To:   Members of the Development Management Committee

Councillors:  Chair – T McCarthy
            Deputy Chair – J Grime
            G Friend, D Keane, F Rashid, K Mundry,
            S Wright, C Mitchell, J Flaherty, J Wheeler,
            B Barr and S Woodyatt.

1 August 2017

Development Management Committee

Wednesday, 9 August 2017 at 6.30pm

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

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

A G E N D A

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.
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<th>Item</th>
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<tr>
<td>3.</td>
<td>Minutes</td>
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<td>4.</td>
<td>Planning Applications (Main Plans List)</td>
</tr>
</tbody>
</table>

**Minutes**

To confirm the minutes of the meeting held on 19 July 2017 as a correct record.

**Planning Applications (Main Plans List)**


**Part 2**

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

Nil
DEVELOPMENT MANAGEMENT COMMITTEE

19 July 2017

Present: Councillor T McCarthy (Chairman)
Councillors J Grime, G Friend, S Parish (Substituted D Keane)
S Wright, C Mitchell, J Wheeler, J Flaherty and S Woodyatt.

DM21 Apologies for Absence

Apologies for absence had been received from Councillors B Barr, D Keane and F Rashid MP.

DM22 Code of Conduct – Declarations of Interest

<table>
<thead>
<tr>
<th>Councillor</th>
<th>Minute</th>
<th>Reason</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cllr S Parish</td>
<td>DM26</td>
<td>Cllr Parish had been involved with the consultation and had expressed a view on the proposals. Cllr Parish was also a ward councillor for the area and was a member of the board for Network Warrington who may service the park and ride scheme</td>
<td>Cllr Parish stood down from the meeting and spoke on the application</td>
</tr>
<tr>
<td>Cllr J Grime</td>
<td>DM25</td>
<td>Cllr Grime was a ward councillor of the area but had not expressed an opinion or formed a view on the application</td>
<td>Cllr Grime remained in the meeting and took part in the discussion and vote</td>
</tr>
<tr>
<td>Cllr C Mitchell</td>
<td>DM26</td>
<td>Cllr Mitchell was the Chair of Network Warrington who may service the park and ride scheme</td>
<td>Cllr Mitchell remained in the meeting and took part in the discussion and vote</td>
</tr>
</tbody>
</table>

DM23 Minutes

Resolved,

That the minutes of the meetings held on 28 June 2017 and 29 June 2017 were agreed as a correct record and signed by the Chairman.

DM24 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.
DM25  2016/28056 - 53, Hob Hey Lane, Culcheth And Glazebury, Warrington, WA3 4NP - Full Planning - Proposed demolition of existing dwelling and ancillary buildings and the erection of 3 detached houses together with ancillary works

The Executive 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 Friday, 14 July 2017.

Members noted the content of the update report.

Representations were heard against the officer recommendation.

Resolved,

That application 2016/28056 be approved subject to an amendment to condition 14 to specify that in relation to the CCTV survey of the culvert, that any maintenance, repair / replacement works that are necessary shall be undertaken in accordance with the approved details prior to the occupation of any dwelling.

DM26  2017/30325 - Land at Chapelford bounded between, land West of Belvedere Drive and Detroit Close, South of Oklahomama Boulevard and Boston Boulevard, North of Sycamore Lane, (between Sycamore Lane and Patton Drive), Great Sankey, Warrington - Reserved Matters (Major) - Application for a two platform railway station comprising a station building with new footbridge, two lift towers, associated passenger car park (all reserved matters following grant of outline planning permission 99/40635) (amended scheme)

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

Members noted the content of the update report.

Representations were heard in support of the officer recommendation.

Resolved,

That application 2017/30325 be approved with conditions in accordance with the officer recommendation and the details set out in the update report.
<table>
<thead>
<tr>
<th>Item</th>
<th>Page</th>
<th>App number</th>
<th>App Location/Description</th>
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<tbody>
<tr>
<td>1</td>
<td>3</td>
<td>2017/30328</td>
<td>Land adjacent to, 703 Winwick Road, Warrington, WA2 8QS</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Full Planning - Proposed change of use to vehicle storage used in connection with car sales</td>
<td></td>
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<tr>
<td>2</td>
<td>13</td>
<td>2017/30375</td>
<td>Cotebrook House, Oughtrington Lane, Lymm, Warrington, WA13 0QY</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Full Planning - Proposed demolition of Cotebrook House and the construction of 6 dwellings.</td>
<td></td>
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<tr>
<td>3</td>
<td>37</td>
<td>2017/30522</td>
<td>15, Padgate Lane, Warrington, WA1 3RS</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Full Planning - Proposed Change of use from A1 Retail to Sui Generis Hair &amp; Beauty Salon and new roller shutters to the front</td>
<td></td>
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<tr>
<td>4</td>
<td>44</td>
<td>2017/30641</td>
<td>9, Beechways, Appleton, Warrington, WA4 5EL</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Householder - Proposed Part two storey and part single storey extension side</td>
<td></td>
</tr>
</tbody>
</table>
Lymm Rugby Football Club, Crouchley Lane, Lymm, Warrington, WA13 0AT
Full Planning (Major) - Proposed construction of a 2390sq.m new purpose built clubhouse / multi-sports facility, including a caretakers flat, laying out of 4 x tennis courts and 3G playing pitch for Lymm Rugby Football Club, conversion of the existing clubhouse into 4 residential dwellings and construction of 10 new dwellings together with associated landscaping, infrastructure and engineering works
Developments Control Committee Date 09-Aug-2017

Item 1

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2017/30328</th>
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<tr>
<td>Location:</td>
<td>Land adjacent to, 703 Winwick Road, Warrington, WA2 8QS</td>
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<tr>
<td>Ward:</td>
<td>Poplars and Hulme</td>
</tr>
<tr>
<td>Development:</td>
<td>Full Planning - Proposed change of use to vehicle storage used in connection with car sales</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>20-Jun-2017</td>
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<tr>
<td>Applicant:</td>
<td>Motormill Car Sales</td>
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<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>14-Aug-2017</td>
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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.

Reason for Referral to Committee

The application site is in the ownership of Warrington Borough Council.

Site and Proposals

Planning permission is sought for a change of use of land to vehicle storage used in connection with car sales.

The application site is located on Winwick Road [A49] which is an important arterial route into the town. The site currently forms part of a larger site that is currently grassed with numerous mature trees. The land is identified in the Open Space Audit as ‘incidental open space’ but has no formal designation.

It is intended to use a section of this site [9m by 29m approximately], which is adjacent to the boundary with Motormill [car sales], as an extension to their forecourt/ car display area.
The extension will require the removal of the existing concrete boundary fence on the southern boundary of the site. The applicant has confirmed that a new fence will be erected to delineate the boundary between the extended Motormill site and the remaining land owned by the Council and that no trees will be affected by the development.

The applicant has submitted a plan that indicates that an additional 6 car parking spaces would be made available on the area of land and has confirmed that the vehicles parked on that land would be offered for sale.

The existing access to the site off Winwick Road would serve the additional area of land. There would be no access off Toll Bar Road.

To the east of the site are residential properties which front Toll Bar Road. There is a residential property and commercial development on the opposite side of Winwick Road.

Planning History

Existing Motormill Car Sales Site;
2008/12517 - Retrospective change of use from petrol station to car sales. Approved subject to conditions.

Planning Policies

National Planning Policy Framework
Matters relating to sustainable economic growth.

Core Strategy
IW1 The A49 Corridor.
SN5 New Retail and Leisure Development within Defined Centres.
QE3 Green Infrastructure
QE7 Ensuring a High Quality Place

Supplementary Planning Documents
Design and Construction

Notification Responses

Neighbours: No comments received to date.

Parish Council – Unparished.

Consultation Responses

WBC Estates Services
- Confirm that the Council own the land that is subject to the planning application 2017/30328, and presently no terms have been agreed with the adjoining owners.
- As no terms have been agreed, boundaries have not yet been legally confirmed. Any disposal where part of any Council interest is considered will entail a clear boundary demarcation. At this particular location either bollards/post and or other boundary measure could be considered.
- Any waste will likely be cleared prior to any use of the land.

Highways
The site is located on the A49 Winwick Road and currently has approval for a separate ‘in’ and ‘out’ arrangement from two existing vehicular accesses. There are no proposed changes to the existing access arrangements.

The 2.2m by 350m visibility splay on the proposed block plan holds no status in regards to visibility requirements for junctions. Visibility should be demonstrated for the ‘out’ access instead of the ‘in’ access as visibility is only a concern for vehicles departing the development. The dimensions of the splay do not replicate the 2.2m by 350m annotation.

Notwithstanding the above, the visibility at the accesses are considered acceptable as they are existing and operating without detriment to highway safety on the A49 Winwick Road.

The Councils Parking Standards do not have specific standards for car sales and as a result it is difficult for highways to ascertain the level of parking required to meet demand. The increase in site area is relatively minor and as such no additional customer parking is required.

No swept-path analysis will be required as part of the application as the development is serviced on a car to car basis instead of a high capacity car transporter.

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

In view of the above, there is no highway objection to the proposals.

Environmental Protection
No objections.

Ecology
The site has only low ecological value appearing to consist of species poor neutral grassland with scattered scrub. There are a number of trees but these all appear to be off site. The only likely ecological constraint is nesting birds. It is therefore recommended that a condition is attached to any permission that requires the developer to have regard to the protection of nesting birds.
Observations

Principle of Development
Policy IW1 of the Warrington Core Strategy relates to ‘The A49 Corridor’. The policy supports appropriate uses along the A49 where they;

- Propose appropriate uses, principally research and development. Light industrial, general industrial and storage, distribution uses.
- Improve the performance of the transport Network….by making use of existing networks, infrastructure and services where possible.
- Pay particular attention to the appearance of the gateway and key route into the Town Centre to ensure that development contributes to a sense of arrival.
- Increase the functionality and improve the quality of Green Infrastructure particularly where this;
  -creates environments that mitigate the causes of and are resilient to the impacts of climate change; and
  -increase the area’s attractiveness and its value as a habitat for biodiversity and its role as a wildlife corridor;
- Creates or improves access from nearby residential areas to local employment opportunities.

The use of the adjacent site for car sales is already established by virtue of the 2008 consent. The extension of the vehicular sales area into part of the adjacent green space is required as the applicants existing business has outgrown the site.

Policy IW1 seeks to direct retail or leisure uses towards the Town Centre in line with the NPPF.

Policy SN5 also directs retail uses towards the town centre. Applicants are required to demonstrate that there are no available or viable sites within a defined centre by means of sequential testing.

Car sales are not a ‘town centre’ use for the purposes of Policy SN5. On this basis, there would be no need for a sequential test to be carried out in respect of the proposed scheme.

Ecology / Trees
The application site currently forms part of a larger area that comprises rough grassland and mature trees. This area provides a break in the generally urbanised Winwick Road corridor. It also provides a visual and physical buffer between the residential properties on Toll Bar Road and Winwick Road. The site has low ecological value, apart from the possibility of nesting birds.

That part of the site which it is proposed to be developed has no trees only rough grass - which tends to restrict the full commercial use of the site. There is evidence of the unauthorized deposit of waste materials on the site.
The site is enclosed by 2m high metal railings on the eastern boundary [Toll Bar Road], a low brick wall on the western boundary [Winwick Road], and a graduating concrete panel fence on the northern boundary. The latter fence will be removed and a post and rail timber fence, 1m high would be erected to form the southern boundary of the site. The existing railings and brick boundary wall would remain in-situ. The installation of the fence would be subject to a condition that requires that the trees on the adjacent site are protected during the development phase, in accordance with the relevant British Standard.

Currently the site does not allow for the opportunity for active use of the open space; it is enclosed by boundary walls and railings, with only informal access where a gap has developed in the railings due to dilapidation. The land is not maintained, is overgrown and is attracting unauthorized waste disposal. The loss of a small area of grassland that contains no trees would have no significant adverse impact on the visual amenities of this key route into the town, nor would it adversely impact on the amenities of the adjacent residents. The larger part of the site, which contains tree cover, will be retained and will continue to form an interface between the residents and the busy A49 Winwick Road.

Policy QE3 seeks to protect the existing green infrastructure provision and the functions this performs. The land has no formal designation but is recognized as incidental open space in the Open Space Audit however it is not considered to be useable open space. The proposed use of the land to facilitate the relatively modest expansion of an existing business in a manner which would not have an adverse impact on the functionality and quality of the green infrastructure and would not adversely impact upon access to local employment opportunities or the visual amenities of this key route into the town centre, is considered to be acceptable.

Land Levels
No information has been submitted by the applicant regarding land levels within the site. Ground levels vary within the site. This is more pronounced adjacent to the boundary with the Motormill site and may be due to the deposit of waste materials on the site that have compacted and which have subsequently become overgrown. It is recommended that a condition is attached to any consent that requires the new car sales area to be constructed at the same level as the existing forecourt in order to prevent visual harm.

Highways
Notwithstanding the drawing submitted by the agent, the existing site egress is considered to be acceptable in terms of visibility for vehicles exiting the site. The scheme does not involve any alterations to the access/egress and it will continue to be used to access both the existing and extended part of the site.
Currently the site has removable bollards on the access and egress points in the interests of site security - this does not adversely affect the operation of the business or highway safety.

Given the location of the site, it is in the applicant’s interest to ensure that sufficient car parking is available within the site to accommodate customer car parking. There is little opportunity for on street car parking in the vicinity of the site. Toll Bar Road cannot be directly accessed by car, from Winwick Road and is unlikely therefore to be used for on street car parking in association with the operation of the site. The amount of additional car sales area that would be provided under this scheme is unlikely to result in a substantial increase in additional trade.

From the information provided, it does not appear the proposed works will directly affect any gas pipeline.

Summary
This proposed scheme represents an acceptable use of the site in terms of Policies IW1, QE6 and QE3 of the Warrington Core Strategy and the NPPF.

