

The review of the site sets out that the northern boundary of the site is formed by a track and field hedge with farm buildings and agricultural land beyond. The eastern boundary is bounded with residential development, the southern boundary is with the M56 Motorway and the western boundary is a field hedge with agricultural land beyond. The site is also in close proximity to the Strategic Road Network.

The assessment of the site in Green Belt terms concluded that the parcel of land makes a weak overall contribution. The site supports a moderate degree of openness and makes a moderate contribution to safeguarding from encroachment.

The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving the setting and special character of historic towns.
The harm to the function of the Green Belt is limited in that the site does not make a strong contribution to the 5 purposes of designating land as Green Belt.

Nevertheless the site does remain in the Green Belt and as the proposed change of use of the land is considered to be inappropriate development as it would not preserve the openness of this part of the Green Belt in respect of the siting of the caravans, Very Special Circumstances must be demonstrated to outweigh the harm.

**Design and visual amenity 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 the existing building, and; maintain and respect the landscape character and distinctiveness of the countryside. Policy SN3 states that sites should be designed to integrate into the wider landscape.

The site is also located approx. 400m to the south of the village of Stretton. National Guidance contained within the Planning policy for traveler sites states in paragraph 26 that weight will be given to sites which are well planned or soft landscaped to positively enhance the environment, and not enclosing sites so much.

The site is previously developed and aerial photographs show external storage taking place around the stable buildings associated with the previous use. The extent of the previous external storage is questionable and there is no consent for the siting of any external storage containers, but nevertheless there would be an element of external storage associated with the stables by way of horse boxes and parking of vehicles associated with that use.

The applicant also undertakes to ensure that the former site owner removes all machinery, equipment and materials belonging to him as soon as possible or, remove same himself. The siting of the caravans as shown on the proposed layout would be more widely visible in views from the west (from the motorway). These are passing views but nevertheless the caravans are visible.

Additional planting is proposed to soften and filter any views from the most visible part of the site to the east rather than to the west. The applicant’s agent considers that the hardstanding and associated parking to be removed from the most visible part of the site (from public vantage points) is more of a benefit and offsets the use of the existing unauthorized hardstanding to the west of the site.

The site comprises the existing stable buildings which are imposing features on this part of the Green Belt landscape, and accommodates the existing
hardstanding and could legitimately accommodate any vehicles associated with the stables and this would remain visible from certain vantage points. The harm to the character and appearance of the countryside is offset against the presence of the stable buildings and associated presence of vehicles and machinery that would be expected as part of that use.

The proposal does affect the rural character of the area when viewed from the motorway, and views from nearby residential properties however these are limited and passing views.

The proposed planting to the east and southern boundaries of the site will provide a durable boundary and element of screening from the wider environment and nearby residents. The hardstanding utilized as part of the proposal is existing although part of this to the western end of the site is considered to be unauthorized and this application seeks to regularize this. This is offset against the proposal to restore some of the land to the eastern side to grass.

The applicant has introduced more landscaping around the southern and western boundaries of the site and the caravans must be considered in the context of the existing stable buildings.

The proposals are such that they undoubtedly do cause visual harm to the Green Belt through the proliferation of caravans, private vehicles and other appurtenances. While the site is relatively well screened from Fir Tree Close it is visible from the M56 motorway and from residential properties on Fir Tree Close. However, in time the tree planting that is proposed to screen the site from the south and east reduce these views and provide better screening.

Additional planting to screen the site from views to the west can be secured by condition. The applicant’s agent advises that the land to the west, where additional hardstanding has been laid by previous owner, is necessary to accommodate the number of families/pitches proposed. Any reduction in this area would necessitate a reduction in the number of pitches/caravans. This land is not visible from public vantage points; and, is well-related to existing built development. Even if it could be seen from the motorway, the caravans would be seen in the context of large stable buildings and, caravans on the lawful hardstanding.

Notwithstanding the landscaping proposed it is considered that the proposals would be contrary to the provision of Policy CS1, QE7, CC2 and SN3 of the LPCS and paragraph 26 of the PPTS, in respect of its design and impact on the surrounding area.

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. Policy SN3 states that site should be served by adequate on-site services including water supply, power, drainage, sewage disposal, and waste disposal facilities, and also be compatible with surrounding land uses particularly with regards to residential amenity.

The proposed layout has been amended from that originally submitted to relocate some of the pitches away from the stable courtyard area. The plans show that the caravans appear to be appropriately spaced between each other and between pitches. The context of the pitches is set against the existing stable buildings. Ultimately it would be for any site licence to determine whether any additional structures would be required.

The application proposals include areas of planting. While there are no standards on what amenity space should be provided, the now cancelled “Designing Gypsy and Traveller Sites – Good Practice Guide” advised that family pitches should be capable of providing a small garden area. It is considered that there is capacity within the site to accommodate this.

Objections have been received on the basis of quality of environment for future residents however there are no objections from Environmental Protection Officers and these matters would be relevant for caravan licensing. Recommendations are made with regard to acoustic fence but these are not considered necessary to secure by condition.

The closest residential properties to the site are over 50m to the north and over 100m away to the east (from the site boundary north and east of the existing barns rather than the access track – see below).
It is therefore considered that the site is relatively contained and although there is potential for comings and goings associated with the access from Fir Tree Close to be noticeable to existing residents the proposal is not considered to have an unacceptable detrimental impact on their living standards through disturbance, overlooking, overshadowing and loss of privacy. Visual amenity concerns have been raised in objections however with the addition of proposed planting it is not considered that there will be any significant loss of visual amenity to nearby residents.

The proposal therefore complies with policy QE6 and QE7 of the Warrington Borough Core Strategy.

Drainage

In relation to waste - a package treatment plant is proposed as shown on the site layout plan. A condition is recommended to deal with surface water drainage proposals for the site.

Highways

The site is currently in use as a caravan site. Highways Officers have advised that it is reasonable to consider a requirement for 10 off-street parking spaces and that the existing area of hard standing has sufficient capacity to accommodate the demand for parking.

The existing access arrangements from the adopted highway of Fir Tree Close are considered to be acceptable to the Local Highway Authority as the
access is capable of accommodating the likely service vehicles expected on-site.

Objections have been raised to potential widening of the existing access but this is not part of the application proposal.

Bin storage is now shown on the proposed site layout plan and it is anticipated that the proposed development will adopt the existing developments commercial waste collection arrangement. This would ensure that residents do not have to carry waste more than 30m as the site is accessible to commercial waste collection vehicles.

The proposal is therefore considered acceptable having regard to policy QE7 and MP1 of the Core Strategy and guidance within the car parking standards SPD.

Fir Tree House – Grade II listed building

Any decisions relating to listed buildings and their settings must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (section 66) as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.

The site is approx. 50m to the south of Fir Tree House a Grade II listed building. The listing description for the property states:

Farmhouse late C18 with alterations and minor additions. Irregular bond brown brick; stone plinth, rusticated quoins and keystone window heads of plaster. Grey slate roof with flush gable chimneys. 3storeys and 3 windows with recessed 16-pane sashes to lower two storeys and 8-pane to third; blocked central opening to 3rd storey is painted In as a window. Mid C20 glazed door in original open-pediment Doric case; looped radial-bar fanlight of wood. Windows in end walls have gauged brick arch heads. C19 extension at rear.

It is considered that this distance of the application site and the vegetated boundary between the farmhouse and the application site is sufficient to ensure that the proposed change of use of the land would not affect the setting of the listed building having regard to the duty to have special regard to preserve the setting of the listed building and having regard to policy QE8 of the Core Strategy.

Ecology

Objections have been raised on ecology grounds. Advice from Greater Manchester Ecology Unit is that the site is of negligible ecological value. And any potential ecological issues can be resolved via condition. GMEU are satisfied that there is no likelihood of any protected species being impacted upon.
In terms of the requirement set out in para 109 of the NPPF that developments should contribute to enhancing the natural environment, GMEU advise that the site appears to be hard standing and therefore will have very little ecological value. The development has potential through additional tree and shrub planting to result in nett gain particularly if native species, characteristic of the local area are utilised and the details of the proposed soft landscaping in terms of species, size of tree and numbers should be conditioned.

The proposal is therefore acceptable having regard to the NPPF and policy QE5 of the Core Strategy.

**Advanced Very Special Circumstances**

The onus is placed on the applicants to demonstrate that very special circumstances exist that clearly outweighs all of the identified harm. The application has been supported by information to justify the case for the proposed development.

The applicant has cited the following as very special circumstances;

- The identified need for gypsy traveller accommodation
- Failure of the Council to address Gypsy Traveller accommodation needs
- Proposed future allocation of sites within the Green Belt confirms unmet need and absence of suitable alternative sites outweighs the harm to the Green Belt and constitutes
- The lack of 5 year supply of deliverable housing land and pressure to build houses on any windfall sites mean that it is unlikely that land for gypsy sites will be found other than in the Green Belt

It is also advanced that the site is Policy SN3 compliant and that any new gypsy site within Warrington is likely to be within the Green Belt.

Personal circumstances – the site will accommodate members of the Smith family that have recently been evicted from a site at Daresbury and have had to leave temporary accommodation at Two Acre Park to prevent overcrowding. The applicants are part of a well known local Gypsy family and are in need of lawful accommodation in the area and have nowhere else to go.

The supporting documentation concludes that:

PPTS makes clear that unmet need and personal circumstances are unlikely to outweigh harm to the Green Belt and any other harm. This does not mean that they will never outweigh harm, or that these factors will not be finely balanced. It certainly does not mean that other factors will not tip the balance in favour of granting planning permission.

The development would constitute inappropriate development in the Green Belt, reduced its openness but, only to a limited extent. Substantial weight
must be given to harm to the Green Belt. The development would not be unacceptably harmful to the character and appearance of the countryside. Furthermore, additional planting is proposed which would further mitigate visual harm arising from the development and, soften the stark appearance of the existing 2 storey stable buildings.

Against the harm identified, significant weight should be given to the substantial unmet need for gypsy sites in Warrington; the absence of alternative sites for these families, the long standing failure of the Council to meet the identified need through the development plan system; and the personal need of the Smith family for a site they can live together as a traditional extended family group.

The applicant therefore contends that on balance the cumulative weight of the factors in favour of approval clearly outweigh harm to the Green Belt and any other harm, and constitute very special circumstances necessary to justify approval. This is particularly the case until the Council has fulfilled its obligations to the Gypsy community and identified an adequate supply of suitable sites through the development plan process.

**Assessment against locational criteria SN3**

In terms of policy SN3 criteria for assessing proposals for gypsy and traveler accommodation this includes access to shops, schools, transport/ good access to road network and not cause traffic congestion and highway safety problems/ adequate space for parking/ served by on site water supply, power, sewerage disposal and drainage, compatible with surrounding land uses particularly with regard to residential amenity, designed to integrate into the wider landscape, and not constitute inappropriate development within the Green Belt unless justified by Very Special Circumstances.

It is considered that the Very Special Circumstances required to outweigh the harm to the Green Belt do exist as set out above, and the site performs well in relation to the other criteria set out in policy SN3.

Objections have been received concerning a concentration of gypsy traveller sites within the local area. This is not a matter for consideration in respect of this application. The application relates to 5 pitches and they must be considered having regard to policy SN3.

**Balancing Exercise**

The proposal constitutes inappropriate development in the Green Belt which is harmful by definition. In accordance with the NPPF substantial weight should be given to any harm to the Green Belt. In addition there is some limited harm from the loss of openness. However, any other harm due to the effect on local character would be limited and there would be no harm to highway safety.
Whilst there is harm to the Green Belt, limited harm to openness and limited harm to character and appearance of the countryside, this must be set against a clear unmet need for gypsy and traveller sites in Warrington and the lack of a five year supply of deliverable sites. Furthermore, the sites contribution to the five purposes of including land within the Green Belt has been assessed as performing poorly.

There is also a current lack of other alternative sites in Warrington such that there are no pitches presently available and there is no alternative accommodation available to meet the needs of the residents on this site and significant weight is afforded to this.

Objections have been raised in respect of potential sites in Halton however the application must be considered on its own merits and in light of the availability of sites within the borough.

The Council recognises that Green Belt release will be required to meet the needs of gypsy and travellers and that there are no available sites in the urban area and that the site is performs well against national criteria for site location and policy SN3 (excluding final criteria regarding Green Belt location).

The application proposals for 5 pitches would clearly go some way to addressing this unmet need.

The PPTS (Aug 2015) identifies the criteria to which such planning applications should be considered (which includes need, availability, personal circumstances, local criteria). The PPTS confirms that traveller sites (both temporary and permanent) in the Green Belt are inappropriate development, and as such should not be approved except in very special circumstances. The PPTS sets out at paragraph 16 that subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances.

In the absence of alternative sites being available the residents of the site would be forced to move to the roadside.

The applicant has provided personal information regarding each of the residents and their gypsy traveler status and this has previously been considered in relation to a site in Daresbury.

The Design and Access Statement advises that the site would accommodate Charles and Lucy Smith together with 3 of their adult children and a cousin. The names of these family members are Charles Samuel Smith, Lucy Lauren Smith, Andrew Elias Smith and Paul Smith (cousin).

The guidance note of the Department for Communities and Local Government August 2015 “Planning policy for traveller sites” includes a definition in Annex 1 and is as follows:
“Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.”

The key change in the 2015 update of the DCLG policy statement that was made to the definition of gypsies and travellers was the removal of the term “persons who have ceased to travel permanently”, meaning that those who no longer travel at all will no longer fall under the planning definition of a traveller for the purposes of assessing accommodation need in a GTAA.