Recommendation
Approve subject to Conditions

Conditions & Reasons

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

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

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

(a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on 20/6/2017 and 17/7/2017.
(b) Submitted drawing No's: 27/16/BP - Block Plan, received 17/7/2017 102/16/LP - Location Plan - received 20/6/2017

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 trees on the adjacent site with Root Protection Areas that fall within the application site shall be protected in accordance with BS 5837:2012 Trees
in relation to design, demolition and construction. The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall continue until the development has been completed.

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

4. 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.

5. The existing fencing / wall on the western and eastern boundaries of the site shall be retained. The new fence on the southern boundary of the site shall be erected in accordance with the approved drawing ref: 27/16/BP received on the 17/7/2017 and thereafter retained.

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

6. The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with Policy QE6 of the Warrington Core Strategy and the Warrington SPD: Design and Construction.

7. The proposed new car sales area shall be laid out and retained at the same ground level as the existing car sales area on the adjacent Motormill site.

Reason: For the avoidance of doubt and to enable Warrington Borough Council to adequately control the development, to minimise its impact on the amenities of the local area and to conform with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction.
Appendix 1 – Drawings

Site Location / Layout Plan

[Site Layout Diagram with annotations such as 'new fence', 'visibility splay 2.2m x 360m', etc.]
Appendix 2 – Photographs of Site

View of Site from Winwick Road looking South East towards Toll Bar Road.
DEVELOPMENT CONTROL COMMITTEE DATE 09-Aug-2017

ITEM 2

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<thead>
<tr>
<th>Application Number:</th>
<th>2017/30375</th>
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<tbody>
<tr>
<td>Location:</td>
<td>Cotebrook House, Oughtrington Lane, Lymm, Warrington, WA13 0QY</td>
</tr>
<tr>
<td>Ward:</td>
<td>Lymm South</td>
</tr>
<tr>
<td>Development:</td>
<td>Full Planning - Proposed demolition of Cotebrook House and the construction of 6 dwellings.</td>
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<td>Date Registered:</td>
<td>09-May-2017</td>
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<td>Applicant:</td>
<td>Lane End Developments &amp; Construction Ltd</td>
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<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>03-Jul-2017</td>
</tr>
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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.

Reason for Referral to Committee

Councillor Woodyatt has requested that this application is referred to Committee in view of the local concerns.

Site and Proposals

Full planning permission is sought for the demolition of the existing nursing home on the site and the erection of 6 new residential properties with associated garages and access.

The proposed properties would be detached and the accommodation would include bedrooms, bathroom faculties, kitchen, dining facilities, playroom and utility room. The properties are all proposed to be detached and are all proposed to have 6 bedrooms.
The site is located outside the settlement boundary for Lymm. The existing property on the site is a detached property which has previously been used as a nursing home set in reasonable sized grounds and is locally listed. There are a number of trees on the site with a number of them being covered by a Tree Preservation Order and the site is located within the washed over Green Belt.

The main core of the building is the original house which was a 2/3 storey property and this has been extended over time, these extensions include a single storey extension which is rendered and a number of portakabins which are attached to the main building and a conservatory. Each of the extensions varies in architectural style as does the materials used with the extensions not matching the style of the original building. The building has been in use as a nursing home for many years with a maximum of 30 residents homed within the building in 30 single rooms. The nursing home was closed in 2015 and has been vacant since then. The building is in a poor state of repair which is demonstrated by the submitted structural report.

The scheme has been amended during the process to address the Highways comments and to remove the granny annexe serving plot 6 and to reduce the size of the garage serving plots 5 and 6.

The application has been submitted with the following documentation:
- Structural report;
- Ecological surveys including a bat report;
- Design and Access Statement
- Arboricultural Impact Assessment;
- Traffic Impact Assessment;
- FRA and Drainage Strategy; and
- Heritage Assessment

**Planning History**

2016/29200 - Full Planning (Major) - Proposed demolition of Cotebrook House and the construction of 12 dwellings – withdrawn

99/39562 – Proposed single storey extensions to provide an additional bedroom and corridor – approve subject to conditions

96/34904 – Proposed extension to battery store and permanent permission of 3 timber sheds – approve subject to conditions

95/34198 – Proposed five new single rooms, rehabilitation bungalow, conversion of double rooms to singles, store and conversion of bedrooms to treatment rooms and lounge – approve subject to conditions

91/27336 – Retrospective application for 3 timber sheds – approve subject to conditions
91/27000 – Temporary erection of 2 portakabins for storage – withdrawn

90/25100 – Erection of bedroom extension to home for disabled persons and ancillary accommodation (amended servicing/access arrangements) – approve subject to conditions

85/17185 – Provision of internal access and car parking area together with covered way – approved without conditions

83/15254 – Erection of building to provide dayroom accommodation – approve without conditions

Planning Policies

National Planning Policy Framework
Para 49 – housing applications should be considered in the context of the presumption in favour of sustainable development.
Para 56 – Good design is a key aspect of sustainable development and should contribute positively to making places better for people.
Para 89 – Green Belt development

Local Plan Core Strategy
CS1 – Overall Spatial Strategy – Delivering Sustainable Development
CS2 – Overall Spatial Strategy
QE3 – Green Infrastructure
QE5 – Biodiversity and Geodiversity
QE6 – Environment and Amenity Protection
QE7 – Ensuring a High Quality Space
QE8 – Historic Environment
SN1 - Distribution and Nature of New Housing
CC1 – Inset and Green Belt Settlements

Supplementary Planning Documents
Design and Construction
Environment Protection

Notification Responses

The correct neighbour notifications have been undertaken and a site notice displayed on site.

A number of objections were received and a number of them were the same letter sent in and as such have been treated as a petition. A petition has also been received with a number of the representations undertaken by people that live outside the Warrington Borough Council area. The letters of representation are summarised below:

a) Cotebrook House is a locally listed building and should not be demolished;
b) The demolition of the house is contrary to the local plan strategy;
c) House should be converted not demolished;
d) Contrary to Green Belt policy;
e) Highway Safety;
f) Opposite Lymm High School and safety of the children should be taken into account;
g) New properties will tower over existing properties;
h) Not in keeping with the stylistic context or scale of the local area;
i) Impact on neighbouring properties through noise;
j) Overlooking;
k) Light pollution;
l) Loss of daylight;
m) Loss of privacy;
n) Design for plot 6 is out of keeping with the character of the rest of the properties;
o) Neighbours extension of 12 metres at single storey was refused due to impact on the Green Belt;
p) Loss of trees and wildlife;
q) Type of housing will not satisfy local housing need;
r) The deterioration of the heritage asset should not be taken into account when assessing the planning application;
s) The modern housing estate would blight the enjoyment of walkers to the area and damage the visual amenity of the surrounding countryside as walkers walk round the outside of the site;
t) House is being considered for listing;
u) Houses are out of the price range of local people;
v) Conflict between construction vehicles and school drop off/ pick up;
w) Cotebrook House has been severely neglected and deliberately allowed to fall into disrepair;
x) The property used to be a Red Cross Hospital during World War 2;
y) Cotebrook House is an important part of heritage and the gardens are valuable;
z) Where money is involved people don’t matter;
aa) Heritage asset belongs to Lymm;
bb) The house should still belong to the disabled people who used to live there; and
cc) Demolition and development of the heritage asset is a disgrace

2 neighbour letters have been received in support of the scheme. The letter of support can be summarised as:
- Widening of footpath is advantageous;
- Proposals are sympathetic to the area;
- Houses are high specification with attention to detail and electric blend of traditional and modern features

Lymm Parish Council
No objection to the application.

Councillors
Councillor Woodyatt – requests that the application be referred to Committee in view of local concerns.
Consultation Responses

Ecology Team
The application has been submitted with ecological surveys and these surveys are considered to be acceptable. The proposal would have no impact on bats or breeding birds. Therefore, there is no objection to the application subject to the proposed conditions being added to any permission.

Environmental Protection
No objection to the application subject to the proposed conditions being added to any permission.

Highways
No objection to the application subject to the proposed conditions being added to any permission.

Historic England
An application has been made to Historic England for Cotebrook House to be listed. As part of this process an assessment was undertaken of the building and the conclusion was that the building should not be listed. Historic England decided not to list the building as only a small amount of original fabric remains and a number of modern single storey extensions have been undertaken on site.

Tree Officer
The site is currently occupied by the former Cotebrook House and associated grounds, which contains a significant amount of existing vegetation that provides a mature landscaped garden. The site contains a considerable amount of mature tree stock throughout of varying quality, the better quality specimens are subject to an active Tree Preservation Order (TPO) 523.

The current proposal would see the loss of a sizable amount of vegetation held within the interior of the site including the removal of four trees subject to an active Tree Preservation Order T9, T10, T18 and T19. The proposal as a whole is satisfactory from a tree prospective as it aims to retain the majority of the boundary specimens which will provide an ample green screen from the surrounding rural setting. Further proposed enhancement of the site boundaries is welcomed and will secure softening of outside views of the site in the longer-term. The loss of four TPO status trees is regrettable, however there loss is likely to have minimal effect on the wider amenity value of the site, with new plantings in particular to the road frontage with Oughtrington Lane offering ample mitigation which will provide a more pleasing landscape frontage in the longer-term.

The tree protective measures held within the submitted Arboricultural Impact Assessment and Method Statement undertaken by Urban Green is satisfactory and must be adhered to should the development proceed. I would raise concern over the placement of the most northern plot given its close proximity to the surrounding tree stock. There is potential that, such close proximity of a residential plot to mature tree stock is likely to lead to future
requests from occupants of removal or reduction works to the trees amenity detriment, given that there is a current need for pruning works to T72 and T73 to facilitate the development proposals. However the current proposed works are acceptable in that they are minimal and will not affect the long-term amenity value of these trees and as the trees are mature any future increase in size will be slow and if appropriate management is undertaken they should not conflict with the adjacent dwelling. Routes of utility serves do not appear to have been submitted, as the site contains a sizable amount of tree stock, routes of services and any proposed change in ground levels in relation to tree root protection area’s must be submitted prior to works commencing on site.

There is no objection to the proposal providing the requested conditions are added to any permission.

United Utilities (UU)
UU have no objection to the proposal.

UU advise that, 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 developer 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.

Observations

Principle of Development
Section 38(6) of the Planning and Compulsory Planning Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise.

The application site is located within the Green Belt as identified by the Local Plan Core Strategy Policies Map. Policy CS5 within the Local Plan Core Strategy states that development proposals will be acceptable in Green Belt locations where they accord within National Policy.

The National Planning Policy Framework (NPPF) states that development should be regarded as inappropriate in the Green Belt. Paragraphs 89 and 90 of the NPPF states that the construction of new buildings within the Green Belt should be regarded as inappropriate development. Exceptions to this are:
• Buildings for agriculture and forestry;
• Provisions of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
• The extension or alterations of a building provided that it does not result in disproportionate additions over and above the size of the original building;
• The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
• Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
• Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development.

The applicants have argued that the proposal is for partial redevelopment of a previously developed site.

The application is to be assessed against whether it is the redevelopment of an existing brownfield site (if it is considered as a brownfield site). The buildings on the site have previously been used as a nursing home. There is no dispute that the building is of a permanent structure. On this basis, it is considered that the site is previously developed land as defined in Annex 2 of the NPPF, and therefore qualifies as a previously developed site for the purposes of Paragraph 89 of the NPPF. The redevelopment of the site is considered acceptable subject to the test of whether the proposal would have a greater impact on openness than the existing building.

To assess the impact the new proposal would have on the openness of the Green Belt a comparison of the differences between the existing and proposed built form has to be undertaken. This comparison is undertaken in the form of an assessment in relation to the differences between the existing and proposed volume of built form on the site, the existing and proposed height of the buildings on the site and the existing and proposed footprint of built form.

The existing built form on the site has a volume of approximately 7619.36m$^3$ and the new properties on the site have a volume of approximately 4630m$^3$. This equates to a reduction of over 2900m$^3$ in the volume of built form on the site. The existing buildings on the site have a maximum height of 10.86 metres (measured from the highest land point to the ridge of the roof) and the single storey portakabins have an approximate height of between 2.5 and 3 metres and the new buildings have a maximum height of 10.2 metres on the highest land level and 12 metres on the lowest level. The properties are of varying heights to take account of the variation in land level. The garages have an overall height of 7 metres.
In terms of the built footprint of the site, the existing footprint is 1426m$^2$ and the proposed built footprint of the site is 1225m$^2$. In relation to the footprint of the site, the proposal is a reduction in the area of built form on the site.

The proposed new buildings on the site have a lower volume and footprint than the buildings that are proposed to be replaced. The proposal is not considered to have a greater impact on the openness than the previous building and therefore is considered to represent appropriate development in the Green Belt. The proposal is therefore considered to comply with the provisions of the NPPF and policy CS5 within the Local Plan Core Strategy.

**Impact on Heritage Assets**

The application site is a locally listed building and it is located opposite Lymm High School which is a Grade II listed building. St Peter’s church which is located to the north of the site and separated by fields is also a Grade II listed building.

Cotebrook House is designated as a locally listed building within the local plan. Policy QE8 states that for a building to be locally listed it should be substantially unaltered and retain the majority of its original features and either:
1. be a good example of a particular local asset type, craftsmanship, architectural quality, style or detailing, or
2. display physical evidence of periods of local economic, technical or social significance, well-known local people or historic events

Policy QE8 states that applications for new development will also be required to take all reasonable steps to retain and incorporate non-statutory protected heritage assets contributing to the quality of the borough’s broader historic environment. A review of whether Cotebrook House should continue to be locally listed was undertaken in 2004 and it was decided that the building should continue to be locally listed.

The building has previously been in use as a nursing home for many years with a maximum of 30 residents homed there in 30 single rooms. Since the closure of the home in 2015, the site was actively marketed as a care home or as a single home, there was no interest in the building for either of these purposes and the applicants purchased the site.