The agent has referred to evidence provided in relation to the appeal at the Ponderosa site in Halton. (Appeal Ref: APP/D0650/W/15/3132482)

In the Ponderosa appeal decision letter the inspector recognises at para 11 that;

The appellant Mr C Smith, Mr Raymond Smith, Ms Grace Daly and Mr Skelland gave oral evidence about their background, travelling and their way of life. (Another resident Mr Charlie Smith Jnr was away travelling at the time of the Inquiry.) Each sees themselves as English Romany Gypsies. The appellant said that he and his wife and two children live on site. He operates a scrap metal business and travels around the country looking for scrap which he takes back to his yard which is located on an industrial estate. He travels away for about 4/5 months a year. He also keeps and breeds horses which he trades at the traditional fairs at Appleby, Stow-on-the-Wold and Kenilworth. Mr Raymond Smith lives on the site with his wife Lisa and they have two children aged 8 and 6. He makes his living from travelling the country to collect scrap metal which he also takes back to the yard. He travels away for about 4 months a year in total.

In respect of the Ponderosa appeal the Inspector was satisfied that on the basis of the evidence given orally at the Inquiry that the appellant and the other residents of the appeal site are English Romany Gypsies and are gypsies as so defined in the PPTS in that they have a mainly nomadic habit of life or where they have less than a nomadic existence that is because of their families’ current settled educational needs or because of their poor health and old age.

Further information has been provided by the applicant in respect of Mr Paul Smith (Cousin of Charles Smith) and his gypsy/ traveler status.

A letter has also been submitted regarding the medical needs of one of the residents.

Article 8 of the European Convention on Human Rights, as incorporated into UK law by the Human Rights Act 1998, protects the right of an individual to, amongst other things, a private and family life and home. Regard must also be had to the Public Sector Equality Duty (PSED) contained in the Equality
Act 2010 so the ethnic origins of the family and their traditional way of life are to be accorded weight under the PSED.

Objections have been raised by local residents concerning treating all applications submitted by residents in an equal manner and the views of the majority of residents living in Stretton must be given equal weight to those of the applicant.

It is considered that all objections have been taken into account in the determination of the application and considered as part of the balancing exercise carried out in the assessment set out in this report.

It is considered that the consequences of refusing the application as set out above, as well as giving some weight to the performance of the site in the Green Belt Assessments of the Local Plan Review, and significant weight to the lack of alternative sites there are important considerations which can be attributed substantial weight in support of the application.

Concerns have been raised in respect of the unauthorised occupation of the site and potential for the number of pitches to increase in the future. The application must be considered on the basis of the merits of the case regardless of the retrospective nature or any potential changes in the future that would require consent.

Summary

The proposal is considered to be inappropriate development in the Green Belt. However it is considered relevant that the Local Plan Review confirms that there are no known sites within the urban area available to meet the needs of gypsies and traveler accommodation. The Green Belt Assessment of the site as part of the evidence base of the Local Plan Review concludes that the site performs poorly in relation to its contribution to the Green Belt. Furthermore the site is largely a previously developed site within the Green Belt and as such this reduces the impact of the proposed development in terms of openness.

The Council continues to have a lack of supply of deliverable sites to demonstrate a 5 year supply of accommodation for Gypsy and Travelers and has been unable to address this through the Local Plan Review process.

In light of the absence of alternative sites the residents on the site would be faced with living on the road side if this application is refused.

The application is therefore recommended for approval.

Recommendation
Approve with conditions

Conditions

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 18.6.18
   (b) Amended site plan received on 1.4.19.

   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. No more than 10 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 shall be stationed on the site at any time.

   Reason: To define the permission, in the interests of highway and pedestrian safety, in the interests of the character and appearance of the locality and in accordance with Policy CS1, SN3, QE6, QE7, MP1 and MP4 of the Warrington Borough Local Plan Core Strategy.

3. No commercial activities shall take place on the land, including the storage of materials.

   Reason: To define the permission, in the interests of the amenities of adjacent residential properties, in the interests of highway safety and in accordance with Policy CS1, QE6, MP1 and MP7 of the Warrington Borough Local Plan Core Strategy.

4. Within 2 months of the date of this consent a satisfactory programmed landscaping scheme which shall include hard surfacing, means of enclosure, planting of the development (including native species), indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of the development, shall be submitted to the Local Planning Authority for approval. The approved scheme shall be implemented during the first planting season following the date of written approval of the planting scheme and any tree or shrub planted which dies or is felled, uprooted, willfully 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 Core Strategy and the Warrington SPD: Design and Construction.

5. No works to trees or shrubs 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: 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.

6. None of the existing trees or shrubs within the site shall be lopped, topped, felled, uprooted or willfully damaged or destroyed without the prior written consent of the local planning authority.

Reason: The existing trees and shrubs represent an important visual amenity which the local planning authority considers should be maintained, and in order to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction.

7. Foul and surface water shall be drained on separate systems. Surface water shall be drained in accordance with the hierarchy of drainage options in national planning practice guidance. In the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.

Reason: To secure proper drainage and to manage the risk of flooding and pollution, in accordance with Policy QE4 of the adopted Warrington Local Plan Core Strategy (2014).
Appendix 1 – proposed site layout (amended)
Appendix 2 – Site photos
Access track looking towards Fir Tree Close

Photograph taken from Fir Tree Close looking towards the site.
DEVELOPMENT CONTROL COMMITTEE DATE 15-May-2019

ITEM 2

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2018/34168</th>
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<tbody>
<tr>
<td>Location:</td>
<td>67 &amp; 69 &amp; Land to the rear of, Chester Road, Grappenhall and Thelwall, Warrington, WA4 2SA</td>
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<tr>
<td>Ward:</td>
<td>Grappenhall, Stockton Heath</td>
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<tr>
<td>Development</td>
<td>Full Planning - Proposed change of use of 2 No. existing houses into 4 No apartments together with 4 No new build apartments on the land to the rear.</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>09-Jan-2019</td>
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<tr>
<td>Applicant:</td>
<td>Warrington Housing Association</td>
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<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>05-Mar-2019</td>
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</tbody>
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Reason for Referral to Committee

The Local Ward Member, Cllr Bate, has requested that the application be determined by the Development Management Committee due to the concerns and strength of feeling from neighbouring residents.

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

The application refers to two semi-detached properties within the Stockton Heath area of Warrington and an area of land which lies to the rear of these properties. The site is located off the northern side of the A56 Chester Road, with a row of neighbouring bungalows to the east and a private driveway running along the western side of the site which gives access to the land at the rear and no. 65A Chester Road. The rear boundaries of properties on Montclare Crescent also border the rear half of the north eastern side boundary of the site.
Proposal

The application has two distinct elements:

(i) The conversion of the existing two semi-detached dwellings at 67 & 69 Chester Road into four separate apartments, two on the ground floor and two on the first floor. The apartments will all have two bedrooms (with the exception of apartment 4 which will have an additional bedroom within the attic space), living room, kitchen/diner and bathroom.

(ii) The erection of a two storey apartment block with associated parking / amenity areas within the land to the rear of 67 & 69 Chester Road. Four no. 1 bedroom apartments are to be provided, along with the associated access, parking and amenity areas.

Some existing outhouses to the rear of the existing properties are to be demolished to facilitate the scheme.

All apartments would provide affordable housing through Warrington Housing Association.

Planning permission was previously granted for the conversion of the two houses to flats in 2018. This new application is to allow a combined development with the new apartment block, with a shared refuse store and bike store. Work has already commenced on the conversion of the existing properties under the previously approved permission.

Amended plans were received during the course of this application which altered the proposed location of the bin store and reduced the height of the new apartment building by approximately 0.6 metres.
Relevant site history

2018/33414 : Outline Planning- Proposed creation of a 2 storey new build apartments with associated car parking access off a private road, layout & scale all other matters reserved for subsequent applications. Withdrown 16 January 2019.


Planning Policies

National Planning Policy Framework
Chapter 2 – Achieving Sustainable Development
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 15 – Conserving and Enhancing the Natural Environment

Local Plan Core Strategy
CS1 – Delivering Sustainable Development
CS2 – Quantity and Distribution of Development
SN1 – Distribution and Nature of New Housing
QE6 – Environment and Amenity Protection
QE7 – Ensuring a High Quality Place
MP1 – General Transport Principles
MP3 – Active Travel
MP7 – Transport Assessments and Travel Plans

Supplementary Planning Documents
Design and Construction SPD 2010
Standards for Parking in New Development SPD - March 2015
Environmental Protection SPD – May 2013
Household Extension Guidelines SPG

Consultation Responses
(All Consultation Responses were made in relation to the original plans submitted with the application)

Warrington Borough Council Highways

No highway objections, subject to conditions
The development is located outside of the town centre and as such the Councils Parking Standards for area B should be applied. For developments of more than 5 dwellings outside of the town centre the Councils Parking Standards require the following:
•1-bed flat – 1 allocated parking space + 0.3 unallocated spaces
•2-bed flat – 1 allocated parking space + 0.4 unallocated spaces
The standard off-street parking bay dimension is 2.5 x 5m. Spaces that do not comply with the minimum required standard will not be classified as suitable provision. The proposed development requires a total of 8 allocated parking spaces and 3 unallocated parking spaces.

It is considered that the existing driveway and proposed parking provision to the rear of the site is sufficient to accommodate the demand generated by the proposal.

The applicant is not required to demonstrate adequate visibility at the existing site access from the adopted highway of Chester Road as the proposal would not significantly intensify the use of the development site.

It is anticipated that refuse collection will continue to occur from the adopted highway of Chester Road. A refuse storage area will be provided to the rear of the development site.

There are no proposed amendments to the existing access arrangements from the adopted highway of Chester Road.

In regards to cycle parking provision, the Councils Parking Standards require 1 space per dwelling. Long stay cycle parking is appropriate for residential developments as users are likely to park their bike for a significant period of time. Long stay cycle parking should always be covered and secure.

The proposed site plan indicates that the development site will benefit a cycle storage area. However, the detailed design of the provision is not clear. Consequently a planning condition will be imposed on the consent to ensure a minimum of 8 cycle parking spaces are provided and that they are of an appropriate design standard for residential developments.

In view of the above, there is no highway objection to the proposals subject to the recommended conditions being attached to the decision notice.

Warrington Borough Council Environment & Public Protection

- Contaminated Land

This is a large scheme for a 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. Given the scale of the scheme and the sensitive end use, current procedures would require the standard CL Preparatory Works and CL Completion Conditions to be attached to any consent granted for the scheme. It should be noted that the applicant submitted a PRA report with the previous application (2018/33414) which recommended carrying out a site investigation/GQRA. However, no reports have been submitted with this application and therefore CL conditions have been recommended.

- Noise

The proposal site is located within a DEFRA noise mapped area. Noise levels are indicated as being between 60dB(A) and 64.9dB(A) during daytime periods and 50dB(A) and 54.9dB(A) during the overnight period. Mitigation to achieve recommended BS8233:2014 internal and external noise levels arising from road traffic noise is therefore considered necessary. A previous application has been considered for this site. Application ref 2018/33329 received noise comments and noise conditions relating to the
conversion of the main house. This application seeks to repeat those recommendations for the conversion of the existing dwellings. The additional 4 apartments to the rear of the site have also been considered from a noise point of view – they fall just outside of the noise mapping requirement at night time and a very slight exceedance is suggested for the daytime.

- Previous Comments – Existing Dwelling Conversion

Comparing this against recommended internal noise levels suggests that some mitigation may be required to ensure that BS8233:2014 levels are met (daytime lounges/bedrooms – 35dB(A), night-time bedrooms – 30dB(A)). Primarily it is the front lounges on the existing dwellings which have the greatest impacts from road traffic noise although the rear bedrooms are affected by daytime noise even if night time noise is not then considered to be too high. Following our guidance, between 25-30dB attenuation is required along the front façade. This will be met generally by normal double glazed UPVC panels providing the windows are kept closed. Any time that lounge or bedroom windows are opened, then internal noise levels will be exceeded – levels at the front will be between 45-50dB(A) against a target level of 35dB(A), to the rear bedrooms during daytime, levels with part open windows will be circa 40-45dB(A) against a target of 35dB(A)

To address the excessive noise levels to the front of the property, it is recommended that a Positive Input Ventilation system or Mechanical Ventilation with Heat Recovery unit (MVHR) should be installed to the lounge area in order to introduce a flow of air into the dwellings reducing the need to open windows for comfort reasons – which would otherwise result in very poor internal acoustic conditions. The system should have a manually controlled boost facility when temperatures are raised to increase the flow of air thereby improving comfort – in accordance with ProPG guidelines.

The bedrooms to the rear of the site would benefit from a lower level of protection such as acoustic trickle vents – to enable a background flow of air without having to open windows. When the bedroom windows are opened, internal noise levels will be slightly above the guidance levels but still acceptable given allowances for the proximity to the road itself. A condition has therefore been recommended to address both the mechanical ventilation element and the acoustic trickle vents to the rear bedrooms.

- New Build Apartments

The front and rear of the new apartments are just on the edge of the noise mapping area. As such, it is considered that ambient noise levels within the proposed apartments will be acceptable during the day and night time with standard glazing. With partially open windows, noise levels may be very slightly above guidance levels during the daytime but not necessarily at a level that will pose significant adverse impacts on amenity. It would be recommended that lounges and bedrooms for the new apartments have trickle vents installed to reduce the need to open windows. This has been recommended as an informative rather than a condition.
There are a number of other residential properties in the vicinity of the site which may be sensitive to construction noise so an informative has been recommended for this. The scale of this revised development is such that an extended build period is considered likely which may impact on neighbouring noise sensitive properties. I would therefore recommend a Construction Environmental Management Plan condition is attached to any approval decision notice. Therefore no objections subject to the recommended conditions being applied to the permission.

United Utilities
In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the applicant to consider the following drainage options in the following order of priority:
1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.
We recommend the applicant implements the scheme in accordance with the surface water drainage hierarchy outlined above.

General advice given on water and sewer connections.

Notification Responses

Ward Councillors
Cllr Ryan Bate, Ward Member for Grappenhall.
Given the concerns and strength of feeling from neighbouring residents, it is requested that the application goes before DMC.

Stockton Heath Parish Council
Initial Comments:
The Parish Council has a concern regarding the number of parking spaces to be provided, that they may be inadequate and that the siting of the refuse area on the boundary with residential properties might result in nuisance and loss of amenity to those neighbouring properties.

Subsequent Comments 10 April 2019 on the submitted amended plans:
The Parish Council considers the alterations to refuse bin siting and reduction in height of roof to adequately address previous concerns raised by residents. However, there is still a concern over the parking spaces allocated – it is felt that 11 spaces are inadequate to service the needs of eight homes.
Neighbours

Five letters of representation have been received in response to the original plans submitted with this application. In summary the following points are made:

- The proposed new build will be visually overbearing, out of keeping and totally inappropriate in design for this area.
- The proposal constitutes over development and an unacceptable high density of properties in the area. The apartment block will be too close to existing properties.
- The new apartment block will overlook neighbouring gardens and block views. It will result in a material reduction in the privacy and security of neighbouring gardens, which will now be exposed to the general public.
- The distance between the apartment block and no. 65A is less than the recommended distance.
- The number of vehicles and parking next to rear gardens will cause noise and pollution both day and night.
- There will be a possible 24 bins all of which have to be left at the top of the lane as the refuse vehicle would not be able to drive down the lane to collect the bins.
- The proposed positioning of at least 24 (3 per household) garbage bins depicted in the planning drawing are in extremely close proximity to neighbouring properties, impacting on views and generating excessive noise and smells.
- The proposal will impact negatively on the value of surrounding properties.
- Concerns are raised in relation to surface water drainage of the site and whether excess water run-off from the parking area will adversely affect neighbouring properties.

Following the submission of amended plans one further representation was received.

The respondent welcomed the relocation of the refuse store, however, concerns were still raised in relation to drainage, insufficient parking, garden grabbing, over developing of a small space, noise, pollution and cosmetically not in keeping with the existing Victorian house.

It was also stated that the plans and the boundary line between the respondent's house and the application site was not accurately depicted. The respondent's house is much closer to the new build than portrayed.

Observations

Principle of Development

The NPPF advocates a presumption in favour of sustainable development, with paragraph 8 advising that there are 3 objectives of sustainable development which the planning system should deliver - economic, social and environmental. This paragraph emphasises the role of the planning system to support strong, vibrant and healthy communities by ensuring that a sufficient range and number
of homes to meet the needs of present and future generations can be provided and to create a high quality built environment with accessible local services, which reflect the community’s needs and support its health, social and cultural well-being.

Chapter 5 of the NPPF outlines the need for planning policies and decisions to support the Government’s objective of significantly boosting the supply of homes. Paragraph 67 states that the development plan should identify a supply of deliverable sites for the first 5 years of the plan period and developable sites or broad locations for growth for the remaining 10 years.

Warrington Borough Council is not currently within a position where it can demonstrate a 5 year land supply of deliverable sites. As a result, paragraph 11 of the NPPF advises that the relevant development plan policies are considered ‘out of date’ and applications meeting the criteria of sustainable development should be granted planning permission. The exception to this is where ‘any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in [the] Framework taken as a whole.’

In this case the site is located just outside Inner Warrington but close to services and facilities in both Stockton Heath and Grappenhall. The site is considered to be a sustainable location for new residential development. Development within this location would be in line with policy SN1 of the adopted Core Strategy, which requires that 40% of new homes should be delivered within the suburban areas of the town and the Borough’s defined outlying settlements.

Outside of Inner Warrington policy SN1 states that proposals which present an opportunity to widen the type, size and affordability of available housing in sustainable locations, which are well served by existing infrastructure, should be supported. The development would contribute to providing affordable housing and would assist with reaching the target for new homes. It is therefore considered that the proposed development is acceptable in principle.

However, notwithstanding this, it has to be demonstrated that all three strands of sustainable development are met and the site is suitable for the proposed development without resulting in any adverse impacts on the character and appearance of the surrounding area and the amenity of existing residential properties surrounding the site. These matters are discussed in more detail below.

*The Conversion of no. 67 and 69 Chester Road to Apartments*

The conversion of this pair of semi-detached dwellings to four individual apartments was the subject of a previous planning application (reference 2018/33329). This was approved in September 2018. The submitted plans and details for this part of the scheme are the same as in the 2018 application.

New entrance doors are to be installed on either side elevation to serve the ground floor flats. The existing doors will remain in place to access the first floor
flats. New windows are to be installed into the side elevations of the building and there will also be alterations to the front garden and driveway areas of the respective properties. The boundary hedgerow separating the two gardens is to be removed to allow one large driveway area. Three parking spaces are to be established at the front of the building and three to the side.

The internal layout of the building lends itself to conversion to apartments, with good sized rooms and plenty of natural light. The proposed external alterations required to convert the buildings to apartments are fairly minimal and should have little material impact on the overall character and appearance of the buildings. The plans indicate that, where installed, the new windows and doors are in keeping with the proportions and design of existing fenestration.

There are good separation distances between the application site and the closest neighbouring properties and it is unlikely that the conversion of the two semi-detached houses to flats would result in any additional noise and disturbance over that which the existing residential use could potentially generate.

The first floor rear windows in the building are to be bricked up and new side elevation windows installed to serve the bedrooms in this part of the building. This is proposed as there is only a distance of 16.8 metres between the rear elevation of the existing building and the front elevation of the proposed new apartment block, which would not comply with the recommended minimum distance of 21 metres between principal windows as set out in the House Extensions SPG. Unfortunately this will result in some additional overlooking onto the side garden area of 17 Montclare Crescent, which will be in addition to an existing bedroom window overlooks this garden at present. In this case the overall benefits of the scheme were deemed to outweigh the harm arising from the additional overlooking into the garden area.

The alterations to the front driveway and garden areas should also have little impact on the street scene or visual amenity of the area. The frontage to no. 69 is already hard surfaced to provide parking. Some additional parking spaces are also to be created at the rear of the site which will require the removal of part of the grass verge and a low side boundary wall running along the south western boundary, however, this is unlikely to have a significant visual impact.

The proposed site plan indicates 6 parking spaces for the development and this is in line with the adopted parking standards and with policy MP1 of the Warrington Borough Council Core Strategy.

Some outbuildings at the rear of the site are to be demolished and will enable a small garden area to be established. A refuse bin storage area and a cycle store area is also indicated on the plans. This will be shared with the proposed apartment block which is the other element of this application.

The conditions recommended by the Public Protection Officer to mitigate traffic noise are placed the permission. Subject to this, the scheme should provide
good amenity levels for future occupants. It is considered that this element of
the proposal continues to be acceptable.

*The New Build Apartment Block*

- **Appearance and Design of the Proposed Scheme**

Policy QE7 of the Warrington Borough Council Core Strategy states that the
Council should look positively on proposals which reinforce local distinctiveness
and enhance the character, appearance and function of the street scene, local
area and wider townscape. Proposals should harmonise with the scale,
proportions and materials of adjacent and/or existing buildings.
A new two storey building containing four, one bedroom apartments is proposed
for the rear of the site, as detailed in the plan below.
The siting of the building has been largely governed by the need to ensure appropriate separation distances to surrounding properties, including 67 & 69 Chester Road and the properties on Montclare Crescent. This is discussed further in the section below on residential amenity. The south western end of the building will lie in front of the property at 65a Chester Road and the side elevation of 67 Chester Road, therefore interrupting the established building line. However, as this is a private no-through driveway rather than an established street frontage, it is not considered that this is a significant factor which will adversely affect the visual amenity of the area. The photomontage below taken from the submitted Design and Access Statement illustrates the appearance from the entrance to the site at Chester Road.
The height of the building has been reduced during the course of the application and the section plans now indicate that the height of the building will only be marginally higher than the properties on Montclare Crescent and should not visually over dominate these buildings.

The building has been generally designed to reflect the architectural style and detailing apparent in the pair of semi-detached properties fronting Chester Road. This includes brick detailing to the eaves and verges and a brick band course along the front of the building. The vertical window proportions evident on 67 & 69 Chester Road are also reflected in the proposed fenestration for the new apartment block. A condition will be added to request precise details of materials for prior approval, however, it is noted that brick and slate to match the appearance of the existing building is proposed.

A condition is also proposed to request a landscaping scheme for the site for prior approval. It is envisaged that substantial landscaping will be placed along the eastern boundary of the site to limit views and soften the appearance of the development from the rear elevations of the properties which border the site on Montclare Avenue. There will also be a new landscaped area to the rear of 67 & 69 Chester Road.
A bicycle and refuse store are included within the scheme. The location of the refuse store was amended during the course of the application following concerns raised by residents. The original location proposed for the bin store was adjacent to the boundary shared with the rear gardens of 17 and 19 Montclare Crescent. It is agreed that this could have had a negative impact on the amenity of these dwellings. It is now proposed to locate the bin store adjacent to the access road, along the western boundary of the site. This boundary does not border any neighbouring properties and in this location it will be easily accessed by refuse collection vehicles. Further, precise details of the bin and bike stores are to be secured through a conditions attached to the permission.

The site is being developed to probably the maximum potential extent. However, the building is considered to be well designed and in keeping with the area. As discussed below, the minimum recommended separation distances between dwellings are being achieved and the scheme provides a level of parking commensurate with the adopted parking standards. With the incorporation of landscaping of the site it is considered that the site can accommodate a new building of the proposed scale without any adverse harm to the character and appearance to the surrounding area.

The proposed scheme is therefore considered to be acceptable in terms of appearance and design and in accordance with the aims of policy QE7 of the Core Strategy.

- **Impact on Residential Amenity**

Policy CS1 of the Warrington Borough Council Core Strategy identifies the need to safeguard public amenity. Policy QE6 also states that the Council will not support development proposals which will result in an adverse impact on the environment or amenity of future occupiers or those currently occupying adjoining or nearby properties. When assessing a proposal consideration will be given 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 acknowledged that the outlook from surrounding properties, most notably 17 and 19 Montclare Crescent, will significantly alter as a result of this proposal. Currently the land to the rear of 67 and 69 Chester Road site consists of some unused outbuildings and a large area of hardstanding. The existing landscaping around the site boundaries is very overgrown. The redevelopment of the site will alter this, however, it is considered that with appropriate landscaping along the boundary shared with these properties no long term adverse impact to their amenity should arise.
The siting of the proposed apartment block has been designed to take into account the recommended separation distances set out in the House Extensions Guidelines SPG. Although this document does specifically relate to extensions it is considered that the principles can also be applied to new buildings such as that under this application.

The SPG states that principal windows should be not less than 21 metres from any others to ensure reasonable privacy. As discussed above, the rear windows in no 67 and 69 Chester Road were removed as the distance between windows in the respective buildings would be less than 21 metres.

The SPG also states that a distance of 13 metres should be maintained to a blank gable wall. In this case there will be a distance 13.5 metres between the rear elevation of no 19 Montclare Crescent and the side gable of the proposed apartment building.

No 65a also shares a boundary with the application on the north western side, however, its side gable, which contains no windows, faces the application site. The apartment block will lie only 1.5 metres from the north western boundary, however, there is only one first floor window indicated in the rear elevation of the apartment block which faces onto this boundary and the plans indicate that this will be obscure glazed. This should prevent any overlooking onto the garden of 65a. The distance of the actual dwelling from the application site is sufficient to allow compliance with the 45 degree code, which is also set out in the SPG as a measure of the impact of a proposal on a neighbouring property’s light and outlook.

Concerns in relation to surface water drainage have been received during the application. The application advises that this will be directed to the existing sewer. Much of the existing site is already hard surfaced and it is not anticipated that there would be a significant level of additional water run-off as a result of this application. It should also be noted that the landscaping strip along the north eastern boundary with Montclare Crescent should help to prevent runoff onto these properties.
It is therefore concluded that the proposal complies with the aims of policies CS1 and QE6 of the Core Strategy and the guidance within the House Extensions Guidelines SPG. It is deemed to be acceptable in terms of the impacts on residential amenity.

- **Parking and highway safety**

The new apartment block will be accessed from the private driveway off Chester Road. This is of a good standard and appears well maintained, however, it is only partly owned by the Housing Association. Measures undertaken to identify the other owner(s) have not been successful. The appropriate certificates have been submitted with the application to confirm this.

The submitted plans indicate that 5 parking spaces will serve the new apartment block. It is appreciated that there are concerns that this will be insufficient, however, the Highways Officer has raised no objections to either the site layout or the level of provision. As with the existing building at 67 & 69 Chester Road, this number of spaces complies with the adopted parking standards and with policy MP1 of the Warrington Borough Council Core Strategy. The provision of any additional spaces would be difficult to achieve due to the size of the site and taking into account that the scheme is compliant with policy in this respect it is not considered reasonable to request any additional amendments to the scheme to facilitate this.

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

**Conclusion**

It is concluded that the proposed conversion of the two existing semi-detached properties to 4 residential flats and the redevelopment of the land to the rear of the site to provide an additional apartment block complies with the relevant planning policies. The proposal will provide much needed affordable housing in a sustainable suburban location and should not have any long term adverse impact on the character and appearance of the wider area and the amenity of neighbouring properties.