The application has been submitted with a heritage assessment that evaluates the historic interest of the building along with a structural report that assesses the current status of the building. The main core of the building is the original house which was a 2/3 storey property and this has been extended over time which include a single storey extension which is rendered and a number of portakabins which are attached to the main building and a conservatory. Each of the extensions varies in architectural style as does the materials used with the extensions not matching the style of the original building. During the process of the application, an application was made to Historic England to list the building and response from Historic England was that the building was not worthy of being listed due to the number of modern
extensions that have been made to the building.

The structural report submitted with the application states that based on the deterioration of the fabric any refurbishment would require the complete reconstruction of the roof structure including replacing its slate coverings, roof timbers, parapet gutters, barge boards and rainwater goods. Over several years the roof has deteriorated which allowed significant water penetration (particularly along the line of the valley and parapet gutters) to the interior. The walls, ceilings and first floor in particular are subject to significant decay and dilapidation including areas of decorative plasterwork.

In addition the damp conditions which are prevalent within the building are ideal for the spread of wet and dry rot which will have weakened floor joists, ceilings, floors, skirting boards, windows and other items of joinery throughout the property. Due to the long term nature of the damp penetration, dry rot may well have penetrated the walls. The conclusion of the structural report was that the building has an unusual and inefficient building layout which would mean significant internal alterations to make the building work and given the excessive structure and fabric repair costs to bring the building up to the current standard that the building should be demolished.

The deterioration of the building occurred prior to the applicants acquiring the site and is as a result of the majority of residents living on the ground floor of the building. To allow the building to be converted a large amount of the building would need to be re-constructed and therefore this would not make the scheme economically viable. The proposal will lead to the loss of the existing building however, the proposal will make a contribution to housing levels within the authority. The appearance of the new properties is considered to preserve the setting of the adjacent listed buildings.

The proposal to demolish the building is considered to comply with the provisions of the NPPF and policy QE8 of the Local Plan Core Strategy.

**Design and Visual impact**

Policy QE7 seeks to ensure that new development reinforces local distinctiveness, does not damage the character of the area and should be visually attractive.

The application is for the erection of six new detached houses which are proposed to be constructed from brick. There are 4 different designs of properties located on the site with plots 1 and 4 being the same as one another, plots 2 and 3 being the mirror images of one another and plots 5 and 6 being different to the others. Plots 1 to 5 have main gables at the front and rear of the properties with windows located over the 3 floors. Plot 5 also have a front gable but without the windows located in it.

The brief for the new properties was to design them so that they preserved the setting of the adjacent listed buildings and were in keeping with the character of the area and to provide accommodation that was that was flexible, light and appropriate to a modern lifestyle.
The NPPF states that design should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. Paragraph 60 of the NPPF states that planning policies and “decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however, proper to seek to promote or reinforce local distinctiveness.”

In relation to this scheme, the applicant has replicated the local distinctiveness through the use of brickwork and materials that match the character of the area and the use of gables also replicates characteristics of the local area. While plot 6 is more modern in design, this property has been designed to take advantage of the views over the gardens and to ensure that there are no windows overlooking adjacent properties.

Plots 1 to 5 are the ones that will be most visible from the streetscene and these include fenestration on the principle elevation of the property so that it has a definite frontage onto Oughtrington Lane. In terms of the site layout plan, plots 1 to 5 are served off a communal access which is staggered back from Oughtrington Lane and plot 6 is served by its own access which is again staggered back from Oughtrington Lane in line with the location of the existing property. The location of the proposed properties is considered to fit well into the streetscene.

It is proposed that the rear of the new properties would be more glazed to take advantage of the open aspect to the rear and the views over the fields. The applicant has provided drawings showing the development within the context of the adjacent dwellings. It is considered that the proposed footprint of the new builds would be larger than the surrounding properties and that the associated gardens would be larger than the surrounding properties, this is considered to be acceptable as the properties have been designed to ensure the protection of the trees covered by tree preservation orders located on the site.

Trees
The application site has a number of trees covered by tree preservation orders located on the site. The application has proposed the removal of a number of trees on the site, the pruning of trees and the removal of vegetation from the site.

The Council’s arborist has been consulted on the scheme and has stated that the proposal as a whole is satisfactory from a tree prospective as it aims to retain the majority of the boundary specimens which will provide an ample green screen from the surrounding rural setting. Further proposed enhancement of the site boundaries is welcomed and will secure softening of outside views of the site in the longer-term. The loss of four TPO status trees is regrettable, however there loss is likely to have minimal effect on the wider amenity value of the site, with new plantings in particular to the road frontage.
with Oughtrington Lane offering ample mitigation which will provide a more pleasing landscape frontage in the longer-term.

The tree protective measures held within the submitted Arboricultural Impact Assessment and Method Statement undertaken by Urban Green is satisfactory and must be adhered to should the development proceed. The current proposed works are acceptable in that they are minimal and will not affect the long-term amenity value of these trees and as the trees are mature any future increase in size will be slow and if appropriate management is undertaken they should not conflict with the adjacent dwelling. As the routes of the utility services have not been submitted and as the site contains a sizable amount of tree stock, it is considered necessary to add a permission to any permission requiring the submission of the routes of services and any proposed change in ground levels in relation to the tree root protection area’s prior to works commencing on site.

Highways
The proposed schemes utilises the existing access points and the plan allow adequate space for vehicles to manoeuvre and exit the site in a forward gear., however, they will require alterations which means a section 278 agreement will need to be entered into. The proposals include the widening of the footway along the frontage of the property thereby creating additional space for the high level of pedestrian traffic associated with the school which is located opposite the site.

The access to plot six is improved in terms of visibility and will have reduced traffic volumes. Given the location of the development, the adjacent highway is considered sensitive to construction activity and a Construction Management Plan would be required to protect public safety, particularly pedestrians. As a minimum the Construction Plan shall address contractor parking, highway access/security, hours of operation/servicing and transfer of debris to the highway.

4 spaces per dwelling
The plan shows sufficient parking being provided onsite for the proposed dwellings with a minimum of 4 parking spaces provided per house within the garages and drives. The proposal would accord with the Council’s adopted car parking standards and would comply with Policy QE6 of the Core Strategy in that it would not have an adverse impact on highway safety.

Residential Amenity
The NPPF seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 17).

Policy CS1 of the Warrington Borough Council Core Strategy identifies the need to safeguard residential amenity.
Policy QE6 of the Warrington Borough Council Core Strategy identifies that consideration should be had to the need to respect the living conditions of existing neighbouring occupiers in relation to overlooking/loss of privacy, outlook, sunlight, daylight, overshadowing, noise and disturbance. Policy QE6 also states that the Council will only support development that would provide future occupants with a satisfactory standard of amenity.

The area is characterised by different types of space, building forms and materials. The urban grain is generally consistent in that houses to the north of the application site, on the applicant’s side of Oughtrington Lane are set in reasonably sized plots, set back from the road with a front boundary treatment.

The properties have been designed so that there are no windows overlooking neighbouring properties and the layout has been designed so that the properties located on plots 1 to 5 are located to the side of the existing properties. Plot 6 is slightly staggered so the side elevation of this property is located behind the side elevation of 21 Oughtrington Lane. This property has been designed so that there are no windows located directly behind 21 Oughtrington Lane.

The location of the building within the plot would not infringe the 45 degree rule in respect of adjacent properties and would not therefore create a loss of outlook or result in overshadowing or have an overbearing impact on the amenities of adjacent residents in their private garden space.

The proposal is therefore considered to be in accordance with policies CS1 and QE6 of the Warrington Borough Council Core Strategy as it would not adversely affect the level of residential amenity neighbouring residents can reasonably expect to enjoy and the development would provide future occupants with a satisfactory standard of living.

It is acknowledged that the proposed properties are located within the Green Belt and on the basis of it being a redevelopment of an existing developed site. If approval is granted for this site, officers would want to ensure that no further development took place on the site without appropriate controls. A planning condition would be recommended to remove all permitted development rights across the site.

Other Issues
One of the objections received referenced the site being open to the public, it has been confirmed that as the site was in use as a nursing home the site wasn't publically accessible due to the safety of the residents.

Conclusions
It is considered that the plot is of sufficient size to accommodate 6 houses without significantly affecting the residential amenity of adjacent residents.

The site is in an established residential area, in a sustainable location. The
properties would be proportionate in terms of their relative footprint and scale to that of the surrounding properties having had regard to the constraints of the site. The design and construction of the new build would harmonise with the surrounding development.

There is a presumption in favour of this form of development given that there are no constraints which would preclude the proposed development.

**Recommendation**

Approve subject to Conditions

**Conditions & Reasons**

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

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

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

   (a) The planning application forms, design and access statement, Ecological Reports and additional information received by Warrington Borough Council on 11/05/2017;
   (b) Updated Arboricultural Impact Assessment and Method Statement (AIA & AMS) received 07/07/2017;
   (c) Submitted drawing number AA6775 2025 received 11/05/2017;
   (d) Submitted drawing number UG_11053_Eco_BBP_01 Revision P01 received 14/06/2017;
   (e) Submitted drawing numbers AA6775 2020 Revision A; AA6775 2021 Revision A; AA6775 2022 Revision A; AA6775 2023 Revision A and AA6775 2024 Revision A received 23/06/2017;
   (f) Submitted drawing number AA6775 2027 received 06/07/2017;
   (g) Submitted drawing numbers AA6775 2004 Revision C and AA6775 2002 Revision F received on 10/07/2017; and
   (h) Submitted drawing numbers 11053-L01 revision P04; 11053_L02 revision P04; 11053-L03 revision P04 and 11053_L04 revision P04 received 19/07/2017

   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. Construction Environmental Management Plan

   Prior to the commencement of any works on site, the applicant shall provide in writing a Construction Environmental Management Plan (CEMP) to the LPA
for written approval. The CEMP shall review all construction operations proposed on site and shall cover as a minimum the following areas of work on a phase by phase basis, identifying appropriate mitigation measures as necessary:
- Proposed locations of Site Compound Areas;
- Proposed Routing of deliveries to Site Compounds or deliveries direct to site;
- Proposed delivery hours to site;
- Proposed Construction Hours;
- Acoustic mitigation measures;
- Control of Dust and Air Quality on site and consideration for joining a Considerate Contractors Scheme.

The CEMP shall consider in each case issues relating to construction and demolition - noise, dust, odour, control of waste materials and vibration - where not detailed in a separate condition. Once approved in writing, all identified measures within the CEMP shall be implemented in accordance with the requirements therein and shall be reviewed on a regular basis and in case of receipt of any justified complaint.

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

Reason: To prevent an increase in background noise levels and protects the amenity of any residents and to comply with Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); Paragraph 123 of the National Planning Policy Framework (March 2012); and Sections 3 and 6 of the Environmental Protection Supplementary Planning Document (May 2013)

4. Contaminated Land Condition: Characterisation & Remediation Strategy
No development (other than demolition and site clearance works) shall take place until the steps in Sections A and B below are undertaken:

A: CHARACTERISATION: With specific consideration to human health, controlled waters and wider environmental factors, the following documents must be provided (as necessary) to characterise the site in terms of potential risk to sensitive receptors:

- Preliminary Risk Assessment (PRA or Desk Study)
- Generic Quantitative Risk Assessment (GQRA) informed by a Intrusive Site Investigation
- Detailed Quantitative Risk Assessment (DQRA)
- Remedial Options Appraisal

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

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

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

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

5. Contaminated Land Completion

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

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

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

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

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

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

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

6. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
   a) Risk assessment of potentially damaging construction activities.
   b) Identification of "biodiversity protection zones".
   c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
   d) The location and timing of sensitive works to avoid harm to biodiversity features.
   e) The times during construction when specialist ecologists need to be present on site to oversee works.
   f) Responsible persons and lines of communication.
   g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
   h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the protection of wildlife and that their habitat is 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.

7. No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds’ nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.
Reason: To ensure that birds are protected and their habitat enhanced, in accordance with Circular 06/05, the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats, & c.) Regulations 2010 and in order to comply with the NPPF and Policy QE5 of the Warrington Core Strategy

8. Prior to the commencement of development (including demolition, ground works, vegetation clearance), an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of Himalayan balsam on site. The measures shall be carried out strictly in accordance with the approved scheme.

Reason: To comply with the Wildlife and Countryside Act 1981 (as amended) and the NPPF. A pre-commencement condition is necessary as it is necessary to control treatment of areas prior to construction activity taking place on site.

9. Prior to the buildings going above slab level, details of the bat roosting features (bat bricks or tiles) as recommended in the Ecology Report shall be submitted to and agreed in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved details.

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.

10. This permission does not grant or imply consent for the felling of any trees on the site with the exception of the trees shown to be removed on the approved plan.

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

11. Prior to first occupation of any building(s) 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, wilfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced by the applicants or their successors in title.
Reason: To ensure a satisfactory form of development and to enhance the visual amenities of the locality and to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction.

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

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

13. The works to the trees shall be undertaken in accordance with the submitted Arboricultural Impact Assessment and Method Statement undertaken by Urban Green.

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.

14. Prior to works commencing on site (excluding site clearance), a plan showing the routes of utility services with the location of the root protection area for trees shall be submitted to and approved in writing by the Local Planning Authority. The works are to be undertaken in accordance with the approved details.

Reason: To ensure that the trees on the site are protected during construction works in the interests of local amenity, and in order to comply Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction. The information is required prior to commencement of development to ensure the protection of the trees covered by the tree preservation order.

15. The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These 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 In the interests of visual amenity and in order to protect the amenities of the occupiers of neighbouring properties and to comply with Policy QE6 of the Warrington Core Strategy and the Warrington SPD: Design and Construction (2010).

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

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

17. The garage hereby approved shall be kept freely available for the parking of cars, and shall not be converted or altered to form an additional room within the dwelling without the submission and grant of a planning permission for that purpose by the local planning authority.

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

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

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

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

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

20. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water
shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

21. Prior to the occupation of the development, details of a scheme of electric vehicle charging points to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the approved details.