**Recommendation**

Approve subject to conditions.
Conditions

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 form received by Warrington Borough Council on 2 January 2019 and the Design and Access Statement received on 3 April 2019.
   (b) The following submitted drawings:
       Site Location Plan, drawing number 1916/3.1A
       Site Plan as Proposed, drawing number 1916/3.3B
       Change of Use – Second Floor as Existing as Proposed, drawing number 1916/3.5
       Change of Use – Ground Floor and First Floor Plans as Proposed, drawing number 1916/3.7
       Change of Use – Proposed Elevations, drawing number 1916/3.8
       New Build – Ground and First Floor Plans, drawing number 1916/3.9
       New Build – Proposed Elevations, drawing number 1916/3.10B
       New Build – Site Section as Proposed, drawing number 1916/3.11B

   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 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 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 Warrington Local Plan Core Strategy (July 2014); Paragraphs 170(f) & 178 of the National Planning Policy Framework (July 2018), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

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: Policy QE6 of the adopted Warrington Local Plan Core Strategy (July 2014); Paragraphs170(f) & 178 of the National Planning Policy Framework (July 2018), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

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

A. Highway and Traffic
• Construction traffic routes, including provision for access to the site. Entrance/exit from the site for visitors/contractors/deliveries.
• Temporary roads/areas of hard standing. Schedule for large vehicles delivering/exporting materials to and from site and details of manoeuvring arrangements. For the avoidance of doubt all construction vehicles shall load/unload within the confines of the site and not on the highway.
• Details of street sweeping/street cleansing/wheel wash facilities.

B Site layout and Storage
• Proposed locations of Site Compound Areas. Siting of temporary containers. Location of directional signage within the site. Parking for contractors, site operatives and visitors. Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction. Storage of materials and large/heavy vehicles/machinery on site.

C Environmental Controls
• Proposed Construction Hours, Proposed delivery hours to site, Phasing of works including start/finish dates.
• Environmental mitigation measures, including noise & vibration, dust and air quality measures mitigation measures including consideration of using low emission non-road mobile machinery. Details for the recycling/storage/disposal of waste resulting from the site. Consideration for joining a Considerate Contractors Scheme.

Once approved in writing, all identified measures within the CHEMP 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. The CHEMP and agreed requirements therein shall remain in force for the duration of all construction activities on site.
Any changes to the identified CHEMP 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 ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers, in accordance with Policy QE6 of the adopted Warrington Local Plan Core Strategy (July 2014); Paragraph 180(a) & 182 of the National Planning Policy Framework (July 2018); and Sections 3 and 6 of the Environmental Protection Supplementary Planning Document (May 2013).

6. No construction of the external walls of the development shall commence until a schedule 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 adopted Warrington Local Plan Core Strategy (2014) and the Warrington SPD: Design and Construction

7. The developer shall install acoustically treated mechanical ventilation to the Lounge areas and Dining Kitchens of each apartment within the existing buildings at 67 and 69 Chester Road. Each unit must have a manual boost facility and shall be capable of providing increased ventilation rates over and above Building Regulations background ventilation rates to reduce the need to open windows. Details of proposed units shall be submitted to and subsequently approved in writing by the LPA. Once approved, all agreed ventilation equipment shall be installed and commissioned prior to first occupation of the site and shall be maintained and retained thereafter.

Reason: To protect the amenity of future occupiers from the effects of noise and to reduce the need to open windows thereby rendering acoustic protection provided from glazing ineffective, in accordance with Policy QE6 of the adopted Warrington Local Plan Core Strategy (July 2014); and Paragraphs 170(e) & 180(a) of the National Planning Policy Framework (July 2018); and Section 6 of the Environmental Protection Supplementary Planning Document (May 2013).

8. Bedroom trickle vents in the bedrooms of the existing buildings at 67 and 69 Chester Road shall be uprated acoustically to a specification of
at least 35 Dn,e,w dB.

Reason: To protect the amenity of future occupiers from the effects of noise from the nearby road network and commercial/industrial activities, in accordance with Policy QE6 of the adopted Warrington Local Plan Core Strategy (July 2014); and Paragraphs 170(e) & 180(a) of the National Planning Policy Framework (July 2018); and Section 6 of the Environmental Protection Supplementary Planning Document (May 2013).

9. Prior to first occupation of any buildings hereby approved a satisfactory programmed landscaping scheme which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of the development, shall be submitted to the Local Planning Authority for approval. The approved scheme shall be implemented during the first planting season following the completion of development and any tree or shrub planted which dies or is felled, uprooted, willfully 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 adopted Warrington Core Strategy (2014) and the Warrington SPD: Design and Construction.

10. No part of the development hereby approved shall be brought into use until precise details of the proposed cycle store to be provided in accordance with the Councils current standards have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be permanently retained as such thereafter.

Reason: To ensure adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport, in accordance with policies MP1 and MP7 of the adopted Warrington Local Plan Core Strategy (2014).

11. No part of the development hereby approved shall be brought into use until precise details of the proposed refuse and recycling store have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented as approved before any part of the development is brought into use and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with Policy QE6 of the adopted
12. The parking provision shown on the approved plan reference 1916/3.3B shall be provided prior to the first occupation of any part of the development hereby approved. The parking provision shall be permanently retained and shall not be used for any other purpose than the parking of vehicles.

Reason: To ensure that appropriate provision for parking vehicles is made and maintained, thereby avoiding hazards caused by indiscriminate parking, in accordance with policies MP1 and QE6 of the adopted Warrington Local Plan Core Strategy (2014).

13. Foul and surface water shall be drained on separate systems. Surface water shall be drained in accordance with the hierarchy of drainage options in national planning practice guidance. In the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.

Reason: To secure proper drainage and to manage the risk of flooding and pollution, in accordance with Policy QE4 of the adopted Warrington Local Plan Core Strategy (2014).
Appendices

Appendix 1 - Drawings/Plans
Proposed Plans & Elevations – 67 & 69 Chester Road
Proposed Plans & Elevations – New Apartment Block
Appendix 2 - Photos of site
Access to the site

Existing building
Outbuildings to be demolished

Application Site
Rear boundary
DEVELOPMENT CONTROL COMMITTEE DATE 15-May-2019

ITEM 3

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2019/34495</th>
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<tr>
<td>Location:</td>
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<td>Ward:</td>
<td>Appleton</td>
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<tr>
<td>Development</td>
<td>Full Planning - Proposed conversion of stables into a single storey dwelling</td>
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<tr>
<td>Date Registered:</td>
<td>25-Feb-2019</td>
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<tr>
<td>Applicant:</td>
<td>Mr &amp; Mrs Callon</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>21-Apr-2019</td>
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Reason for Committee Referral

The Parish Council have objected to the application contrary to the Officers Recommendation.

Human Rights

The relevant provisions of the Human Rights Act 1998 and the European Convention of 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

The application site sits within Stockley Farm, Stretton which currently comprises a large farm house, two small stable buildings and an indoor arena, a large quadrangle stable block, a timber storage shed and a large storage barn. The site has previously been run as a livery yard by the applicants.

The red line boundary comprises access from Stockley Lane, the large quadrangle of stable building and the timber storage shed. The quadrangle building currently comprises 18 stables. Access is taken from Stockley Lane.

The application site is within the Green Belt as defined by the Local Plan Core Strategy.
The Proposal

The application proposed the extension and conversion of half of the existing stable building to provide a modest three bedroom dwelling. The remaining 9 stables will remain as stables and storage for the private use of the dwelling.

The extensions are limited to the inclusion of the covered walkway into the building to provide the hallway area.

The building will be rendered in K-Render with anthracite UPVC Windows. Windows will be added and enlarged on the north east and south west elevations (facing into the internal courtyard) and a window will be removed on the south east elevation. There are currently no windows on the North West elevation and this will not change. Four roof lights will also be added to the property.

The roof will be reroofed in slate tiles (from the current metal sheet finish). The southern half of the existing stable block will remain as stables, and there will be no change to the external appearance of the building.

A small garden area is proposed to accompany the new dwelling to the north of the stable block.

Access will remain from Stockley Lane and parking will be accommodated in the existing entrance yard (as per current arrangements).

Relevant Site History

There are a number of previous planning applications across the site. The most recent applications are included below:

2006/09495 Proposed Menage, Approved with Conditions
95/34371 Proposed replacement of existing stable buildings, Approved with Conditions
95/33758 Agricultural / Forestry: Proposed erection of a steel framed agricultural barn, Planning Permission Required.

Planning Policy

Local Plan Core Strategy
CS1 (Overall Spatial Strategy – Deliver Sustainable Development)
CS2 (Overall Spatial Strategy and Distribution of Development)
CS5 (Green Belt)
QE6 (Environment and Amenity Protection)
QE7 (Ensuring a High Quality Place)
CC2 (Protecting the Countryside)
Supplementary Planning Documents
Supplementary Planning Document ‘Design and Construction’
Supplementary Planning Document ‘Environmental Protection’ (May 2013)
Supplementary Planning Document ‘Standards for Parking in New Development’ (March 2015)

National Planning Policy Framework
Chapter 2: Achieving Sustainable Development
Chapter 12: Achieving Well Designed Places
Chapter 13: Protecting Green Belt Land

Consultation Responses

Highways
No highways objections.

Environmental Protection
No objection subject to informatives relating to noise and construction working hours.

Notification Responses

Stretton Parish Council
Stretton Parish Council would like to submit their OBJECTION to this application, in line with their Policy to protect the valuable Green Belt within the village from unauthorised development.

Ward Councillors
No comments received to date.

Neighbours
No comments received to date.

Observations

Principle of Development
The key issues in relation to this application is whether the proposal represents inappropriate development within the Green Belt.

Principle of Development within the Green Belt:
The site lies within an area of designated Green Belt. Green Belt land is protected by both Local and National Policy.

Local Plan Policy CS5 identifies the purposes of the Green Belt and confirms that Development Proposals will be approved where they accord with relevant National Policy.

The National Planning Policy Framework (NPPF) sets out the approach development within the Green Belt within Chapter 13, ‘Protecting Green Belt Land’. This outlines the importance of Green Belt’s and their fundamental aim
‘to prevent urban sprawl by keeping land permanently open’, and their essential characteristics as ‘their openness and their permanence’.

The NPPF states that the construction of new buildings in the Green Belt should be regarded as inappropriate development. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Exceptions to this policy are identified within paragraph 145 and 146 of the NPPF. The proposal would fall within the criteria outlined within paragraph 146d: ‘d) the re-use of buildings provided that the buildings are of permanent and substantial construction;’

Consequently in order to consider whether the proposal may be regarded as appropriate development in the Green Belt by virtue of falling within a category outlined in paragraph 145, it must be considered if the development would

(i) involve a building of permanent and substantial construction;
(ii) preserve the openness of the Green Belt; and
(iii) conflict with the purpose of including land within the Green Belt.

The existing building comprises a blockwork stable building with steel roof. The applicant has submitted a structural assessment which confirms that the existing foundation is sufficient to support the new tiled roof.

The blockwork will be rendered with K render and internally a cavity with appropriate insulation and thermolite block with plasterboard will ensure the rooms are fit for habitation. Where the building is extended to include the walkway / hallway, a foundation will be required.

Consequently it is considered that the existing building is of permanent and substantial construction and suitable for conversion.

(ii) Preservation of Openness

The “openness of the Green Belt” is not defined in the NPPF, however it is accepted that different factors are capable of being relevant. The Framework, paragraph 133, explains that the essential characteristics of Green Belts are their openness and permanence. It is largely accepted that the openness of the Green Belt has both a spatial and a visual aspect.

In this case the openness of the site taking into account the existing built form, vegetation, topography, boundaries and visual impacts of development on the views to and from and the connection with the surrounding Green Belt have been considered.

The proposals include the conversion of an existing stable block to provide residential accommodation. The external alterations proposed are limited to the half of the building to the north of the site, which will not be visible from the road.
These alterations include the rendering of the building, the replacement and addition of windows, and the addition of a hallway (inclusion of existing walkway beneath the existing roof to the internal layout of the dwelling). An existing timber storage shed to the north of the building will also be removed.

The proposed plans include an area to the north of the proposed stable as the domestic garden area of the proposed dwelling (see extract below).

Whilst the introduction of domestic activity into this area could result in some loss of openness, it is considered that this is minimal given that the garden is adjacent to the indoor arena and does not breach the extent of built form to the north. Further, any impact will be offset by the demolition of the existing timber storage building.

Consequently, given the proposal relates to the conversion of an existing building, and given the limited nature of the external alterations and the lack of visibility of the building from the road and wider countryside, the impact on openness is considered to be neutral and it is considered that the openness of the site would generally be preserved.

(iii) Conflict with the purpose of including land within the Greenbelt

The five purposes of the greenbelt should also be considered in the context of the proposals and are listed at paragraph 134 of the NPPF as follows:

Green Belt serves five purposes:

a) to check the unrestricted sprawl of large built-up areas;
b) to prevent neighbouring towns merging into one another;
c) to assist in safeguarding the countryside from encroachment;
d) to preserve the setting and special character of historic towns; and
e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
The wider site includes a number of buildings in residential and livery uses. The proposal does not include the construction of any additional buildings and therefore it is not considered that the development will conflict with the purposes of including land within the Green Belt.

A condition removing any permitted development rights from the proposed new dwelling is considered to be appropriate to ensure that the undeveloped area of the site which falls within the Green Belt, whilst falling within the domestic curtilage of the building would not be subject to any development usually permissible under permitted development rights for householders (for example the construction of extensions or outbuildings) and there would be no further encroachment of built form into the countryside.