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

22. Prior to the occupation of the development, both access points shall be constructed in accord with the approved drawings, providing visibility splays and additional footway along with tactile paving and dropped kerbs.

Reason: To ensure adequate visibility at the site and to comply with Policy QE6 of the Warrington Local Plan Core Strategy

23. Prior to commencement, schemes for lighting and drainage shall be submitted to and agreed with the Local Planning Authority. The schemes as agreed shall be provided prior to first occupation.

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

24. Notwithstanding the submitted Maintenance Plan, prior to the occupation of the properties, a more detailed maintenance plan shall be submitted to and agreed with the Local Planning Authority. Maintenance shall be undertaken in accordance with the approved details.

Reason: to ensure the maintenance of hard and soft landscaping and protect the interests of residents and highway users and to comply with Policy QE6 of the Warrington Local Plan Core Strategy.

25. Prior to commencement of the development hereby permitted, plans showing existing and proposed levels across the site and including finished slab levels of all proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The plans shall include a datum point (e.g. highway or footpath) adjacent to the site that will remain fixed/unchanged as well as existing levels adjacent to the outside of the site boundary. The development shall only be carried out in accordance with the approved levels.
Reason: Final details of these matters have not been submitted with the application and bearing in mind the topography of the site and to accord with Policy QE6 of the Warrington Local Plan Core Strategy and the Warrington Design and Construction SPD (2010).
Appendix One – Proposed Plans

Proposed site layout plan
Appendix Two – Photographs of site
DEVELOPMENT CONTROL COMMITTEE DATE 09-Aug-2017

ITEM 3

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2017/30522</th>
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<tbody>
<tr>
<td>Location:</td>
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<tr>
<td>Ward:</td>
<td>Fairfield and Howley</td>
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<tr>
<td>Development</td>
<td>Full Planning - Proposed Change of use from A1 Retail to Sui Generis Hair &amp; Beauty Salon and new roller shutters to the front</td>
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<tr>
<td>Date Registered:</td>
<td>13-Jun-2017</td>
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<tr>
<td>Applicant:</td>
<td>Kathryn Elizabeth Hair &amp; Beauty</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>07-Aug-2017</td>
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</table>

Reasons for referral

- An objection has been received from Councillor T. Higgins.

Site Description

- Existing retail unit within Marsh House Lane Local Centre.
- Previously occupied by a charity shop but is now vacant (since April).
- Immediate area comprises a mix of mixed commercial and residential development.
- Limited on-street parking locally however, there is alternative parking close by in a Council owned car park in Marsh St.

Description of Proposal

- Change of use from A1 Retail to Sui Generis Hair and Beauty Salon.
- Erection of new dark grey roller shutters to the front of the unit at ground floor level.
- The Hair and Beauty Salon would open from 09:00 to 18:00 Monday to Friday and would not operate on Sundays or Bank Holidays.

* During the course of the application, the opening times for the proposed use were amended from 09:00 to 20:00 Monday to Friday in order to mitigate any noise and disturbance impacts to be had on the occupiers of neighbouring residential units.
Relevant Planning History

<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
<th>Decision</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>87/20560</td>
<td>Change of use from rental shop to finance brokers/ consultants</td>
<td>Approved</td>
<td>19-Oct-19</td>
</tr>
<tr>
<td>87/20948</td>
<td>Erection of new shopfront</td>
<td>Approved</td>
<td>26-Jan-19</td>
</tr>
<tr>
<td>95/34193</td>
<td>Proposed erection of a externally illuminated hoarding</td>
<td>Approved</td>
<td>21-Dec-19</td>
</tr>
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</table>

Representations

Neighbours – four neighbour letters have been received raising, in summary, the following matters:-

- Inadequate parking proposed to serve the development
- Parking on street within the vicinity of the site and within the public car park on Marsh House Lane is oversubscribed
- Side streets congested with cars from local businesses that residents on Beresford Street are unable to park near their own properties
- If proposal is approved, the streets will become more congested that it may be dangerous when emergency vehicles need to visit any of the properties
- Refuse lorry already has problems manoeuvring in the area
- The four parking spaces recommended by highways cannot be enough given the scale of development proposed with two floors being utilised
- There are many hair dressing salons in the area

**Officer Comment**

The matters raised relating to highway safety issues are addressed within the highway safety section of this report. As for the amount of hair dressing salons in the area, business competition is not a material consideration in the determination of the application however, acceptability of development in principle is addressed within the principle of development section of this report.

Ward Councillors – Cllr T. Higgins objects to the application on grounds of overdevelopment and parking concerns in an area that is already suffering with lack of parking for residents let alone businesses. Cllr Higgins, seeks a site visit from highways.

**Officer Comment**

With regards to overdevelopment, Officers do not considered the proposed sui generis use to be more intensive in comparison to the existing retail use in highway terms. Matters relating to highway safety issues are addressed within the highway safety section of this report. As for the site visit, the council’s highways officer has undertaken a site visit for the development proposed.
Consultation Responses

The following is a brief summary of Consultee advice (more details are contained in the Assessment section of the report, where appropriate):

Highways – No objections to the proposal.
Environment Protection – No objections subject to informative notes.
Planning Policy – No response has been received.

Planning Policy

National Planning Policy Framework (NPPF)
- Core planning principles
- Chapter 1: Building a strong competitive economy
- Chapter 2: Ensuring the vitality of town centres
- Chapter 7: Requiring good design
- Chapter 8: Promoting healthy communities

Warrington Development Plan – Local Plan Core Strategy
- CS1: Overall Spatial Strategy – Delivering Sustainable Development
- QE6: Environment and Amenity Protection
- QE7: Ensuring a High Quality Place
- SN4: Hierarchy of Centre
- SN5: New Retail and Leisure Development within Defined Centres
- MP1: General Transport Principle

Warrington Supplementary Planning Documents
- Design and Construction
- Standards for parking in new development

Observations

Principle of Development
The application proposes the change of use of an existing retail unit into a hair and beauty salon. The building is situated in Marsh House Lane local centre.

In line with the local and national policies, the existing retail use would be the most appropriate given the site’s location. However, the unit is not located within the primary shopping area. The proposal would retain a retail element, is compatible with the retail area and the loss of the retail floorspace would not be at a scale that would be harmful to the shopping function of the centre or reduce the ability of the local community to meet their needs. Instead, the proposed service use can add to the vitality of the local centre, contribute to its prosperity and aid to ensure that it remains the focus of shopping, commercial cultural and social activity. In addition, the scheme would provide a service use with social and economic benefits that aid towards promoting a healthy community in line with the NPPF. It is therefore considered that the proposed use is acceptable in this case.
Given the above considerations, it is considered that the proposed change of use is acceptable in principle subject to appropriately addressing other planning matters.

**Visual amenity**
The only external alteration proposed is the addition of a roller shutter at ground floor level to the front of the building. The shutters are acceptable in design terms and would not be unduly prominent due to their colour. In addition, there are other ground floor units on the same building. Therefore, the proposal would not compromise the character of the existing building or the surrounding area.

The proposal is thus compliant with Policies CS1 and QE7 of the Core Strategy and Chapter 7 of the NPPF.

**Residential amenity**
The application building is surrounded by a mix of commercial and residential units.

The proposed roller shutters would not result in any detriment to neighbour amenity given their nature and siting.

The proposed opening hours have been reduced to 09:00 to 18:00 Monday to Saturday during the time when noise and disturbance levels are generally high. Therefore, it is not anticipated that the development would not give rise to unacceptable noise and disturbance levels that would affect the living conditions of neighbouring properties.

Environmental Protection raised no objections to the proposal subject to informatives in the interests of health and safety.

Given the above considerations, the proposal is not considered to give rise to adverse impacts on the amenities of neighbouring properties and would comply with Policy QE6 of the Core Strategy and paragraph 17 (bullet point no. 4) of the NPPF.

**Highway Safety**
The shop is located on a busy junction and has no provision for parking. The design and access statement submitted with the application states that shop does not encourage drop off for clients and deliveries can be accommodated to the rear of the unit.

Highways have considered the scheme and concluded that they would recommend 4 parking spaces for the development proposed. When compared to the existing retail use of the application site this would also require the provision of four parking spaces given the size of the unit, there is therefore no increase in parking requirement resulting from the proposed change of use.

Highways also advise that there is a public car park and availability of on
street parking within close proximity of the site which could accommodate the demand for parking. In addition, Highways officer concludes that the servicing arrangements for the development site are already established and deemed to operating without detriment to highway safety. As such, there are no highway objections to the scheme.

The site is also located in a sustainable location which is easily accessible by public transport. Furthermore, there are traffic regulation orders restricting parking on the junction, thus there would be no impacts on the free flow of traffic from this respect.

Given the above considerations, it is considered that on balance, the proposal would not give rise to any highway safety issues over and above that existing and would not be contrary to the intensions of Policies QE6 and MP1 of the Core Strategy

Summary

Having regard to the pattern of existing development in the area, representations received and the relevant provisions of the development plan and the National Planning Policy Framework, subject to the conditions attached to this permission, the proposed scheme would be in accordance with the development plan as it is sustainable development, and would not have any significant adverse impacts on visual and neighbour amenity or highway safety.

Recommendation

Approve subject to Conditions

Conditions & Reasons

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

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

2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the Location Plan, Existing and Proposed Plans and Elevations and Design and Access Statement submitted with the application, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt and to define the permission and to accord with Policies CS1, QE6, QE7, SN4, SN5 and MP1 of the Core Strategy and the National Planning Policy Framework.
3. The use hereby permitted shall not be open to customers outside the hours of 09:00 and 18:00 Monday to Saturday or on Sundays or Bank Holidays.

Reason: In the interests of the amenity of nearby occupiers and to accord with Policy QE6 of the Core Strategy and the National Planning Policy Framework.
DEVELOPMENT CONTROL COMMITTEE DATE 09-Aug-2017

ITEM 4

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<tr>
<td>Ward:</td>
<td>Appleton</td>
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<tr>
<td>Development</td>
<td>Householder - Proposed Part two storey and part single storey extension side</td>
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<tr>
<td>Date Registered:</td>
<td>19-Jun-2017</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Miss Fiona Davies</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>13-Aug-2017</td>
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Reason for Referral

Councillor Judith Wheeler has requested that the application be referred to committee on the grounds of overdevelopment of the plot and impact on the streetscene.

Description

Planning permission is sought for a part two storey and part single storey extension of the property at 9, Beechways, Appleton.

The property is a detached dwelling with a sizeable garage to the side elevation. It forms the middle of three dwellings along this section of Beechways. The surrounding area is open and spacious in nature with large areas of green space. The neighbouring property at number 11 has a large single storey side extension which abuts the boundary with number 9.

The proposed extension will see a first floor added to above the existing garage to the side elevation of the property. The width of the existing garage will be reduced to 4.2m and will maintain a distance of 2m to the boundary. At first floor the rear elevation of the extension will tie in with the rear elevation of the original dwelling. At ground floor and extension projecting 2.5m will be added to the rear elevation projecting from the side elevation nearest number 11 and projecting 7.5m in width. The rear extension will have a mono pitched roof with an eaves height of 2.3m and a maximum height of 3.5m.
Relevant History

- 2016/28650 - Proposed part two storey and part single storey side/rear extension and porch extension to front – refused for the following reasons;

  The proposed two storey side extension coupled with the proposed single storey front projection, by virtue of their large scale, would fail to appear subservient to or harmonise with the host dwelling and due to the excessive scale of the proposal the open feel of these three properties would be lost as would the established building line. The extension would appear overly prominent and incongruous within the streetscene and would be harmful to the character and appearance of the original dwelling and surrounding street scene. Therefore, the proposal is considered to be contrary to the NPPF, Policies QE6 & QE7 of the Local Plan Core Strategy and guidance contained in Supplementary Planning Guidance 2 - House Extension Guidelines and SPG B - Side Extensions’ and

  ‘The proposed two storey side extension and single storey rear extension would, by virtue of their failure to maintain adequate separation distances or adhere to the 45 degree rule from neighbouring habitable room windows, result in an overbearing impact and loss of light to the dwelling at 11 Beechways. This would lead to an oppressive environment for the occupants of the adjoining dwelling. The proposal is therefore considered to be contrary to the National Planning Policy Framework, Policy QE6 of the Warrington Local Plan Core Strategy and guidance within the Supplementary Planning Guidance - House Extension Guidelines.’

- 2016/29210 – Proposed part two storey and part single storey side extension and porch extension to front – refused and appeal dismissed. The plans are shown below:

Refused on the following grounds:

  ‘The proposed two storey side extension coupled with the proposed single storey front projection, by virtue of their large scale, would fail to appear subservient to or harmonise with the host dwelling and due to the excessive scale of the proposal the open feel of these three properties would be lost as would the established building line. The extension would appear overly prominent and incongruous within the streetscene and would be harmful to the character and appearance of the original dwelling and surrounding street scene. Therefore, the proposal is considered to be contrary to the NPPF, Policies QE6 & QE7 of the Local Plan Core Strategy and guidance contained in Supplementary Planning Guidance 2 - House Extension Guidelines and SPG B - Side Extensions’ and

  ‘The proposed two storey side extension and single storey rear extension would, by virtue of their failure to maintain adequate separation distances or adhere to the 45 degree rule from neighbouring

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habitable room windows, result in an overbearing impact and loss of
light to the dwelling at 11 Beechways. This would lead to an
oppressive environment for the occupants of the adjoining dwelling.
The proposal is therefore considered to be contrary to the National
Planning Policy Framework, Policy QE6 of the Warrington Local Plan
Core Strategy and guidance within the Supplementary Planning
Guidance - House Extension Guidelines.’

Some key points taken from the Inspectors report are outlined below:
- The additional front projection to the front of the garage would disrupt
the cohesive nature of the building line and would be exacerbated by
the porch extension harming the character and appearance of the
building and area.
- The proposal would be significant in scale when compared to the
existing house extending across the near entirety of the width of the
appeal site at two storey height. Combined, the extensions would not
maintain a subordinate appearance and the proposed two storey side
extension, single storey front extension and porch extension would be
overly prominent when viewed from Beechways.
- It is noted that the first floor side extension would be set back, set down
and set in and the rear single storey extension would be screened by
boundary enclosure. However, these do not address the harm in
relation to the overall scale and appearance.
- No 11 contains a bedroom window and at ground floor windows that
face the appeal property are set well back from the rear garden wall
which is defined by 1.8m close boarded fence. The positioning of the bedroom window to the extension would fall short of the recommended distances in SPG2 by around 1.5m and there would be a marginal breech of the 45 degree rule under SPG2, these matters in themselves would not result in unacceptable harm, based on the positioning of the window.

- The proposed single storey rear extension would be largely be screened by the boundary enclosure and would not unduly harm the outlook or light from other habitable room windows

**Responses to notification**

One letter of objection has been received raising the following issues:

- The proposal deals only with the comments from the Inspector relating to the front projecting elements
- The proposal does not deal with the paragraph 5 of the Inspectors decision that states:

  ‘The proposals would also be significant in scale when compared to the existing house and would also result in the house extending across the near entirety of the width of the appeal site at two storey height. Combined, the extensions would not maintain a subordinate appearance and the proposed two storey side extension, single storey front extension and porch extension would be overly prominent when viewed from Beechways. This would further increase the harm to the character and appearance of the area.’

- The proposal does not deal with paragraph 6 of the Inspectors decision that states:

  ‘I have noted that the proposed first floor of the two storey side extension would be set back from the front elevation of the house, set down from the main roof pitch and set in from the boundary. I accept the rear single storey extension would be screened by boundary enclosure. These matters do not though address the harm to character and appearance I have identified in relation to the overall scale and as the proposals would not maintain a subordinate appearance.’

- That the extension continues to be overly prominent and incongruous within the streetscene. There are no other precedents within the area for such a large extension.
- The first floor of the property will span nearly the whole width of the plot and if the neighbouring property was to do the same then terracing would occur reducing the open feel of the three properties in the area.

**Responses to consultation**

Parish Council – have raised concerns reading the scale of the proposal and the overdevelopment of the plot.
Main Issues and Constraints

- Design
- Neighbour Amenity
- Parking

Key policy/guidance checklist

Core Strategy
- Policy CS- Overall Spatial Strategy
- Policy QE6 – Environment and Amenity Protection
- Policy QE7-Ensuring a High Quality Place

House Extension SPG
Design and Construction SPD

Appraisal

Current Application
The current plans have been amended to remove the front elements of the previous proposal dismissed on appeal. The additional 1m projection to the front has been removed as has the porch and conjoining element. The first floor side extension and the single storey rear extension are as previously proposed in the application dismissed on appeal.

Design
The proposal will be located to the side and rear of the property and as such will be prominent within the streetscene. The first floor side extension remains as proposed under the previous application that was a dismissed at appeal.

With regard to this element of the extension, whilst the Inspector makes reference to its scale, he does so predominantly in the context of this part of the extension combined with the other elements, namely the front extension to the garage and the porch. These elements have been removed from the proposal and as such concerns regarding the combined impact and failure to appear subservient have been removed. The proposal sees the width of the garage reduced to maintain a separation from the boundary of 2m at both ground and first floor and is accompanied by a drop in ridge height and a set back at first floor level and represents an increase of well below 50% of the width of the main body of the dwelling. This goes beyond the requirements of policy as set out within the House Extensions SPG. On this basis and with the comments made from the Inspector relating to ‘combined’ impact it is hard to justify a refusal on the grounds of design on the side element of the proposal. Should the neighbouring property choose to extend at first floor in the future then they would be subject to the appropriate policy relating to terracing.

With regard to the rear element, this has a 2.5m projection and is 3.5m in height. No concern was raised by the Inspector in relation to the design of the
proposal of the rear element and no concerns are raised in terms of its design as part of the current proposal.

**Neighbour Amenity**

In terms of neighbour amenity, dealing first with number 7 Beechways, this property is located on the opposite side of the application site to the extension and as such there is not considered to be and impact as a result of the proposal.

Considering number 11 Bechways, this property has a substantial single storey side extension abutting the common boundary between the two properties. The property has a first floor window facing sideways towards the proposed first floor extension. In considering this window in his report the Inspector stated that with a distance of c.11.5m maintained between the window and the proposed side elevation:

> `The positioning of this window does not afford the bedroom an open outlook to the front of the appeal property and Beechways beyond that, and thus is not reliant on the outlook or light to the side of the appeal property, despite the orientation. The window is also positioned over the roof of No. 11’s own single storey element, and this roof pitch would be closer in outlook that the proposed two storey side extension. Although the separation distance from the proposed first floor extension to the bedroom window would fall short of recommended distances, expressed in SPG2, by around 1.5m, and there would be a marginal breach of the 45 degree rule under SPG2, when measured from the centre of the bedroom window, these matters in themselves would not result in unacceptable harm when, based on the positioning of the window.`

The first floor extension, as currently proposed, is identical to that previously dismissed at appeal and as such there is no justification for a refusal on the grounds of impact on this window.

To the rear, the extension is also as previously proposed, again the Inspector raised no concerns regarding the impact of this proposal on any habitable rooms on the neighbouring property due to screening by boundary treatments and as such it is concluded that there will be no impact on the neighbouring dwelling.

**Parking**

The proposal will not increase the habitability of the property. The previous schemes saw a a garage maintained at the property through the projection of the existing garage forward of the frontage. However, the garage as existing does not meet the size criteria to be considered as a space and therefore as there is no change to the habitability and no parking space will be lost under the current proposal then there is no objection in the grounds of parking.
Recommendation

Approve subject to Conditions

Conditions & Reasons

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

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

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

   01/16/2 - Existing Elevations
   01/16/1 - Existing Floorplans
   01/16/4 Rev A - Proposed Elevations
   01/16/3 Rev A - Proposed Floorplans

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

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

   Reason: To ensure the use of appropriate materials, in the interests of the visual amenities of the locality and in order to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction
Appendix 1 – proposed drawings
Appendix 2 – photos
### Application Number:
2016/28521

### Location:
Lymm Rugby Football Club, Crouchley Lane, Lymm, Warrington, WA13 0AT

### Ward:
Lymm South

### Development
Full Planning (Major) - Proposed construction of a 2390sq.m new purpose built clubhouse / multi-sports facility, including a caretakers flat, laying out of 4 x tennis courts and 3G playing pitch for Lymm Rugby Football Club, conversion of the existing clubhouse into 4 residential dwellings and construction of 10 new dwellings together with associated landscaping, infrastructure and engineering works

### Date Registered:
27-Jul-2016

### Applicant:
Lymm Rugby Football Club

### 8/13/16 Week Expiry Date:
25-Oct-2016

### 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.

### Reason for Referral to Committee
The applicant is seeking to amend the terms of the Section 106 Agreement as originally reported to Development Management Committee, February 2017.

### Site and Proposal
Proposed construction of a 2390sq.m new purpose built clubhouse / multi-
sports facility, for Lymm Rugby Football Club, laying out of 4 tennis courts and 3G playing pitch, conversion of the existing clubhouse into 4 residential dwellings and construction of 10 new dwellings together with associated landscaping, infrastructure and engineering works.

The development of the new clubhouse requires substantial investment. Funding is available from a number of sources however this is insufficient to fund the entire development. In view of this, the application sought approval for enabling residential development which would generate capital to fund the new club house facility.

Enabling development is based on the premise that the detriment cannot be caused without a compensating benefit being put in place. As part of the application submission and in order for the Council to ensure that the above benefits of the proposal were properly and legally secured, the applicant proposed to enter into a legal agreement to require that the commercial elements of the development could not be carried out or used until the community benefits have first been delivered that is, the houses could not be occupied until such time as the clubhouse had been completed in its entirety.

This application was considered by Committee on the 1st February 2017, a copy of that report is attached at Appendix One. At that time, Members resolved to grant planning permission for the proposed development subject to the signing of a Section 106 Agreement. This has not been completed.

The applicant, Lymm Rugby Football Club (LRFC) now seeks to amend the terms of the agreement as laid out in the Committee report of the 1st February 2017, and has provided the following justification.

The applicant asserts that a significant proportion of the community and sporting benefits arise from the Artificial Grass Pitch (AGP), not least the ability to increase the levels of sporting participation as part of the clubs development.

The club commits to the early delivery of the AGP and associated works in Phase 1, prior to the occupation of any residential development. However the Club now seeks through ongoing discussions with the Council regarding the terms of the legal agreement the ability to deliver the new build residential development prior to the development of the new club house.

This departs from the Council’s original requirement to see the delivery of the whole of the clubhouse prior to the occupation of any residential development however, the club state that they need to secure RFU funding and the early delivery of the AGP, and the funding that accompanies it, is seen as an essential component to the funding viability of the wider project.

A summary of the s106 obligations as now proposed compared to the intention in the Feb 2017 report are set out below;
<table>
<thead>
<tr>
<th>S106 obligation clause</th>
<th>As recommended 1\textsuperscript{st} Feb 17</th>
<th>Revised proposal</th>
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| Securing completion of new club house | A restriction on the occupation of the enabling residential development until such time as the new clubhouse has been completed. | • Restriction on the occupation of any dwellings unless and until the new Artificial Grass Pitch (AGP) has been approved for use by the RFU & the Council.  
• Not to occupy more than 10 dwellings on the site until the external shell of the clubhouse has been constructed and the changing accommodation has been fitted out and capable of use.  
• Not to occupy the last of the 14 dwellings until the new clubhouse has in its entirety been constructed and fitted out to be capable of use. |
| Overage                        | An agreed overage mechanism relating to off- site contributions for the provision of Affordable Housing to be triggered if specified financial outputs were to exceed agreed thresholds. | No change to this obligation                                                      |
| TRO                            | A Traffic Regulation Order.                                                                                   | No change, this obligation remains                                               |
| Community use                  | A Community Use Scheme                                                                                       | No change, this obligation remains                                               |
Based on the funding arrangements, the club’s intended phasing of the development is outlined below;

- Phase one would include the completion of the AGP, the new car parking areas and works to the internal access road.
- Phase 2 would include the construction of 10 houses, the erection of the external shell of the whole clubhouse and the provision/fitting out of changing room facilities so that they are capable of use.
- Phase 3 includes, fitting out of the remaining part of the clubhouse, including the social accommodation and squash courts, so that it would be capable of use.
- Phase 4 will include the conversion of the existing clubhouse to 4 residential units.
- Phase 5 would include the provision of the outdoor tennis facilities in the walled garden.

In terms of the revised phasing it is necessary to ensure that the community benefit arising from the scheme is deliverable.

Ideally, both the new pitch and the clubhouse would be completed prior to the construction/occupation of the residential units. However, if this option is pursued, it would add to the developer’s financing costs which would in turn add to the amount of enabling development that is required. It is therefore, the applicant’s intention to complete the AGP and associated infrastructure works, and to release land for the construction of ten dwellings, this will release funds to allow work to commence on the first phase of the clubhouse i.e. the building of the external shell of the clubhouse and the provision of the changing accommodation.

In the proposed phasing arrangement from the club the next phase of the development would include, the fitting out of the remainder of the clubhouse. The legal agreement would restrict the occupation of the 14th dwelling until such time as the remaining part of the clubhouse is constructed, fitted out and capable of occupation. The delivery of the social facilities and squash courts element of the scheme would be delivered prior to the occupation of 14th new dwelling.

Members are advised that under the proposed revised terms of the s106 agreement, the 10 new houses could be occupied prior to the construction of any part of the clubhouse. The occupation of a further 4 residential properties within the converted club house would not be permitted until such time as the construction of the external shell of the clubhouse and its partial fitting out.

It is therefore a potential risk that whilst the enabling development of 10 new houses could be constructed and occupied that the only sporting/community benefit received at this stage, would be the delivery of the AGP, in line with the terms of the proposed revised obligation. There is no certainty within the proposed revised obligation that the new club house and associated facilities will be delivered which are identified as justifying the exception to Green Belt policy in this instance. The applicant would still be tied into delivery of the new
club house prior to occupation of the 14th dwelling (ie the final unit within the converted club house).

The revised phasing plan and the terms of the proposed legal agreement as outlined above would result in the certain provision of the AGP which represents a proportion of the sporting and community benefit arising from the scheme. On this basis Members may consider that this is sufficient to compensate for the detriment to the Green Belt arising out of the approval of the scheme.

**Recommendation**

The application is recommended for approval subject to the revised terms of the Section 106 Agreement as outlined in the Development Management Report dated 1st February 2017.

The revised terms of the legal agreement that are agreed are;

- Provision of a Community Use Scheme
- An agreed overage mechanism relating to off-site contributions to be triggered if specified financial outputs were to exceed agreed thresholds.
- Finance of a Traffic Regulation Order.
- Restriction on the occupation of any dwellings unless and until the new AGP has been approved for use by the RFU and the Council.
- Not to occupy more than 10 dwellings on the site until the external shell of the clubhouse has been constructed and the changing accommodation has been fitted out and capable of use.
- Not to occupy the last dwelling until the new clubhouse has in its entirety been constructed and fitted out to be capable of use.
APPENDIX ONE – PREVIOUS REPORT

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.

Reason for Referral to Committee

Objection from the Parish Council which is outlined below.

Cllr Mrs S Woodyatt has also requested that the application be considered by Committee.

Site and Proposals

The development of the new clubhouse requires substantial investment. Funding is available from a number of sources however this is insufficient to fund the entire development. In view of this, the application seeks approval for enabling residential development which would generate capital to fund the new club house facility.

The application site is located in the Green Belt. The site (excluding the walled garden area) is classified in the Open Space Audit as being for Outdoor Sport.

The site is in use by Lymm Rugby Club; Lymm Squash Club and Lymm Hockey Club uses the existing changing facilities.