Visual Amenity

Policy QE7 of the Core Strategy requires that proposals are designed to reinforce local distinctiveness and enhance the character, appearance and function of the street scene and should harmonise with the scale, proportions and materials of adjacent and/or existing buildings. Developments should also be visually attractive as a result of good architecture

Policy CS1 requires the delivery of high standards of design that have regard to local distinctiveness and enhance the character, appearance and function of the streetscene, local area and wider townscape

The National Planning Policy Framework (NPPF) Chapter 12, Achieving well-designed places, recognises that good design is a key aspect of sustainable development. Paragraph 127 of NPPF, requires planning decisions to ensure that developments function well and add to the quality of the area for the lifetime of the development.

The proposed stables would be visible from Stockley Lane. However the southern portion of the stable building which faces Stockley Lane, will be unchanged and therefore there will be no visible alterations from the road. Notwithstanding this, the proposal reuse an existing building which is of a scale associated with the surrounding landscape and the changed proposed to the northern half of the building (in terms of slate tiled roof and white K render) would not appear erroneous in the landscape.

Consequently, it is considered that the siting and scale and chosen materials of the building would mean that the proposal would not be prominent within the setting and would not cause any undue harm to the character and appearance of the area.

It is therefore considered that the proposals are in accordance with policies CS1 and QE7 of the Warrington Borough Council Core Strategy and the relevant design policies of the Framework.
Residential Amenity

Policy CS1 of the Core Strategy requires development to safeguard environmental standards, public safety and residential amenity.

Policy QE6 of the Core Strategy requires consideration to be had in respect of the living conditions or existing neighbouring occupiers in relation to overlooking/loss of privacy, sunlight, daylight, overshadowing, noise and disturbance.

The existing timber frame storage building directly to the north of the proposed dwelling is proposed to be demolished. This will allow the residents to enjoy an outlook onto the proposed garden area. A planning condition is recommended to require submission of a plan to define the extent of any garden area.

The proposed dwelling and the remaining stables will be adjacent to additional stabling facilities, and indoor equestrian arena and the Stockley Farm farmhouse, which comprises a detached property, two stable buildings and an indoor arena. The residential element (the existing Stockley Farm farmhouse) is located at the western extent of the site, beyond the stables and arena and furthest from the proposed dwelling.

The proposed dwelling will not include any windows on the elevation facing the farmhouse and consequently, given the nature, scale and siting of the proposed dwelling, there would be amenity issues arising from this development in terms of overbearing / overlooking, loss of daylight / sunlight and loss of privacy.

The proposed dwelling conversion will still be attached to the remaining stables, however these will be in private use for the occupiers of the proposed dwelling and therefore there is no concerns in relation to noise disturbance.

Notwithstanding this, the building work associated with the construction of the building may have some short term impacts on the adjacent residential properties and therefore a condition relating to working hours is considered to be appropriate.

Consequently it is considered that the proposals are in accordance with policies CS1 and QE6 of the Warrington Borough Council Local Plan Core Strategy.

Highways / Safety
Policy MP1 sets out the need to reduce the need for private car use and support for proposals which adhere to local car parking standards.

Policy QE6 requires developments to not have unacceptable impacts on the surrounding area by virtue of the effect and timing of traffic movement to, from and within the site and car parking including impacts on highway safety.

Policy QE7 strives to create inclusive, accessible and safe environments that function well in relation to existing patterns of movement and activity.
There is a current vehicular access to the stables with no changes proposed to facilitate the development, therefore the access is considered to be satisfactory to serve the proposal. There is also adequate space on the wider development site to accommodate the demand for parking.

The proposal is therefore considered to be in accordance with Policy MP1, QE6 and QE7 of the Warrington Local Plan Core Strategy.

**Recommendation**

Approve subject to conditions.

**Conditions**

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 25 February 2019.
   (b) Submitted drawing No's 1086_03 Site Plans, 1086_02_01 Proposed received on 25 February 2019.

   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. All materials to be used in the approved scheme shall be as stated on the application form and approved drawings and shall not be varied without the prior written approval of the Local Planning authority.

   Reason: To ensure that the development will be of a satisfactory appearance and to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction.

4. Upon the commencement of the development hereby approved, and 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), no development as set out in Schedule 2, Part 1, Classes A, E, and F and Schedule 2, Part 2 Class A of the said Order, shall take place on the site unless a planning application for that development has been first submitted to and approved by the Local Planning Authority.
Reason: In order to prevent inappropriate development within the Green Belt, in accordance with Policy CC5 of the Warrington Local Plan Core Strategy.

5. Demolition or construction works shall not take place outside 0800 hours to 1800 hours Mondays to Fridays and 0900 hours to 1700 hours on Saturdays nor at any time on Sundays or Bank Holidays.

Reason: In the interests of residential amenity and to accord with Policy QE6 of the Warrington Core Strategy and the Warrington SPD: Environmental Protection.

Appendix: Plans and Photographs

Site Location Plan:
Existing Plans and Elevations:
Proposed Plans and Elevations:
Site Photos:
Application Number: 2019/34573

Location: Parr Hall, Palmyra Square South, Bewsey And Whitecross, Warrington, WA1 1BL

Ward: Bewsey and Whitecross

Development Listed Building - Repairs & refurbishment of ventilation tower on roof of Parr Hall

Date Registered: 14-Mar-2019

Applicant: Mr Regan

8/13/16 Week Expiry Date: 08-May-2019

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

The application site is located in the Palmyra Square Conservation Area, on the south side of the Square[Queens Gardens].

The property is Grade II listed. Listing Description;

Public hall. 1895, by William Owen, for J Charlton Parr, who provided the building and the site. Later C20 alterations. Brown brick with red brick with terra cotta and ashlar dressings and slate roofs. 2 storeys, 1:5:1 bays. Windows are mainly original glazing bar sashes. Single-storey lean-to entrance with 3 pairs of double doors under a canopy on scroll brackets, flanked by 2-light windows. All these openings have 3-light stone-mullioned overlights. 2-storeyed end pavilions with hipped roofs. 2-storeyed centre block has windows divided by pilasters, and square-domed belvedere enclosed by a
INTERIOR: Main hall has curving balcony on 3 sides, cantilevered from outer walls, with coved ceiling underneath, and Grecian decoration. Windows, now blocked, have eared architraves. Coved ceiling with plain panels.

Stage flanked by panelled wooden staircase enclosures, approached from the stage by curved staircases with turned balustrades. At the rear of the stage, an elaborate Decorated Gothic style two-tower organ case, with fielded and quatrefoil panelling and crocketed pinnacles. This contains the organ, by the notable French organ-builder Aristide Cavaille-Coll. The organ was built in 1870 at Bracewell Hall, Yorks., for the music publisher TJ Hopwood. It was enlarged in 1875, and resited in 1883 to Ketton Hall, Rutland. The organ was bought by Warrington Corporation and installed in Parr Hall in 1923-26. This is the only example in England of an instrument by Cavaille-Coll which retains its original specification, and is regarded as a significant work by a major French builder.

Ground floor corridors around the hall give access to staircases, exits and meeting rooms, all largely refitted late C20.

All the listed buildings in Palmyra Square form a group with Nos 9 to 2l odd, the Museum and Art Gallery Bold Street No l0 Egypt Street + Nos 5 to 13 odd Springfield Street and Nos l and 15 Suez Street].

Proposals

Listed building consent is sought for repair works to the ventilation tower which is located in a central position on the roof of the Parr Hall. Until such time as the scaffold has been erected and further surveys carried out, the true nature and possible extent of the works that are required to the structure cannot be confirmed.

Planning History

No applications of direct relevance to the current application.

Planning Policies

National Planning Policy Framework

Chapter 16- Conserving and Enhancing the Historic Environment

Local Plan Core Strategy

QE8 Historic Environment.

Supplementary Planning Documents
Construction and Design
Palmyra Square Conservation Area Appraisal

Notification Responses

Parish Council – Unparished
Neighbours – No comments received to date

Consultation Responses

Historic England – no comments to make.
Amenity Societies – no comments to date.
Warrington Civic Society – no comments to date.

Principle of Development

Heritage
As part of the Conservation Area Appraisal assessment, local residents and occupiers were consulted. The Parr Hall, the former Technical School and the library/museum were seen as the most important buildings in the Conservation Area. The combination of good quality domestic architecture and civic buildings, a significant number of which are listed as being of special architectural or historic interest, form a cohesive grouping giving the area a distinctive character and strong identity. The massive hipped roof of the Parr Hall, which is topped with a belvedere is considered to be a notable feature especially viewed from the town centre direction.

This application relates to the ventilation tower located at the centre of the roof, on this Grade II listed building. The tower, in the form of a belvedere, is an important architectural feature of the building which allows views of the surrounding area. The tower sits over a vertical galvanised steel duct which splits into two further ducts, leading to grilled openings in the ceiling of the Hall below, this enables passive ventilation to the hall.

The structure comprises a timber balustrade with ball finials; corner posts and a tall louvered central tower, capped with a timber cornice and lead faced cupola. It is clearly visible from the adjacent Palmyra Square and from a number of locations around Warrington Town Centre. It has aesthetic; communal; evidential and historical value, all of which contribute to the significance of the building.

It is acknowledged that, the periodic renewal of elements of heritage assets, are desirable. Such renewal differs from normal ongoing maintenance in that it occurs less frequently, is more invasive and may have a greater visual impact. It can involve the loss of some of the values outlined above e.g. loss of patina which may affect its aesthetic value, but these values can return provided the work that is carried out is physically and visually compatible i.e. it is done on a like for like basis as far as is possible and desirable. Where
periodic renewal does not take place there is a likelihood of loss of historic fabric resulting in a loss of heritage values.

The proposed works to the ventilation tower are required in order to ensure the overall integrity of the structure. The following repair, refurbishment, maintenance and safety works are recommended;

External Works;
Tower – Balustrade, Louvres, Main Trusses, bearers and cross bearers,
- Re-fixing of slates, replace any damaged slates
- Replace rotten sections of timberwork, retain any sections that are not damaged. Timber specialist to inspect to establish the integrity of the structure and carry out timber treatment if required. Reinstate in accordance with the original specification.
- Repair/re-lead the lead flashings
- Clean and re-decorate where necessary
- Re-lead the cupola if necessary following inspection
- Specialist removal of guano from the lead surface
- Engineer to assess the condition of iron support straps and bolts to ensure their integrity.

Internal Works;
Ventilation Duct
- Repairs and re-fixing of the galvanised steel ventilation duct and its fixings.
- Replace corroded section if its integrity is compromised.
- De-rust and paint the steel fixing straps to the capping section.

Access chamber within the tower base
- Clean and assess existing floor weathering, overflow outlet and pipework
- Inspect the condition and detail of the lining membrane of the chamber to ensure its integrity and repair or replace as necessary.
- Inspect the condition of the underlying timbers and repair/treat or replace where damaged.
- Following repairs re-lay the existing lead covering or replace if required and fully re-dress.
- Localised repairs to the boarding and framing to the side walls.
- Replace the split steps up to the access hatch
- Treat the lower timbers of the diagonal braces and bearers, where required.

Structure and fabric forming and supporting the gallery/platform
- Remove the rotten and damaged timber and repair/replace as required
- Treat adjacent timbers against rot and insect attack if required.
- Ensure the integrity of the connection of bracing timbers, posts and framing timbers at the corners and connections where they meet. Install additional stainless steel straps and supporting ties if required.
- Carry out any repairs required to the louvres and re-seal and re-decorate.
- Where possible use vapour permeable coatings.

It is considered that the above repairs are the minimum necessary to sustain the heritage values which contribute to the significance of the building. The recommendations for repairs to the structure should be implemented in accordance with the recommendations arising from the initial visual survey of the building.

It will be necessary to carry out a more in-depth survey once the scaffolding has been erected and the fabric of the building can be more fully revealed and studied. If further evidence of damage to the structure is evident as a result of the second survey, then the level and nature of the intervention would need to be reviewed. The initial survey and the recommendations for works for repair to the fabric of the structure, would be used to inform any additional interventions.

It may be necessary to introduce new materials / techniques where the original materials have failed i.e. use of stainless steel fixings to minimise corrosion etc. It would not be desirable to perpetuate inherent faults in the construction of the tower, particularly as access to the structure is limited and parts of the structural fabric are obscured.

It is considered that the works would achieve a lasting repair and are considered to be reasonably necessary to ensure that the building is structurally sound and would avoid further decay and loss of historic fabric. The repairs will ensure the future use of the listed building.

Conclusion

The proposed development would accord with Section 66 of the Planning [Listed Building and Conservation Areas] Act 1990 in that it would preserve the building and features of special architectural or historic interest which it possesses. The proposal would also comply with Section 72 of the Act in that it would preserve the character and appearance of the Conservation Area.

Recommendation

This application is recommended for approval subject to conditions.

Conditions

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 14/3/2019
(b) Submitted drawing No: Site Location Plan- A01
Existing Elevations and Roof Plan - A02
recieved on 14/3/2019.
Additional Information :
Heritage Statement
Statement of Justification
Tower Condition Inspection Report - January 2019 by Bradshaw gass
and Hope LLP

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 works hereby given consent shall be begun not later than the
expiration of 3 years from the date of this permission

Reason: To comply with the provisions of section 18 of the Planning
(Listed Buildings and Conservation Areas) Act 1990

3. Prior to works commencing on site [ excluding the erection of
scaffolding to the building] a full schedule of works with detailed
specifications shall be submitted to and approved in writing by the
Local Planning Authority. This shall include but not solely; a structural
inspection of the fixings and integrity of the support framing below the
gallery.
The development shall thereafter be implemented in accordance with
the approved details.
REASON: To safeguard the character and appearance of this Grade II
listed building in accordance with policy QE8 of the Warrington Core
Strategy and the NPPF.