The site includes the existing rugby clubhouse, the car parking, sports pitches & walled garden. The existing club house faces the residential cul de sac of Manor Road and is located on the eastern boundary of no. 44 Crouchley Lane. The existing access to the site is located to the west of the clubhouse.

The clubhouse is a locally listed building.

There are two protected trees within the site; a Beech tree and a Pine tree. The site lies to the east of Lymm Dam which is a designated site of ecological and wildlife value.

The site is approximately 200 metres from the Conservation Area to the west of the site.
Planning History

2016/27266 – Provision of 4 number porous macadam tennis courts. Approved with conditions.
Other applications submitted relating to fencing, antenna, floodlights, tree works etc.

Planning Policies

National Planning Policy Framework
Includes amongst other matters, a presumption in favour of sustainable development. States that inappropriate development in the Green Belt is harmful by definition and that very special circumstances must clearly outweigh harm if projects are to proceed.

Para 70 – LPA’s should plan positively for sport and recreation
Para 73 – access to high quality sport and recreation can improve health and well-being of community
Para 81 – LPA’s should look for opportunities to provide for outdoor sport and recreation
Para 89 – new buildings for outdoor sport and recreation appropriate in the green belt
Para 90 – engineering operations are appropriate in the green belt provided no loss of openness.

Warrington Core Strategy
Policy CS1 – Overall Spatial Strategy – Delivering Sustainable Development
Policy CS2 – Overall Spatial Strategy – Quantity and Distribution of Development.
Policy CS3 – Overall Spatial Strategy – Maintaining a 10 year Forward Supply of Housing Land.
Policy CS5 – Green Belt
Policy QE1 Decentralised Energy Networks and Low Carbon Development
Policy QE4 – Flood Risk
Policy QE5 – Biodiversity and Geodiversity
Policy QE6 – Environment and Amenity Protection
Policy QE7 – Ensuring a High Quality Place
Policy MP1 - General Transport Principles.

Policy MP7 – Transport Assessments and Travel Plans

Policy MP10 - Infrastructure

Policy QE8 – Historic Environment

Policy SN1 – Distribution and Nature of New Housing.

Policy SN7 - Enhancing Health and Well –Being
Policy CC2 – Protecting the Countryside

**Supplementary Planning Documents**

Construction and Design  
Car Parking Standards  
Warrington Green Belt Assessment  
Warrington Landscape Character Assessment  
Open Space Audit 2012

**Notification Responses**

15 letters of objection received; 11 live on Manor Road or Crouchley Lane. A further letter has been received from a Planning agent acting on behalf of 13 residents living on Manor Road and Crouchley Lane.

Summary of Grounds of objection.

- Lack of car parking; increased pressure on car parking; lack of parking spaces for coaches; safety issues arising from car parking on Crouchley Lane. Crouchley Lane not able to support existing traffic levels and there have been accidents this will be exacerbated by further residential development. Resident's driveways are often blocked and residents have erected wooden bollards on the verge to prevent parking. Crouchley Lane should have double yellow lines provided. Use of traffic cones is not an acceptable long term solution. There are regular occasions when there is more than one coach at the site.
- There does not appear to be sufficient car parking for the proposed new houses.
- The alcohol license is until 1 am – late night activity should be restricted. Anti-social behaviour associated with late night club activities.
- Scale of buildings would have an adverse impact on the Green Belt
- Adverse impact on residential amenity – loss of privacy; loss of outlook
- A similar scheme for Grappenhall Sports Club was refused.
- Adverse impact on beauty of Green Belt
- Unnecessary development – adverse impact on over -subscribed local schools and services.
- Letters in support of the Club and facilities are not written in support of the new houses and how the development will impact on the immediate area during the building phase and subsequently. None of the supporters refer to the development being on Green Belt land and the constraints that that involves.
- A lot of the support for the scheme is from outside the village and from people who have links with the club, this should not influence the decision making process.
- Noise resulting from increased activities/ events at the site and traffic.
- The 3G pitch will be used for summer activities [ i.e. outside the rugby season] for marquee events – noisy activities.
- Pollution, dust and disturbance arising from construction works.
- The club should fund its expansion via other means, that would not
result in loss of Green belt.

- Adverse impact on nearby Conservation Area and Listed Buildings.
- The development would set a precedent for future similar developments.
- The scheme would have an overbearing impact and would result in the significant expansion of the use and the nature of the present site.
- The rugby club will become a multi sports campus including tennis courts.
- Loss of value to property.
- Loss of protected tree will impact on the visual amenities of the area.
- Will affect sleep patterns of adjacent residents and may adversely affect their ability to work
- Traffic does not respect the 20 mph limit.
- Further mitigation in the form of landscaping is required to boundaries with adjacent residents.
- Development is out of keeping with the area; too high density and inappropriate street pattern.
- Visitors to Lymm Dam add to parking problems in the area and restrict emergency vehicle access.
- Would put the Club into serious debt.
- Adverse impact of lighting on residential amenity
- Cars park on pavement, obstructing pedestrian access.
- The development should not be used to provide cheap housing for people connected with the club.
- Is there a need for the caretaker’s apartment and is this being paid for by the development or will the caretaker be renting or buying the property?
- The use of TRO’s, stewarding and bollarding will not resolve the car and coach parking issues but will just push the car parking onto residential streets.
- Is the social function facility necessary?
- A smaller development would be more appropriate and require less enabling development.
- Vague, non-legally binding agreements are not acceptable to control the use and operation of the site.

Planning Agent’s Comments [acting on behalf of some of the objectors to the scheme].

There is no objection to the principle of what the Rugby Club is trying to achieve however, concern is expressed about the scale of the proposed development including enabling development and the adverse implications on residential amenity and the open character of the Green Belt.

Green Belt Issues – The financial details relating to the need for the enabling development have not been made public and on this basis, it is difficult to comment as to whether very special circumstances is valid in this case. It is not possible to assess the harm to the Green Belt as a result of inappropriateness, which should be given substantial weight against the benefits of the proposal.
Scale of Clubhouse- There is a discrepancy in the figures regarding the size of the clubhouse. It is clear that the proposed clubhouse would be substantially larger than the existing. It is not clear from the submission how the provision of a 200 cover function room and 2 conference rooms is justified as falling within the criteria of ‘appropriate facilities for outdoor sport and recreation’.

Residential Amenity – concern relating to the lack of parking, including coach parking facilities within the site and the over flow car parking that occurs on Crouchley Lane on match days, which impacts on highway safety and the enjoyment of their dwellinghouses. A Traffic Regulation Order has been suggested however, the details are not currently available for residents to consider.

The swept path analysis for coaches to enter the site is very tight and there are no dedicated turning facilities within the site for coaches. There is no separate coach parking facilities identified. This situation is considered to be unworkable on busy match days. This could have an impact on the number of car parking spaces that might be available resulting in on street car parking in the surrounding residential area and will lead to congestion on the site when it is busy. This will dissuade coach drivers from using the site resulting in ‘drop offs’ on the highway.

If consent is granted it should be subject to conditions to ensure that residential amenity during construction and operation of the premises is protected.

Concerns regarding noise and glare from floodlights has also been raised. In particular glare from floodlights for the tennis courts during the evening period and noise and disturbance associated with any social functions. Hours of operation and the playing of amplified music are of particular concern as is the noise arising from patrons leaving the premises in the late evening. This will also apply to the residents of the proposed enabling units. Given the quiet rural environment, residents would expect to avoid noise and disturbance after the hours of 23.00 hrs.

64 letters of support including the Chairman of Lymm RFC; Vice President; Member of the Clubs Executive; Grounds Team Leader; Coach and the Chairman of Cheshire RFU; Head teacher of Lymm High School.

Of the letters received; 25 of the respondents have stated that they have some connection to the Club; 11 gave no address; 4 live close to the site on Manor Road or Crouchley Lane; 1 lives outside the borough.

Summary of Grounds of Support;

- Will allow future generations to enjoy the benefits of sport and social facilities to a high standard.
- Club Membership covers a wide spectrum of age groups of both sexes and for different types of sport; participants and spectators and including disabled access.
- The Club makes a significant contribution to physical, mental and social wellbeing at a time when Local Government, Education and
Social Services and NHS are experiencing severe budgetary constraints.

- The Club’s involvement in a northern league takes the team across the north helping to promote the village and the town as a place to work, live and to do business.
- The growth of the club has demonstrated sustained management of its assets which would continue if the plans were approved.
- The existing facilities at the club are poor and require improvement – need for modern changing facilities to allow for hygienic and safe washing.
- Proposed increase in parking spaces which should address local parking problems.
- Standard of the development proposals would not negatively affect property prices.
- The main club room will be even more suitable for Lymm Festival events, Historic Cars Days as well as an additional venue for hiring out to local residents for birthdays, weddings etc.
- Lymm High School will be able to use the 3G rugby pitch and tennis courts, asset to the school and wider community and will build on the schools strong links with the club.
- As a local resident, can confirm that the club is well managed and responsible.
- New tennis and squash courts will be an improvement on the existing facilities in the Lymm area. Also provide support for Touch Rugby and Hockey.
- The Club has over 1200 members including 400 juniors playing sport several times a week.
- The Club is a volunteer organisation and primarily self-funded.
- There is a well-publicised obesity crisis for which there is local evidence in Warrington Town Centre including both adults and children. On this basis, it is right to support this venture.
- Would provide local employment and an affordable accessible club open to all the community irrespective of income.
- The cost of refurbishment and modernisation is neither realistic nor feasible.
- Will add to the much needed housing stock in the area.
- The extension of the playing fields in 2010 has increased the pressure on the clubs facilities. The capacity issue and the increased quality of social facilities that parents expect for them and their children could not be achieved via simple modification of the existing building.
- The new facilities will help the club meet their regulatory requirements.
- It makes sense to focus on a single multi-storey facility rather than try to finance for a number of different projects.

Statement Of Community Involvement
The applicant has undertaken a public consultation event on the evening of 14th September 2016. This was to allow members of the public to discuss the specific details of the scheme with representatives from the Club, the architects and agents responsible for the scheme. Members of the public
were also given the opportunity to fill in feedback forms.
The consultation event indicated that there were mixed views towards the proposed development. The redevelopment of the outdated clubhouse was supported however, concerns were raised regarding amongst other things, issues relating to the additional strain on car parking and pressures on access to the site and the effect on local property values. The issues raised by residents have been outlined above.

Parish Council
The Parish Council appreciates that the club needs improved facilities but objects to all building within the Green Belt.
Cllr. Ian Marks - I support this application because of the benefits to the community of the improved facilities. However I have two comments.

Green Belt
I am concerned about the new development in Green Belt. In Lymm we are very protective of the Green Belt and you will have seen the comments of the Parish Council. However if it can be very clearly demonstrated that there are over-riding reasons in favour of special development, then I can support the overall scheme. However it is critically important that if granted it does not set a precedent for other landowners / holders of options to build. This guarantee must be absolutely water-tight.

Gated Development
I have a personal prejudice against gated developments. I think they are pretentious and do nothing to improve the street scene. I object to this part of the proposal.

I could have a little sympathy if they stopped overflow parking from the Club outside properties but this should not be necessary because there is a large increase in parking spaces on the site. Also contrary to popular belief, a house-owner has no special rights on the space outside their house.

I have heard an argument that gating has implications for whether the Council adopts a road. If a road is adopted there is the need to install lighting etc. which would not be required if the road is unadopted. Adoption I am led to believe may mean less properties can be fitted onto the site so reducing the income generated. However I would need a lot of convincing that these are good enough reasons for me to accept gating.

Consultation Responses

United Utilities - No objections subject to conditions.

Flood Risk - No objection in principle to the proposed development as long as there is adherence to the FRA and the provision of a detailed design for the drainage layout and attenuation.
Tree Officer
I would not oppose the tree protection for the retained boundary vegetation to be dealt with by a pre-commencement condition.

In regards to T38 this tree holds historic value from the former estate and currently provides an attractive feature within the landscape, as such I hold high reservations on its removal and all avenues for its retention must be considered. However it is noted that the nature of the proposal in the reforming of the pitch could not easily accommodate the retention of this tree. Should you be minded to support this development on its overall merit, I can see no foreseeable way forward other than to consider the removal of T38 to accommodate the pitch arrangements. Should the proposal be minded for approval mitigation for the loss of this tree and T84 must be given within the landscape scheme. I would recommend that three coniferous spp. for example; Scots Pine, Cedar of Lebanon or Corsican Pine of 12-14cm girth be given for T38 and two Beech spp. be given for T84 of 16-18cm girth, to be planted within view of Crouchley Lane, with appropriate after care and conditions applied for 5 year replacement.

Lighting
No objections subject to conditions relating to the following outstanding matters;

Reduce light trespass falling onto new houses to acceptable levels. – Fence does not block all of the light spillage, and excessive lux levels are falling onto some houses

*An LED floodlighting solution to be presented for the scheme
* Present lighting calculations with outreach brackets on the sports lighting having appropriate outreaches in the detailed design by the LED manufacturer
* The manufacturer’s technical data on the sports lighting shall be provided in the detailed design by the LED manufacturer.

Ecology
Both the bat surveys and the reptile surveys have been conducted by suitably qualified ecologists and were carried out to appropriate and proportionate standards. I would not now consider that any further surveys need to be carried out prior to deciding the application.

The surveys did not record signs either of roosting bats or of reptiles during the surveys. I therefore have no overall objections to the proposal on ecological grounds.

I would recommend that, if permission is granted to the scheme, conditions should be placed on any approval or by means of an informative provided to the applicant relating to the control of Japanese Knotweed; vegetation clearance during bird nesting season; implementation of measures included in the ecology report.
**Sport England and the RFU**

Sport England wish to formally withdraw the objection to the scheme and no conditions are required. This is based on written confirmation by the RFU of the strategic need and technical specifications of the AGP.

Following further detailed analysis, the RFU would like to place on record its support for the proposed Artificial Grass Pitch at Lymm RUFC. The RFU have identified the site as one of 60 sites nationally that they are intending to support through the RFUs National Artificial Grass Pitch Investment Strategy. The development of an AGP at this site will support the wider development of the game in the North West of England.

The RFU will ensure that the AGP is delivered through the national cross sport Artificial Grass Pitch Framework and oversee the technical build process thereby ensuring that the pitch is fit for purpose upon completion.

The RFU has no objection to the proposals for this site.

**Archaeology**

This application is supported by a Heritage Statement. This concludes that, in the absence of entries in the Cheshire Historic Environment Record and any other evidence of early activity across the bulk of the application area, the main interest of the site lies in the fact that much of the area was formerly occupied by Beechwood Hall and its ancillary buildings. The complex of buildings is depicted on the later 19th-century 25" Ordnance Survey maps but the hall and many other ancillary structures had been demolished by 1946, when aerial photographs show much disturbed ground.

Large country houses such as this were often preceded by a sequence of earlier halls extending back into the medieval period but the Mott MacDonald study notes that this was not the case in this instance and that the hall and grounds were a wholly new development in the second half of the 19th century. It is also argued that, given the relatively late date of the hall and that it is depicted in detail on the 19th and early 20th-century maps, further investigation would not be justified. It is advised that this represents an appropriate conclusion with regard to the demolished hall.

The study does note that an earlier structure was present on the margins of the application area, prior to the construction of the hall, and that this lay in the area to the east of the clubhouse and north of the current rugby field, where a small farmstead is depicted on the 1837 tithe. It is argued in the report that this feature is not sufficiently significant to warrant further mitigation but this approach is not in line with that consistently advised by this service with regard to buildings depicted on tithe maps and earlier cartography. This is because such buildings often have an origin in the late medieval or early post-medieval period and examination of such sites will often reveal evidence for a succession of structures. Recent work at Woolston, where the footprint
of a building shown on 19th-century mapping was examined, revealed evidence of activity stretching back to the 17th century. Mott MacDonald did not discuss their conclusions with the Archaeology Planning Advisory Service so there was no opportunity to discuss this approach with them.

A detailed examination of the evidence, however, suggests that this will not be an issue in this instance because a comparison of the modern and historic mapping seems to indicate that the buildings lay immediately to the north of the application area boundary. In addition, aerial photographic evidence from the last 20 years shows clear evidence of significant ground disturbance and earth moving between the rugby pitch and northern boundary. Any archaeological features that were present are unlikely to have survived this process. In conclusion, therefore, it is advised that further archaeological work is unlikely to be worthwhile and no further mitigation is advised.

**Education** - No contribution is required for schools.

**Environmental Protection**

**Contaminated Land**
The submitted reporting has been reviewed and the overall conclusions have been agreed with, however it recommended that further investigation was required – therefore two contaminated land conditions have been recommended for this proposal.

**Air Quality**
On overall consideration, the number of vehicle movements likely to be associated with this proposal is considered to be below the threshold that would dictate the need for an air quality assessment; therefore, no Air Quality Assessment conditions will be required for this proposal.

The site has also been noted as being located within a Smoke Control Area. This applies to any solid fueled devices that vent/exhaust via a chimney – therefore could reasonably include any of the residential properties (but also any solid fueled heating proposals by the main clubhouse) proposed by this scheme. An informative has been recommended advising of the key requirements of being located within the Smoke Control Area.

**Noise**
The submitted acoustic report has been reviewed and has assessed a number of different elements from the proposals which I have separated as below.

BS8233:2014 – ambient noise levels in new dwellings and external amenity spaces - the overall conclusions are satisfactory however impacts of noise from the proposed activities on the new residential properties may just exceed the recommended limits for short durations – which will be compliant when reviewed over the 16hr averaging period but may exceed it by up to 2dB for the duration of external sports events. However, this assessment is based on the loudest levels measured which will therefore represent an absolute worst case scenario and in reality; levels are likely to be compliant. Consideration
for noise in the external areas has also been given which will be between the
good and reasonable levels – however a brick wall is proposed as a garden
boundary which will act as an acoustic shield to external amenity spaces and
to the ground floor windows therefore reducing the noise level to better than
required on the good standard.

BS4142:2014 – Impact of plant noise on proposed residential dwellings - The
noise report has also considered noise from external plant and equipment as
well as that emitted from ventilation and air handling units. Based on the
measured noise levels, ambient and background noise levels have been
identified on and around the site – using the modal quietest levels, this has
then allowed daytime and night time plant and equipment specification levels
to be made. In this case, a rated noise level at the boundary of the nearest
residential properties should not exceed 43dB daytime and 38dB night time.
As the plant has not been specified at this early stage, this should therefore
be a design level to allow the selection of appropriate plant and equipment
allowing for any distance attenuation and building attenuation that the
proposed building may result in.

General On-site Noise – There is an overlap between amenity and licensing
issues with activities at the site. The noise report has recommended a noise
management plan should be implemented under the Licensing regime,
however, indications from the existing noise management plan are that it is
covering activities that are non-licensable and therefore potentially outside of
the remit or requirements under the licensing regime. This includes
stewarding of vehicles and patrons on and off the site. For events, the plan
can be implemented under the licensing regime, but for day to day sporting
events using the outdoor area then this is beyond the requirements of the
licensing regime. On this basis, it is recommended that a site management
condition is necessary to control activities on site and to ensure that conflicts
with the site operations and the site activities, possibly including events,
should be implemented through a condition. This could also include
considerations such as servicing arrangements for deliveries to the site and
collections of refuse from the site including acceptable times that will not
disrupt local residents – both newly proposed residents and the existing
residents along the access routes.

The combination of the proposed rugby club redevelopment and the
introduction of new residential properties will always be potentially conflicting
should noise and disturbance not be controlled properly. Having new
residential properties may enable funding for the redevelopment to go ahead
however it may also introduce new receptors in very close proximity to the
redeveloped club and facilities who may ultimately complain about activities if
they are unreasonably disturbed by said activities. The club must be mindful
of this for all future activities and need to ensure that sufficient and adequate
provisions are put in place to minimise the likelihood of future complaints
arising.
Lighting

The lighting report has also been reviewed. It details a number of control measures for various areas that are considered to be appropriate and acceptable.

Reviewing the detailed lighting plots however, it demonstrates currently that overspill lighting will be substantially above an acceptable level in the new dwelling houses between the existing clubhouse and the proposed tennis courts in the walled garden. The report does detail that baffles or shields may be appropriate however does not demonstrate what the overall lighting levels should be when these are fitted. It is also not entirely clear whether the boundary wall has been accounted for within the drawings – obviously this may reduce the level of overspill into garden areas but due to the close proximity of the properties and the height of the lights, it is likely that shielding effects from the wall will be minimal due to line of sight issues on the dwellings themselves. Currently overspill lighting to one property is between 25 and 50 lux – which may cause some adverse impacts on amenity. I would recommend that an updated lighting report should be drafted showing the impact of light shields/baffles and to ensure that overspill lighting is well below 10 lux rather than the 25-50 lux level currently shown.

Overspill from the rugby pitches onto the dwelling houses is lesser than that for the tennis courts. I am not certain whether these levels shown include the effects of the boundary wall treatment or not – again, some clarification on whether the boundary wall will have any impact on lighting levels would be ideal.

For the above two reasons, I would recommend that further details should be submitted to demonstrate clearly how lighting is controlled so as not to cause adverse impacts on amenity arising from elevated levels of overspill lighting.

Kitchen Facilities

There is a kitchen proposed at the site but no real indication on its frequency of use nor the scale of the kitchen and its likely catering activities. Some detail, possibly written alone, will be required to advise on what the kitchen is likely to be catering for including consideration of whether any odour abatement equipment might be required to minimise impacts from kitchen odours on residential amenity. Any such assessment will need to be commensurate to the proposed level of use. A condition has been recommended to this effect.

I have no objections subject to conditions and/or informatives being applied, addressing the issues raised above, should consent be given.
Highways

Car Parking – Clubhouse/Sports Facilities

The Councils Parking Standards do not have specific parking requirements for the clubhouse, multi-sports facility and tennis court aspect of the development and as such it is difficult for highways to ascertain the demand for parking.

The existing car park comprises of hardstanding in addition to unbound gravel. The spaces are not formally marked but the applicant has stated that it has the capacity for approximately 200 spaces. No evidence has been provided to support this statement.

It is not anticipated that the proposal would result in an intensification of use of the sports facilities as there will be no increase in the number of sports pitches. To assess the trips generated from the proposals the industry standard software TRICS has been used. The TRICS analysis has focused on the residential development and provided minimal information on the clubhouse and associated sports facilities.

A traffic survey was conducted on the 1st May 2016. Four matches were held one after another across the day as part of a Cheshire Junior Cup event and further junior training sessions. The applicant has stated that these events are amongst the busiest days of the year. The maximum occupancy of the car park throughout the day was 167, at both 14:45 and 15:30.

The proposed car park would have 185 standard parking spaces with an additional 13 disabled parking spaces. If the results of the traffic survey were applied to the proposed car parking provision a capacity of 84% would be deemed to be the very worst case scenario for the development. Car parks that operate at 85 – 100% capacity, at times of peak parking demand will be deemed to be “full” and unavailable to accommodate any additional demand.

The 185 spaces comply with the Councils Parking Standards dimensions for a standard off-street car parking space. The 13 disabled spaces are 3.6m wide with a 1.2 transfer zone behind and are considered to be of a satisfactory standard.

Highways are concerned that the first floor function room would result in parking demand that could not be accommodated on-site at times of peak parking demand for the sports facilities. A planning condition will be used to prevent the use of the function room from occurring whilst any of the sports pitches are in use. It is envisaged that parking demand for the function room could be provided on-site as it is expected to be significantly less than that of the four sport pitches during peak demand periods.

To prevent on-street car parking, traffic cones are placed Crouchley Lane/Manor Road. This form of traffic management does not have approval from the Local Highway Authority and is therefore informal. As the development is located in close proximity to a bend with poor visibility the prevention of on-street car parking is welcomed. The introduction of Traffic
Regulation Orders (TRO) in the immediate vicinity of the site would formalise this arrangement. The TRO is to be funded through a Section 106 agreement with the developer.

The proposed 10 sheffield stands are deemed to be sufficient cycle provision for the clubhouse and associated sports facilities. As no precise detail has been provided, a planning condition will be required to ensure the cycle provision is of an acceptable design standard.

A designated coach parking space has been provided in the north east corner of the car park. As a coach would be expected on-site most weekends the minimal loss is standard parking spaces is considered to be acceptable.

**Access**
For the proposed closure of the existing site access and the introduction of a new site access the applicant will be required to enter into an agreement under Section 278 of the Highways Act 1980 with the Council.

It is the applicant’s intention for the access road connecting the residential developments and sports facilities to become adopted highway. In order for the new access road to be adopted, an agreement under Section 38 of the Highways Act 1980 will need to be entered into with the Council.

A 2m wide footway is to be provided on both sides of the new access for pedestrian access to the site from Crouchley Lane.

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

The swept path analysis demonstrates that coaches are able to access and egress from the proposed vehicular access in forward gear. The coach will be required to reverse over sections of the car park in order to exit the site in forward gear. Highways acknowledge that this manoeuvre is it not ideal. However, given that coaches are expected to arrive on-site at times of low parking demand, the manoeuvre is considered to be acceptable.

The proposed new section of adopted highway provides access to the residential areas of the development in addition to the clubhouse and associated sports facilities. Highways are concerned that parking on the access road would result in congestion onto the adopted highway of Crouchley Lane. To alleviate the concerns the introduction of TRO for the entirety of the access road is to be implemented and funded through a Section 106 agreement with the developer.
Residential Development

There are 14 proposed residential developments, 1 five bed, 6 four beds, 4 three beds and 3 two beds. The Councils Parking Standards for each of the residential developments is as follows:

- 5 bedroom property – 3 allocated parking spaces + 0.3 unallocated spaces
- 4 bedroom property – 3 allocated parking spaces + 0.3 unallocated spaces
- 3 bedroom property – 2 allocated parking spaces + 0.3 unallocated spaces
- 2 bedroom property – 2 allocated parking spaces + 0.2 unallocated spaces

This equates to a requirement for 35 allocated & 4 unallocated parking spaces.

The five dwellings located to the north west of the site have adequate parking provision with spare capacity for a visitor parking on each driveway. The residential area to the north east of the site does not meet the required parking standards with 1 further unallocated space required. It is anticipated that the unallocated space could be provided on-street.

Access to gardens has been demonstrated for bin storage and cycle parking.

It is the intention for residents to leave their bins at the end of the two residential developments adjacent to the main gates. Where waste cannot be collected directly from individual properties, developers may have to determine suitable collection points near to the highway. The majority of the residents will not have to carry waste more than 30m to the designated storage point. A swept path analysis has been provided which demonstrates that refuse vehicles can access the storage points and reverse within the curtilage of the site and exit onto the adopted highway in forward gear.

The minor access roads serving both residential areas is to be a shared surface road providing direct access to dwellings with shared use for pedestrians and vehicles. A shared surface road with frontage access should be a minimum of 5.5m with a 2m verge required on both sides. The minor access roads are not of the required standard to comply with the Warrington Design Guide as the 5.5 width cannot be provided in addition to a 2m verge on both sides. The substandard access minor access roads are considered to be acceptable as vehicles will be travelling at slow speeds in low traffic situations.

In view of the above, there is no highway objection to the proposals subject to conditions being attached to any planning approval.

No comments have been received from the following consultees:

- Police
- Public Health
- Cheshire Wildlife Trust
Housing

Children and Young Peoples Services

Asset Improvements and Adoptions

Lawn Tennis Association

Squash Federation

Observations

Principle of Development

Section 38(6) of the Planning and Compulsory Planning Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise.

The application site was formerly occupied by Beechwood Hall and its ancillary buildings. Most of the buildings have been removed and areas of the site have subsequently either blended into the landscape or have been laid out as sports pitches, with the remaining buildings providing associated recreational / social facilities.