4. No development works hereby approved shall be commenced until
separate detailed ecological surveys (including protected species) and
ecological mitigation schemes, have been submitted to the Local
Planning Authority for approval. The schemes shall include details of:
•Methodologies for the proposals for any protected species
translocation;
•Methods for the protection of existing features and species in situ,
including stand-offs, fencing and timing of operations.
•Principles of ongoing long-term management.

Reason: In order to comply with Circular 06/05 and in order to comply
with the NPPF and Policy QE5 of the Warrington Core Strategy. A pre-
commencement condition is necessary as mitigation measures may
have an impact on the timing of construction and / or details of
layout/design.
5. Any alterations to the Ventilation Tower shall be made good using matching and where available original materials. Prior to works commencing [excluding the erection of scaffolding to the building] details of any new materials and means of application which are not referenced in the Tower Condition Inspection Report [January 2019 by Bradshaw Gass and Hope] shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details.

Reason: To safeguard the character and appearance of this Grade II listed building in accordance with policy QE8 of the Warrington Core Strategy and the NPPF.

6. Prior to works commencing on site [excluding the erection of scaffolding to the building] a timber survey shall be carried out. The results of the survey and any detailed specifications shall be submitted to the Local Planning Authority for approval and shall thereafter be implemented in accordance with the approved details.

Reason: To safeguard the character and appearance of this Grade II listed building in accordance with policy QE8 of the Warrington Core Strategy and the NPPF.

7. No works shall take place on the site [excluding the erection of scaffolding to the building] until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis of the Ventilation Tower which shall include a survey of the balustrade in order to establish whether the current detail matches the original and whether it has been replaced in the past.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building/site and to comply with Policy QE8 of the Warrington Core Strategy and the NPPF. A pre-commencement condition is necessary as it is necessary to ensure that this takes place before construction activity starts on site.

8. Prior to the commencement of development, details of any scaffolding to the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of this Grade II listed building in accordance with policy QE8 of the Warrington Core Strategy and the NPPF.

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Appendix 1 – Drawings

Ventilation Tower / Belvedere on Roof of the Parr Hall

Historic Print of The Parr Hall and the Technical School Showing the Belvedere.
DEVELOPMENT CONTROL COMMITTEE DATE 15-May-2019

ITEM 5

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2019/34832</th>
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<tbody>
<tr>
<td>Location:</td>
<td>Omega South, Zones 3-6, Warrington</td>
</tr>
<tr>
<td>Ward:</td>
<td>Great Sankey North and Whittle Hall, Burtonwood and Winwick</td>
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<tr>
<td>Development</td>
<td>Proposed deed of variation to Section 106 agreement associated with outline planning permission 2015/26469 in relation to payment of sustainable highways contribution.</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>04-Apr-2019</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Progress Planning Consultancy</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>29-May-2019</td>
</tr>
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</table>

Reason for Referral

It is considered expedient to refer this matter to DMC as the development to which this S106 Agreement relates is a significant, major development which was determined at DMC on 25th May 2016 – namely the 2015/26469 outline 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.

Background

Outline planning permission for the following development was approved, subject to conditions and to S106 agreement, at the 25th May 2016 meeting of Development Management Committee (2015/26469):-
“Up to 1100 residential units and mixed-use zone to include retail/ food and drink uses (Use Classes A1; A2; A3; A4 and A5), Hotel (Use Class C1), Extra Care Facility (Use Class C2) and Non-Residential Institution (Use Class D1) with associated access, parking, landscape and infrastructure proposals”.

The current application is to vary the S106 Agreement associated with the 2015/26469 outline permission. That S106 Agreement included payment of a £500,000 Sustainable Transport Contribution due in two equal payments of £250,000.

This proposal to make a Deed of Variation (DoV) follows discussion between the Council’s Highways team and the applicant regarding the Sustainable Transport Contribution of £500,000 which was payable in two parts as follows:-

a) Prior to the disposal of no more than 9.2 acres of the land (excluding Zone 6 Phase 1); and
b) Prior to the disposal of no more than 45 acres of the Land (excluding Zone 6 Phase 1).

The first payment was received by the Council in December 2018 and has been utilised towards the comprehensive cycling and footway infrastructure connecting Omega to the wider area. Discussions between the developer and the Highways team identified benefits of improved sustainable transport infrastructure within the Greenheart and agreement has been reached that, given the developer is already working on site, £180,000 of the outstanding payment should be retained by the developer to deliver those improvements - with the £70,000 balance being paid to the Council for use towards sustainable transport. In effect this involves the original £500,000 commitment being allocated as a £320,000 contribution to the Council and £180,000 physical works implemented by the developer. The value of the works being implemented by the developer has been assessed and Highways are satisfied that £180,000 is an appropriate sum for the delivery of the works.

Proposal

Instead of making a second payment of £250k to the Sustainable Transport Contribution (STC), the making of a further variation in relation to the STC - such that a further £70k shall be into the STC – with the developer to spend the remaining £180k (being the balance of the total contribution) for defined improvements to the footpath network across the Greenheart, is now proposed.

The proposed DoV therefore proposes particular definitions and plans to be used in the agreement – so that a sum of £180k would be spent by the developer on Greenheart footpaths, with the remaining £70k to go to the STC.
Planning Policies

National Planning Policy Framework 2018
Supporting sustainable economic growth

Local Plan Core Strategy
CS1 – Delivering Sustainable Development
CS4 – Transport
CS8 – Omega and Lingley Mere
SN7 – Enhancing Health & Well-being
QE3 – Green Infrastructure
MP1 – General Transport Principles
MP3 – Active Travel
MP10 - Infrastructure

Supplementary Planning Documents
Planning Obligations

Consulation Responses

WBC Highways – No objection. The Highways team are comfortable that the proposed Deed of Variation would provide adequate mitigation in terms of improving the sustainable transport network, that the Agreement expedites the delivery of the improvements in parallel with works currently on site and that the amended £320,000 Sustainable Transport Contribution figure is also appropriate.

Notification Responses
Ward Councillor (s) – No response.

Parish Council – No response.

Neighbors – No response.

Observations

It is agreed that the provision and improvement of the specification of footpaths and cycle ways to, from and within the Greenheart would add to the sustainability credentials of Omega, and that such benefits would be at least equal to those that might otherwise be achieved by the Sustainable Transport Contribution.

Recommendation

That the proposed change to the S106 should be made.
Approve without condition
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<th>Location</th>
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<th>Decision type</th>
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<tbody>
<tr>
<td>11/04/2019</td>
<td>2018/34030</td>
<td>PEWTERSPEAR GREEN ROAD, APPLETON, WA4 5FD</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 5 (Acoustic Mechanical Ventilation Strategy) and Condition 7 (Written and photographic details of the external roofing and facing materials, including manufacturer's details) following Planning Approval 2018/32672.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<td>2019/34490</td>
<td>16, WILLOW LANE, APPLETON, WARRINGTON, WA4 5DZ</td>
<td>Householder - Proposed single storey front extension</td>
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<td>12/04/2019</td>
<td>2019/34438</td>
<td>52, HARTSWOOD CLOSE, APPLETON, WARRINGTON, WA4 5QZ</td>
<td>Householder - Proposed Single storey extension to rear</td>
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<td>12/04/2019</td>
<td>2019/34383</td>
<td>36, WILLOW LANE, APPLETON, WARRINGTON, WA4 5DZ</td>
<td>Householder - Proposed single storey side extension.</td>
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<td>23/04/2019</td>
<td>2019/34511</td>
<td>24, STONEHILL CLOSE, APPLETON, WARRINGTON, WA4 5QD</td>
<td>Lawful development certificate (Section 192) - Proposed single storey rear extension</td>
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<td>25/04/2019</td>
<td>2019/34543</td>
<td>THE CROFT, SPARK HALL CLOSE, STRETTON, WARRINGTON, WA4 4NU</td>
<td>Householder. Proposed two storey side extension</td>
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<td>30/04/2019</td>
<td>2019/34540</td>
<td>16, PINEWAYS, APPLETON, WARRINGTON, WA4 5EJ</td>
<td>Householder - Proposed single storey kitchen/family room extension to side elevation including demolition of existing garage and entrance porch.</td>
<td>Approved with Conditions</td>
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<tr>
<td>30/04/2019</td>
<td>2018/34072</td>
<td>4, NEW FARM BARNS, SPARK HALL CLOSE, STRETTON, WARRINGTON, WA4 4NU</td>
<td>Householder - Proposed single storey rear extension</td>
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<td>10/04/2019</td>
<td>2018/34059</td>
<td>THE KINGS HEAD, WINWICK STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA2 7TU</td>
<td>Listed Building Consent - Application for the formation of external food/drinking area including planters and picket fences</td>
<td>Withdrawn</td>
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<tr>
<td>12/04/2019</td>
<td>2019/34415</td>
<td>65, BRIDGE STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2HH</td>
<td>Listed Building Consent Proposed installation of replacement signage (Illuminated) and repainting of front elevation.</td>
<td>Withdrawn</td>
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<td>16/04/2019</td>
<td>2019/34466</td>
<td>UNIT 2A, ALBAN RETAIL PARK, HAWLEYS LANE, BEWSEY AND WHITECROSS, WARRINGTON, WA2 8TW</td>
<td>Advertisement- proposed internally illuminated fascia sign</td>
<td>Approved with Conditions</td>
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<td>23/04/2019</td>
<td>2019/34577</td>
<td>56, SAVANNAH PLACE, GREAT SANKEY, WARRINGTON, WA5 8GN</td>
<td>Lawful development certificate - Proposed single storey ground floor extension</td>
<td>Approved</td>
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<td>24/04/2019</td>
<td>2018/34011</td>
<td>Land at Winwick Street/ John Street, land at Winwick Street/ John Street, Warrington, WA2 7UB</td>
<td>Discharge of Condition - Proposed discharge of condition 7 (Characterisation, Remediation and Verification) on previously approved application 2017/31394.</td>
<td>Withdrawn</td>
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<td>25/04/2019</td>
<td>2019/34360</td>
<td>39, FOLLY LANE, BEWSEY AND WHITECROSS, WARRINGTON, WA5 0ND</td>
<td>Full Planning - Proposed Change of Use from C4 to Sui Generis for Larger HMO</td>
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<td>25/04/2019</td>
<td>2019/34510</td>
<td>379, WINWICK ROAD, WARRINGTON, WA2 8HN</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 3A (Characterisation - Desk Top Study) following Planning Approval 2018/33495.</td>
<td>Condition Discharged</td>
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<tr>
<td>25/04/2019</td>
<td>2019/34505</td>
<td>56, Arpley Court, Arpley Street, Warrington, WA1 1LF</td>
<td>Prior Approval Class O - Proposed application for Change of use from office (B1) to 1 bedroom apartment (C3)</td>
<td>Prior Approval is Given with Conditions</td>
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<td>29/04/2019</td>
<td>2018/34138</td>
<td>13-17, SANKEY STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1XG</td>
<td>Full Planning - Proposed existing ground floor retail unit (A1) to be split into 3 smaller units. External works to include installation of new fully glazed double doors and demolition of roof over rear yard area.</td>
<td>Approved with Conditions</td>
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## Bewsey and Whitecross

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<td>29/04/2019</td>
<td>2018/34146</td>
<td>13-17 SANKEY STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1XG</td>
<td>Full Planning - Partial Retrospective application for the change of use of a disused retail shop (A1) and Former Nightclub (Sui Generis) to a smaller retail unit (A1) and 6 residential Units (C3) (Resubmission of 2014/25022) and demolition of flat roof over rear yard area.</td>
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<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
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<td>12/04/2019</td>
<td>2019/34416</td>
<td>65, BRIDGE STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2HH</td>
<td>Advertsment - Proposed installation of replacement signage (Illuminated) and repainting of front elevation</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<td>09/04/2019</td>
<td>2019/34376</td>
<td>3, CULBIN CLOSE, BIRCHWOOD, WARRINGTON, WA3 6UA</td>
<td>Householder - Proposed First floor side extension and single storey side extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>10/04/2019</td>
<td>2019/34226</td>
<td>4, STAINMORE CLOSE, BIRCHWOOD, WARRINGTON, WA3 6TP</td>
<td>Householder - Proposed Single storey front extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>10/04/2019</td>
<td>2019/34408</td>
<td>Birchwood Shopping Centre, Dewhurst Road, Birchwood, Warrington, WA3 7PG</td>
<td>Full Planning - Proposed improvement works to existing car parks (new layout, circulation, new floor directional signage, resurfacing and overall maintenance)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>26/04/2019</td>
<td>2019/34371</td>
<td>19 &amp; 21, PENNANT CLOSE, WARRINGTON, WA3 6RR</td>
<td>Full Planning - Proposed single storey side/rear extensions to 19 and 21 Pennant Close (Amended Description)</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Delegated Decisions

Delegated 15th May 2019

### Burtonwood and Winwick

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<thead>
<tr>
<th>Decision date</th>
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<tr>
<td>09/04/2019</td>
<td>2019/34633</td>
<td>Land on and adjacent to Orion Boulevard, WARRINGTON, Omega South, WA5 3XA</td>
<td>Discharge of Condition - Discharge of condition 4 (Lighting) attached to planning permission 2018/33251.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<tr>
<td>10/04/2019</td>
<td>2019/34450</td>
<td>12, RECTORY CLOSE, WINWICK, WARRINGTON, WA2 8LD</td>
<td>Householder - Proposed single storey ground floor rear extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/04/2019</td>
<td>2019/34344</td>
<td>BURTONWOOD BREWERY, Bold Lane, Burtonwood and Westbrook, Warrington, WA5 4PJ</td>
<td>Full Planning - Proposed erection of 10 storage vessels and 2 water treatment containers</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>17/04/2019</td>
<td>2019/34351</td>
<td>FINGER POST FARM, BURTONWOOD ROAD, WARRINGTON, WA5 4DG</td>
<td>Full Planning - Proposed Demolition of existing dwellinghouse and construction of new build dwellinghouse including a triple garage and associated landscaping works.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/04/2019</td>
<td>2019/34513</td>
<td>7, Winwick Park Avenue, Winwick, Warrington, WA2 8XB</td>
<td>Householder. Proposed conversion of already converted double garage into habitable accommodation and store</td>
<td>Approved with Conditions</td>
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<tr>
<td>29/04/2019</td>
<td>2019/34593</td>
<td>Land known as Greenheart, Near to Orion Boulevard, Warrington, WA5 7XQ</td>
<td>Discharge of condition - Proposed discharge of condition 4 (Footpath construction details) on approved application 2018/32876</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>29/04/2019</td>
<td>2019/34467</td>
<td>Land known as Greenheart, Near Orion Boulevard, WARRINGTON, Omega South, WA5 3XA</td>
<td>Advertisement - Proposed 1 no. public information/display board associated with new public art installation (2018/33116)</td>
<td>Approved with Conditions</td>
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<tr>
<td>30/04/2019</td>
<td>2019/34390</td>
<td>6-8, ALDRIDGE DRIVE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 4NP</td>
<td>Full Planning - Proposed conversion of existing detached property from one dwelling to 2 no dwellings.</td>
<td>Approved with Conditions</td>
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<tr>
<td>01/05/2019</td>
<td>2019/34509</td>
<td>7, CHESTERTON DRIVE, WINWICK, WARRINGTON, WA2 8XF</td>
<td>Lawful development certificate - Proposed demolition of existing conservatory and single storey rear extension</td>
<td>Refused</td>
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### Chapelford and Old Hall

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<tr>
<td>12/04/2019</td>
<td>2019/34472</td>
<td>4, LOXLEY CLOSE, GREAT SANKEY, WARRINGTON, WA5 3QB</td>
<td>Householder-Single story rear extension, new porch extension integrated with extension to living room.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/04/2019</td>
<td>2019/34497</td>
<td>WESTBROOK CINEMA, WESTBROOK CENTRE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 8UD</td>
<td>Advertisement - Proposed replacement of existing signage with 5x Fascia signs</td>
<td>Approved with Conditions</td>
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<tr>
<td>23/04/2019</td>
<td>2019/34577</td>
<td>56, SAVANNAH PLACE, GREAT SANKEY, WARRINGTON, WA5 8GN</td>
<td>Lawful development certificate - Proposed single storey ground floor extension</td>
<td>Approved</td>
</tr>
<tr>
<td>24/04/2019</td>
<td>2019/34309</td>
<td>Land north and west of the Gulliver's Hotel, Gulliver's World, Shackleton Close, Burtonwood And Westbrook, Warrington, WA5 9YZ</td>
<td>Full Planning (Major) Full Planning (Major) Proposed construction of a children's themed hotel accommodation, reception and housekeeping buildings (C1 Use Class) and leisure complex comprising mixed use A3, D1 and D2 Use Classes namely a café, craft centre, play centre/creche together with associated drainage works, water features, hard and soft landscaping and erection of 2.4m fencing</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>25/04/2019</td>
<td>2019/34266</td>
<td>40, LEAMINGTON CLOSE, GREAT SANKEY, WARRINGTON, WA5 3PY</td>
<td>Full Planning - Proposed rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>25/04/2019</td>
<td>2019/34387</td>
<td>11, ALASKA MEWS, GREAT SANKEY, WARRINGTON, WA5 8HN</td>
<td>Section 192 Certificate - Proposed single storey rear extension</td>
<td>Approved</td>
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## Delegated Decisions

### Culcheth, Glazebury and Croft

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<tr>
<td>10/04/2019</td>
<td>2019/34568</td>
<td>EAVES FARMHOUSE, CROSS LANE, CROFT, WARRINGTON, WA3 7AR</td>
<td>Prior Notification - Conversion of Barn into Garden Room Annex to existing Domestic Property.</td>
<td>Planning Permission Required</td>
</tr>
<tr>
<td>12/04/2019</td>
<td>2019/34461</td>
<td>12, NEW LANE, CROFT, WARRINGTON, WA3 7LP</td>
<td>Full Planning - Replacement detached dwelling</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/04/2019</td>
<td>2019/34523</td>
<td>64, DOEFDOR CLOSE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4DL</td>
<td>Section 192 Certificate - Proposed removal of existing conservatory and replacement with garden room extension to rear of existing dwelling</td>
<td>Approved</td>
</tr>
<tr>
<td>18/04/2019</td>
<td>2019/34590</td>
<td>1, BARNWELL AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4NX</td>
<td>42 Day Householder Prior Approval - Proposed single storey rear extension measuring 5.90metres beyond the rear wall, 4.00metres in height and height of the eaves is 2.35metres</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>25/04/2019</td>
<td>2019/34603</td>
<td>30, NEW LANE, CROFT, WARRINGTON, WA3 7LP</td>
<td>Agricultural - Proposed extension to existing Agricultural Building</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>25/04/2019</td>
<td>2019/34524</td>
<td>SPRING WOOD, SPRING LANE, CROFT, WARRINGTON, WA3 7AS</td>
<td>Full Planning - Proposed new stable block and horse riding area</td>
<td>Approved with Conditions</td>
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<tr>
<td>29/04/2019</td>
<td>2019/34672</td>
<td>Land at Trucks 2 Go, Warrington Road, Warrington, Culcheth, WA3 5JQ</td>
<td>Discharge of conditions - Proposed discharge of conditions 12 (Characterisation, Remediation and Verification) on previously approved application 2017/31426</td>
<td>Condition Discharged</td>
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<tr>
<td>29/04/2019</td>
<td>2018/34049</td>
<td>3, WARRINGTON ROAD, WARRINGTON, WA3 5NN</td>
<td>Full Planning - Proposed demolition of existing house and erection of new to replace</td>
<td>Refused</td>
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<tr>
<td>30/04/2019</td>
<td>2018/33769</td>
<td>107, COMMON LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4HQ</td>
<td>Householder - Proposed removal of existing garage and two storey rear extension. Construction of new garage to front of property along with new two storey gable and rear extensions.</td>
<td>Refused</td>
</tr>
<tr>
<td>30/04/2019</td>
<td>2019/34455</td>
<td>20, BENTHAM ROAD, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5EQ</td>
<td>Householder - Proposed Two storey side and single storey rear extension with front canopy</td>
<td>Approved with Conditions</td>
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Culcheth, Glazebury and Croft

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<tr>
<td>30/04/2019</td>
<td>2019/34454</td>
<td>53, HOB HEY LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4NP</td>
<td>Discharge of Condition - Proposed discharge of conditions 4(electric vehicle charging points) 7(tree/hedgerows/shrubs), 8(landscaping) and 17(construction management) following previously approved application 2016/28056</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<tr>
<td>Decision date</td>
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<tr>
<td>25/04/2019</td>
<td>2019/34603</td>
<td>30, NEW LANE, CROFT, WARRINGTON, WA3 7LP</td>
<td>Agricultural - Proposed extension to existing Agricultural Building</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>Decision date</td>
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<td>10/04/2019</td>
<td>2019/34560</td>
<td>8, CROFT GARDENS, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 3LH</td>
<td>42 Day Householder Prior Approval - Proposed single storey rear extension measuring 4.5 metres beyond the rear wall, 4.0 metres in height and height of the eaves is 2.90 metres (to replace conservatory)</td>
<td>Prior Approval Not Required</td>
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<tr>
<td>10/04/2019</td>
<td>2018/34151</td>
<td>CHURCH COTTAGE EAST, CHURCH LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 3EP</td>
<td>Listed Building Consent - Proposed internal works</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/04/2019</td>
<td>2019/34499</td>
<td>1, STUART DRIVE, STOCKTON HEATH, WARRINGTON, WA4 2BT</td>
<td>Section 192 (Lawful Development Certificate) - Proposed dormer extension to existing second floor bedroom</td>
<td>Approved</td>
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<tr>
<td>17/04/2019</td>
<td>2019/34555</td>
<td>16, WRIGHTS GREEN, LUMB BROOK ROAD, APPLETON, WARRINGTON, WA4 3HN</td>
<td>Householder Prior Approval - Demolition of existing conservatory and construction of single storey rear extension measuring 4.08 metres beyond the rear wall, maximum height of 3.30 metres and height of the eaves 2.60 metres</td>
<td>Prior Approval Not Required</td>
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<tr>
<td>23/04/2019</td>
<td>2019/34311</td>
<td>4, BOURCHIER WAY, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 3DW</td>
<td>Householder. Proposed front porch, single storey rear extension to replace conservatory with roof extension on the existing garage to create additional storage</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>25/04/2019</td>
<td>2019/34562</td>
<td>44, SHARON PARK CLOSE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2YN</td>
<td>TPO - T2 Ash - Crown lift to approximately 6-7m Crown thin by 15-20% to increase wind and light permeation. Remove deadwood. remove lowest limb encroaching the garden of 46 Sharon Park Close to aid rebalance of crown. weigh reduce limb encroaching 44 Sharon Park Close</td>
<td>Approved</td>
</tr>
<tr>
<td>29/04/2019</td>
<td>2019/34639</td>
<td>3, BALMORAL ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2EB</td>
<td>TPO Conservation Area - Proposed tree works to Ash tree (T2) Reduce crown by 20% in order to gain more light. Robinia (T3) Fell in order to gain more light. Holly (T4) Reduce crown by 30% in order to gain more light.</td>
<td>Approved</td>
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<tr>
<td>30/04/2019</td>
<td>2019/34558</td>
<td>20, GEORGES CRESCENT, WARRINGTON, WA4 2PP</td>
<td>Householder. Part single/two storey rear extension and detached outbuilding.</td>
<td>Approved with Conditions</td>
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<tr>
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<td>25/04/2019</td>
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<td>44, SHARON PARK CLOSE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2YN</td>
<td>TPO - T2 Ash - Crown lift to approximately 6-7m Crown thin by 15-20% to increase wind and light permeation. Remove deadwood. remove lowest limb encroaching the garden of 46 Sharon Park Close to aid rebalance of crown. weigh reduce limb encroaching 44 Sharon Park Close</td>
<td>Approved</td>
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<tr>
<td>09/04/2019</td>
<td>2019/34633</td>
<td>Land on and adjacent to Orion Bouelvard, WARRINGTON, Omega South, WA5 3XA</td>
<td>Discharge of Condition - Discharge of condition 4 (Lighting) attached to planning permission 2018/33251.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<tr>
<td>09/04/2019</td>
<td>2019/34574</td>
<td>GREAT SANKEY LEISURE CENTRE, BARROW HALL LANE, GREAT SANKEY, WARRINGTON, WA5 3AA</td>
<td>Discharge of conditions - Proposed discharge of condition 8 (Remediation and Verification) Condition 12 (Highway Improvement works), Condition 17 (Traffic Regulation Order) on previously approved application 2015/25913</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>12/04/2019</td>
<td>2019/34452</td>
<td>14, MOSSDALE CLOSE, GREAT SANKEY, WARRINGTON, WA5 3RY</td>
<td>Householder - Proposed single-storey side extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/04/2019</td>
<td>2019/34220</td>
<td>Dawson House, Liverpool Road, Great Sankey, Warrington, WA5 3LW</td>
<td>Variation of conditions (Major) - Proposed variation of Condition 1 (Approved Plans) on previous approved application 2016/29329 to allow alterations to the boundary treatment</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/04/2019</td>
<td>2019/34530</td>
<td>20, MOSSDALE CLOSE, GREAT SANKEY, WARRINGTON, WA5 3RY</td>
<td>Householder. Proposed Single storey extension to rear of house, conversion of garage to form study and first floor extension over garage, new front door canopy and alterations of driveway.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>29/04/2019</td>
<td>2019/34593</td>
<td>Land known as Greenheart, Near to Orion Boulevard, Omega South, Warrington, WA5 7XQ</td>
<td>Discharge of condition - Proposed discharge of condition 4 (Footpath construction details) on approved application 2018/32876</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<tr>
<td>29/04/2019</td>
<td>2019/34467</td>
<td>Land known as Greenheart, Near Orion Boulevard, WARRINGTON, Omega South, WA5 3XA</td>
<td>Advertisment - Proposed 1 no. public information/display board associated with new public art installation (2018/33116)</td>
<td>Approved with Conditions</td>
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<tr>
<td>30/04/2019</td>
<td>2019/34386</td>
<td>Best One, 65, Liverpool Road, Great Sankey, Warrington, WA5 1QW</td>
<td>Full Planning - Proposed single storey side extension, new shop front, internal alterations and installation of an air conditioning/refrigeration units on rear elevation.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
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<td>09/04/2019</td>
<td>2019/34359</td>
<td>243, WILDERSPool CAUSEWAY, LATCHFORD, WARRINGTON, WA4 6QL</td>
<td>Householder. Single storey side and rear extension</td>
<td>Approved with Conditions</td>
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### Lymm North and Thelwall

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<tr>
<td>10/04/2019</td>
<td>2019/34445</td>
<td>REDDISH HALL FARM, REDDISH LANE, LYMM, WARRINGTON, WA13 9RY</td>
<td>Full Planning - Retrospective permission for the installation of two flues and a biomass heating system in an existing agricultural building</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/04/2019</td>
<td>2019/34451</td>
<td>1, LANGDALE AVENUE, LYMM, WARRINGTON, WA13 9PB</td>
<td>Householder - Proposed 2 storey side extension/proposed single storey rear extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/04/2019</td>
<td>2019/34324</td>
<td>THE BARN, FERRY LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2SS</td>
<td>Lawful Development Certificate for Proposed works to a Listed Building - Proposed extension and widening of path and formation of parking area</td>
<td>Approved</td>
</tr>
<tr>
<td>18/04/2019</td>
<td>2019/34469</td>
<td>56, ALBANY ROAD, LYMM, WARRINGTON, WA13 9LW</td>
<td>Householder - Proposed two storey side/rear extension with front porch</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>24/04/2019</td>
<td>2019/34578</td>
<td>15, ALDERLEY ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2JA</td>
<td>Lawful development certificate - proposed single storey extension to rear and loft conversion</td>
<td>Approved</td>
</tr>
<tr>
<td>25/04/2019</td>
<td>2019/34457</td>
<td>Land Adjacent to, 27, Mill Lane, Lymm, Warrington, WA13 9SD</td>
<td>Discharge of Condition - Proposed Discharge of Conditions 3 (external roofing and facing materials), 4(boundary treatments details of the position, type and height of all fences and walls) and 12(landscaping scheme) On application 2018/33159</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<tr>
<td>25/04/2019</td>
<td>2019/34379</td>
<td>34, BOLLIN DRIVE, LYMM, WARRINGTON, WA13 9QA</td>
<td>Householder - Proposed two storey/single storey extension with front porch</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>29/04/2019</td>
<td>2019/34538</td>
<td>9, WOODBINE ROAD, LYMM, WARRINGTON, WA13 9HT</td>
<td>Householder. Proposed two storey side and rear extensionn</td>
<td>Withdrawn</td>
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<tr>
<td>01/05/2019</td>
<td>2019/34521</td>
<td>43, ALBANY ROAD, LYMM, WARRINGTON, WA13 9LU</td>
<td>Householder - Proposed demolition of existing porch and proposed construction of new porch and two storey side extension</td>
<td>Approved with Conditions</td>
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## Lymm South

<table>
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<tr>
<td>10/04/2019</td>
<td>2019/34448</td>
<td>24, MANOR ROAD, LYMM, WARRINGTON, WA13 0AU</td>
<td>Householder - Proposed Single Storey Rear Extension Demolition Of Existing Porch ,New Porch And Canopy And Part Garage Conversion</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>10/04/2019</td>
<td>2019/34400</td>
<td>Land adjacent to Ravenbank House, Pepper Street, Lymm, Warrington, WA13 0JT</td>
<td>Full Planning -Two new dwellings and associated landscaping works</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>29/04/2019</td>
<td>2019/34589</td>
<td>14, BELLSFIELD CLOSE, LYMM, WARRINGTON, WA13 0BB</td>
<td>TPO - T2 Oak, Proposed pruning of canopy back from house by 2 metres only on the side facing the house and remove deadwood , T3 Holly, Proposed removal from TPO 207</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>29/04/2019</td>
<td>2019/34238</td>
<td>LYMM RUGBY FOOTBALL CLUB, CROUCHLEY LANE, LYMM, WARRINGTON, WA13 0AT</td>
<td>Discharge of conditions - Proposed discharge of condition 14 (Tree Protection) on previously approved application 2016/28521</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>29/04/2019</td>
<td>2018/34163</td>
<td>LYMM RUGBY FOOTBALL CLUB, CROUCHLEY LANE, LYMM, WARRINGTON, WA13 0AT</td>
<td>Discharge of conditions - Application to discharge conditions - 8 (hard standing), 10 (sustainable drainage), 11 (Contaminated Land Condition - Completion), 13 (Tree protection), 15 (Tree Felling and Nesting Birds), 17 (Ecology Survey), 18 (Contaminated Land Condition ; Characterisation &amp; Remediation Strategy), 20 (Local Employment Scheme), 21 (Construction Environmental Management Plan), 25 (external lighting) and 31 (surface water) following previously approved application 2016/28521</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>30/04/2019</td>
<td>2019/34638</td>
<td>3, PARKWOOD CLOSE, LYMM, WARRINGTON, WA13 0NQ</td>
<td>Section 192 (Lawful Development Certificate) - Proposed single storey extension to the rear elevation. Private residence.</td>
<td>Approved</td>
</tr>
</tbody>
</table>
### Lymm South

<table>
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<tr>
<th>Decision date</th>
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<th>Location</th>
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<tbody>
<tr>
<td>30/04/2019</td>
<td>2019/34570</td>
<td>3, HILL TOP ROAD, LYMM, WARRINGTON, WA13 0EA</td>
<td>Householder - Proposed demolition of existing garage and rear kitchen addition, erection of new front porch and single storey addition to front. New single storey dining room to rear and new side and rear two storey extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>30/04/2019</td>
<td>2019/34508</td>
<td>166, HIGHER LANE, LYMM, WARRINGTON, WA13 0RG</td>
<td>Full Planning - Retention of extensions to existing garden building and retention of boundary fencing</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>25/04/2019</td>
<td>2019/34510</td>
<td>379, WINWICK ROAD, WARRINGTON, WA2 8HN</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 3A (Characterisation - Desk Top Study) following Planning Approval 2018/33495.</td>
<td>Condition Discharged</td>
</tr>
</tbody>
</table>
## Penketh and Cuerdley

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<tr>
<th>Decision date</th>
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<th>Decision type</th>
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<tbody>
<tr>
<td>10/04/2019</td>
<td>2018/34147</td>
<td>6, FENHAM DRIVE, PENKETH, WARRINGTON, WA5 2EQ</td>
<td>Householder - Proposed single storey kitchen/family room extension to rear and side elevations</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/04/2019</td>
<td>2019/34444</td>
<td>83, WALKERS LANE, PENKETH, WARRINGTON, WA5 2PB</td>
<td>Householder - proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/04/2019</td>
<td>2019/34385</td>
<td>27, MAPLE CRESCENT, PENKETH, WARRINGTON, WA5 2LE</td>
<td>Householder - Proposed erection of single storey front and rear extensions</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
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<tr>
<td>23/04/2019</td>
<td>2019/34292</td>
<td>35, BALLATER DRIVE, WINWICK, WARRINGTON, WA2 0LX</td>
<td>Householder - Proposed new brick garden wall, piers and gates</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
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<tr>
<td>12/04/2019</td>
<td>2019/34336</td>
<td>81, KINROSS CLOSE, WINWICK, WARRINGTON, WA2 0UT</td>
<td>Lawful development certificate - Proposed demolition of existing conservatory and erection of a timber framed structure to the rear to be used as a Pet Grooming Salon</td>
<td>Refused</td>
</tr>
<tr>
<td>18/04/2019</td>
<td>2019/34402</td>
<td>29, SOLWAY CLOSE, WINWICK, WARRINGTON, WA2 0UP</td>
<td>Householder - Proposed removal of overgrown Laurel hedge adjacent to highway and replace with featheredge fencing height of a 1.95 metres set back from highway by 30cm</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>24/04/2019</td>
<td>2019/34361</td>
<td>49, ST BRIDGETS CLOSE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA2 0EW</td>
<td>Householder - Proposed Two storey rear extension and first floor front extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>10/04/2019</td>
<td>2019/34434</td>
<td>22, BRUCE DRIVE, POUlTON-WITH-FEARNHEAD, WARRINGTON, WA1 3JX</td>
<td>Householder - Proposed demolition of an existing conservatory with replacement by way of single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>24/04/2019</td>
<td>2019/34502</td>
<td>355, PADGATE LANE, WARRINGTON, WA1 3DX</td>
<td>Householder - Proposed detached garage with workshop</td>
<td>Refused</td>
</tr>
<tr>
<td>25/04/2019</td>
<td>2019/34528</td>
<td>24, CONSTABLE SQUARE, POUlTON-WITH-FEARNHEAD, WARRINGTON, WA1 3GP</td>
<td>Householder - Proposed single storey rear extension and single storey rear garage extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/05/2019</td>
<td>2019/34656</td>
<td>16, BRUCHE DRIVE, POUlTON-WITH-FEARNHEAD, WARRINGTON, WA1 3JX</td>
<td>42 Day Householder Prior Approval - Proposed conservatory to extend beyond the rear wall of the dwelling by 3 metres, maximum height 3 metres, height at the eaves 2 metres</td>
<td>Prior Approval Not Required</td>
</tr>
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# Rixton and Woolston

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<thead>
<tr>
<th>Decision date</th>
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<th>Decision type</th>
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<tbody>
<tr>
<td>10/04/2019</td>
<td>2019/34394</td>
<td>12, CHESFORD GRANGE, WOOLSTON, WARRINGTON, WA1 4RE</td>
<td>Full Planning - Retrospective change of use of premises to specialist car servicing / restoration / reconstruction use (sui generis)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>10/04/2019</td>
<td>2018/33713</td>
<td>ALMA DALE, MOSS SIDE LANE, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 6EL</td>
<td>Householder - Proposed extension to provide first floor bathroom, two bedrooms and ground floor lounge/dinning area</td>
<td>Refused</td>
</tr>
<tr>
<td>11/04/2019</td>
<td>2019/34251</td>
<td>FORWARD WORKS, BRIDGE LANE, WOOLSTON, WARRINGTON</td>
<td>Full Planning (Major) - Retrospective application for the construction of a concrete mixing plant with ancillary plant including storage bays, overhead conveyors, weighing bins, water storage tank, extension of existing concrete pad and road way; retention and subdivision of existing offices, staff toilet and kitchen and change of use of land to B2 Use Class (general industry).</td>
<td>Refused</td>
</tr>
<tr>
<td>16/04/2019</td>
<td>2019/34304</td>
<td>33, WILTSHIRE CLOSE, WOOLSTON, WARRINGTON, WA1 4DA</td>
<td>Householder. Retrospective permission for 1.8m high fence</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/04/2019</td>
<td>2019/34204</td>
<td>43, BERKSHIRE DRIVE, WOOLSTON, WARRINGTON, WA1 4EX</td>
<td>Householder - Proposed Two storey side &amp; partial single storey, partial two storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/05/2019</td>
<td>2019/34494</td>
<td>MOSS END CROFT, BROOK LANE, WARRINGTON, WA3 6DT</td>
<td>Full Planning - Proposed change of use of buildings (not including residential dwelling) and land to accommodate dog rescue</td>
<td>Refused</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>10/04/2019</td>
<td>2018/33713</td>
<td>ALMADALE, MOSS SIDE LANE, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 6EL</td>
<td>Householder - Proposed extension to provide first floor bathroom, two bedrooms and ground floor lounge/dinning area</td>
<td>Refused</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>09/04/2019</td>
<td>2018/34161</td>
<td>37, WALTON HEATH ROAD, WALTON, WA4 6HZ</td>
<td>Householder - Proposed two storey side and single storey side and rear extensions Resubmission of 2018/33017</td>
<td>Refused</td>
</tr>
<tr>
<td>16/04/2019</td>
<td>2019/34332</td>
<td>ROTHBURY, BIRCHDALE CRESCENT, APPLETON, WARRINGTON, WA4 5AP</td>
<td>Householder - Proposed single storey rear/side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/04/2019</td>
<td>2019/34501</td>
<td>5, PARKGATE ROAD, STOCKTON HEATH, WARRINGTON, WA4 2AP</td>
<td>Householder - Proposed single storey kitchen extension to rear/side elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/04/2019</td>
<td>2019/34534</td>
<td>14, CARLINGFORD ROAD, STOCKTON HEATH, WARRINGTON, WA4 6SA</td>
<td>Lawful development certificate - Proposed single storey rear extension and loft conversion with two rear dormers</td>
<td>Approved</td>
</tr>
<tr>
<td>24/04/2019</td>
<td>2019/34456</td>
<td>5, BROOK AVENUE, STOCKTON HEATH, WARRINGTON, WA4 2RY</td>
<td>Householder Proposed two storey side extension, single storey rear extension and front porch</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>24/04/2019</td>
<td>2019/34294</td>
<td>52, KINGSLEY DRIVE, APPLETON, WARRINGTON, WA4 5AF</td>
<td>Householder - Proposed re-modelling of existing bungalow including dormers to front and rear plus new entrance porch and widening of the existing garage</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>30/04/2019</td>
<td>2018/33482</td>
<td>VICTORIA SQUARE, 87, LONDON ROAD, WARRINGTON, WA4 6LG</td>
<td>Full Planning - Proposed Glazed pavilion on first floor terrace</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>12/04/2019</td>
<td>2019/34493</td>
<td>79, NEWBRIDGE CLOSE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 9EA</td>
<td>Section 192 Certificate - Proposed two storey rear extension</td>
<td>Refused</td>
</tr>
<tr>
<td>17/04/2019</td>
<td>2019/34261</td>
<td>Land Off Apollo Park, Off Charon Way, Burtonwood, Warrington</td>
<td>Full Planning - Proposed electricity substation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>29/04/2019</td>
<td>2018/34143</td>
<td>Vacant land adjacent to the travel lodge, Apollo Park, Charon Way, Warrington</td>
<td>Discharge of condition - Proposed discharge of Condition 3 (Tree Protection), Condition 5 (Characterisation, Remediation and Verification), Condition 8 (site access), Condition 9 (surface water drainage), Condition 14 (Construction Management) and Condition 15 (external lighting) on previously approved application 2018/33471.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
</tbody>
</table>