The site is located within the Green Belt as defined by the Local Plan Core Strategy Proposals Map. The National Planning Policy Framework (NPPF) and policies of relevance within the LPCS are considered to constitute the most appropriate framework against which to assess this proposal.

Local Plan Core Strategy Policy (LPCS) CS5 states that development proposals within the Green Belt will be approved where they accord with relevant national policy.

Paragraph 87 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 88 states that very special circumstances will not exist unless the potential harm to the Green Belt, by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Whether very special circumstances exist in this instance is explored later in the report, following consideration of all other matters to identify whether any other additional harm exists.

Paragraph 89 of the NPPF states that the construction of new buildings in the Green Belt should be considered to be inappropriate development. Paragraphs 89 and 90 identify a number of exceptions of where development need not be considered to be inappropriate, including;

“The provision of appropriate facilities for outdoor sport, outdoor recreation
and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;”

Policy CS1 of the Warrington Core Strategy states that throughout the Borough development proposals that are sustainable will be welcomed and approved without delay. It states that in order to be sustainable, development should accord with national and local policy and have regard to, amongst other things, the planned provision for housing growth; the priority afforded to accommodating growth in inner Warrington through the use of previously developed land; the priority afforded to the protection of the Green Belt and the character of the countryside; the need to safeguard environmental standards, public safety and residential amenity; the delivery of high standards of design and construction, that have regard to local distinctiveness and energy efficiency and the need to develop sites in appropriate locations accessible by public transport, walking and cycling.

The Local Plan Core Strategy housing target was quashed by the High Court in February 2015. In the absence of a housing target the Council is not currently able to demonstrate a 5 year housing land supply. This will be addressed as part of the work to reinstate the housing target as set out in the Council’s updated Local Development Scheme which was approved by the Council’s Executive Board in April 2015, with a further update on progress reported to Executive Board in October 2015.

Until the Council can demonstrate a 5 year housing supply paragraph 49 of the NPPF confirms that relevant policies for the supply of housing should not be considered up-to-date. This means that presumption in favour of sustainable development as set out in paragraph 14 of the NPPF will apply.

Paragraph 14 of the NPPF advises that where the development plan is out of date, planning permission should be granted unless “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole” or “specific policies in this Framework indicate development should be restricted”.

Playing Pitches
The NPPF states that Local Planning Authorities should “plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide… opportunities for outdoor sport and recreation” however, sport and recreation such as playing pitches, are not listed as appropriate development within the Green Belt.

The application site is in part, currently used for the purposes of outdoor sport i.e. a rugby club, with parking, floodlighting and a clubhouse associated with the use of the land. Although the remodelling of the site to accommodate the new 3G pitch, would alter its appearance, it would not be harmful and this part of the development would not result in a loss of openness nor would it conflict with Green Belt policy.
Tennis Courts
Permission has recently been sought and granted for the construction of 4 tennis courts within the walled garden. The construction of the courts would constitute an engineering operation and the use of land for the creation of the tennis courts was not considered inappropriate development in the Green Belt, as the openness of the Green Belt would be preserved and there would be no conflict with the purposes of including land in Green Belt. The land is currently open within the walled enclosure. The view of the fencing around the courts would be screened by the existing boundary wall. The application was approved on the basis that there would be no conflict with the purposes of including land in the green belt in that there would be no encroachment of development into the wider countryside. The proposal would therefore be appropriate in the Green Belt.

Conversion of the Club House
The development would include the conversion of the clubhouse into 4 units. Para 90 of the NPPF states that “the re-use of buildings provided that the buildings are of permanent and substantial construction” would not constitute inappropriate development in the Green Belt.

This building was formerly the original stable block to Beechwood Hall, the latter having been demolished along with buildings on the north side of the walled garden. The conversion would include the demolition of poor quality extensions to the original building that currently house the squash courts. Parking and private garden provision would be contained within the areas formerly occupied by buildings.

It is considered that the club house building is capable of conversion without major or complete reconstruction, the new use would not have a materially greater impact than the existing use and the modifications to the design of the building, would be in keeping with the surroundings. This part of the development would not constitute inappropriate development in the Green Belt and would not conflict with the purposes of including land in the Green Belt.

New Residential Units at Rear of the Club House
The new residential units at the rear of the clubhouse, which consists of 5 dwellings and associated car parking / gardens, would be constructed on land that previously formed part of the stable block courtyard. This, the applicant states is previously developed land. Paragraph 89 pf the NPPF states that limited infilling or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing, would be appropriate in the Green Belt.

It is debateable whether this part of the site could be regarded as previously developed land given its current appearance and lack of structures. Notwithstanding the above, the proposed new houses would have a greater impact on the openness of the Green Belt and the purposes of including land
within it than the existing development. Inappropriate development is by definition harmful to the Green Belt and should only be approved in very special circumstances. Even if a case for very special circumstances is considered to exist based on the viability appraisal, the impact of the development on openness of the Green Belt must still be considered.

New Club House in Walled Garden
The walled garden area of the site is currently in separate ownership. It is proposed to erect the new club house on this area. The use of the land, which is grassed, is unclear. Paragraph 89 of the NPPF identifies an exception to the rule of the construction of new buildings representing inappropriate development in the Green belt as being appropriate facilities for outdoor sport and recreation.

It is noted that the proposed new facilities would accommodate club and other social events, would make provision for meeting rooms, dining areas and associated kitchen facilities, replicating some of the activities which currently occur in the existing clubhouse and occasionally in a marque within the grounds, but on a larger scale.

The meeting rooms and function suite are not considered to be appropriate facilities within the Green Belt. The rooms provided for social events are not directly related to the playing of rugby and it is not therefore considered to be a facility required for outdoor sport and recreation.

The provision of the squash courts do not fall within the criteria ‘outdoor sport and recreation’ and as such represent inappropriate development however, it should be noted that the new squash courts are replacing existing provision on the site for playing squash.

It is acknowledged that the club needs to upgrade its changing room facilities to meet current standards and that they are considered to be a facility required for outdoor sport and recreation. The scale of provision is considered to be substantial however; this reflects the number of pitches; the need for segregated facilities and the number of different sporting activities that would be available on the site.

The provision of caretaker’s accommodation which forms part of the clubhouse is also an inappropriate form of development in Green Belt policy terms.

As the different uses form part of a single building, the whole of the clubhouse building is considered to be inappropriate development. In addition, the floodlighting and additional car parking would also constitute inappropriate development. Inappropriate development is by definition harmful to the Green Belt and should only be approved in very special circumstances. Even if a case for very special circumstances is considered to exist based on the viability appraisal, the impact of the development on openness of the Green Belt, must still be considered.
Flood Lights
Floodlights are proposed in association with the rugby playing pitch and the tennis courts. Floodlights can detract from the rural ‘open’ nature of the area particularly during daylight hours, when they would be more conspicuous. During the night-time, their luminosity would also potentially be a distraction, providing a foreign presence in the landscape. The rugby pitch already has floodlights that are angled and cowled to avoid problems relating to their luminance. Details of the new floodlights for both the tennis courts and the new pitch will need to be submitted, in the event that planning permission is granted for the development. The floodlights will need to be designed in order to reduce light spillage and visual clutter.

New Residential Development to West of Access off Crouchley Lane
In terms of the proposed residential development of 5x 2 storey, detached new dwellings to the west of the access site, this would constitute inappropriate development in the Green Belt. In accordance with the NPPF, inappropriate development should not be approved except in very special circumstances.

Paragraph 87 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 88 states that very special circumstances will not exist unless the potential harm to the Green Belt, by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Whether very special circumstances exist in this instance is explored later in the report, following consideration of all other matters to identify whether any other additional harm exists.

Impact on Openness and purpose for including land in the Green Belt
The Green Belt Assessment has concluded that that part of the Green Belt where the application site is located would;

- not contribute to Purpose 1 of Green Belt policy which is to check the unrestricted sprawl of large built up areas. The land is not adjacent to the Warrington Urban Area and therefore does not contribute to this purpose.
- not contribute to preventing towns from merging.
- make a moderate contribution to assist in safeguarding the countryside from encroachment. ‘The parcel is connected to the settlement on its north eastern boundary. This consists of Crouchley Lane, which is durable and would be able to prevent encroachment into the parcel. The parcel is well connected to the countryside along largely durable boundaries which would be able to prevent further encroachment beyond the parcel if the parcel was developed. These consist of Crouchley lane to the east and a thick row of vegetation and tall trees to the west and south….There is a building used as a sports club along with associated playing fields in the east of the parcel and minimal
vegetation except along the boundaries. Thus the parcel supports a beneficial use of the Green Belt in terms of providing access to sport and recreation. The parcel supports long line views to the south and overall supports a strong degree of openness. The parcel could be argued to make a strong contribution due to its openness, but the durability of its boundaries means that overall it makes a moderate contribution to safeguarding from encroachment."

- The land makes a strong contribution to preserving the setting and special character of historic towns.

Openness is harmed through the presence of built development on land where there is no built form present. The impact that a development has on openness does not relate to the visibility of the development, and the greater the scale of the development the greater the impact on openness due to its occupation of space.

The information submitted with the application states the following in support of the application:

- This is an urban fringe location and there is an existing complex of buildings on the site as well as hardstanding / car parking and marked out rugby pitches.
- The site is surrounded by mature hedgerows and a walled garden.
- The site is in close proximity to dwellings on Crouchley Lane. The site is not fully ‘open’.

It is acknowledged that the development would result in an increase in buildings and hardstanding by 2,227 sq m. This is considered to represent a substantial increase and would be likely to result in harm to the openness of the Green Belt. In order to mitigate harm the following measures have been undertaken:

- The new houses have been located as close to the existing residential development as possible to maintain openness. The residential development has been located as close to the existing edge of the settlement to seek to minimise detrimental environmental impact and conflict with the Green Belt.

- The scale and spacing of the dwellings reflects those existing dwellings to the north of the application site.

Notwithstanding the above, the scale of the new clubhouse and the proposed residential development, would lead to visual encroachment of built form in the countryside. Although it is intended to locate the building within the walled garden, the upper parts of the clubhouse would be clearly visible above the existing wall, particularly when viewed from Crouchley Lane. The building mass of the new clubhouse would be significantly larger than the existing clubhouse. Part of the new residential development would be sandwiched between the new clubhouse and the existing clubhouse and would be partly screened from view from Crouchley Lane, by both buildings. The new dwellings on the western side of the access would be clearly visible from Crouchley Lane, notwithstanding the presence of some landscaping on this
part of the Crouchley Lane frontage.

It is noted that the proposals would not appear as isolated, standalone development in the Green Belt as they are located on the Urban fringe, reasonably well related to the buildings to the east/northeast. Notwithstanding this, there would be an undoubted change in character of the site resulting from the proposals. By virtue of the overall scale and mass of the proposals it is considered that this would result in a significant and undoubted erosion of the openness of the Green Belt. This would cause additional significant harm which weighs against the proposed development.

The NPPF identifies that there are five purposes of the Green Belt which include, inter alia, to assist safeguarding the countryside from encroachment. The application proposals are for the erection of a number of buildings and associated infrastructure on parts of a site that are currently free of buildings. The proposals would result in the urbanisation of an area of countryside which would result in the further significant visual encroachment into the countryside. This too weighs against the proposed development.

Impact on Agricultural Land
Policy CC2 of the LPCS indicates that development proposals in the countryside (where they accord with national Green Belt policy) will be supported provided that there would be no detrimental impact on agricultural interests.

The land is not in any agricultural use at present and does not appear to have any clear connection with adjoining agricultural activities. It is understood that the site is classified as Grade 3 agricultural land. It is therefore considered that there would be no significant impact on agriculture as a result of the proposed development. As such the loss of agricultural land would not represent any additional harm which would weigh against the proposed development.

Impact on Landscape Character [Warrington Landscape Character Assessment- LCA]

Lymm is generally characterised as an ‘intimate landscape, often self-enclosed by woodlands and hedgerow trees. Views from the area are therefore less extensive with few internal views of note’. It is identified as having a strong feeling of high landscape quality. With luxuriant hedgerow trees with a diverse range of species.

Lymm Dam, which lies to the west of the application site, is recognised as a site of Biological Interest [SBI] as well as containing Regionally Important Geological Site [RIGS]. The bulk of the Lymm area is Grade 3 agricultural land.

The LCA acknowledges that the nature of the landscape creates a less sensitive environment in which to absorb small scale development. However, it is noted that recent housing expansion in the area has ‘fundamentally
altered and reduced the rural character of the area for which it is renowned.’
The landscape is considered to be sensitive to change. It identified passive
recreational uses within the landscape as being more easily absorbed due to
the landform and well-vegetated nature of the area.

The site is not set within a nationally significant area of high landscape quality
however, the area to the south of the site is identified as a Site of Nature
Conservation Interest [SINC].

There is no doubt that the planned club house and residential development
would be significant features in the landscape. Some of the new
development will be partially obscured by existing buildings and the use of the
sites contours and the presence of existing boundary treatments and
landscaping would mitigate the impact of the development however, it would
not screen it from view, particularly from Crouchley Lane.

The development would interrupt the existing long line views to the south
and would substantively harm the character of this part of the Green Belt.
The context of the site to the south of Manor Road and Crouchley Lane
residential development, in an area of ‘urban fringe’ will mitigate some visual
intrusion, as will the presence of the existing buildings on the site. The
development will not appear as an isolated ‘stand-alone’ intrusion into an area
of openness and the landscape plans which incorporate existing trees and
shrubs that currently serve to screen the site together with new planting to
complement the existing landscape character will also mitigate harmful
impacts.

It is considered that the visual value of the site is partially compromised by the
presence of the existing flood lights, mono-poles[and associated
 paraphernalia], car parking areas and rugby posts.

The proposal would result in the loss of 2 protected trees on the site. One of
the trees is a Pine, which provides a notable feature in the landscape and is
likely to date back to the period when this land formed part of the Beechwood
Estate. The tree is currently located on the southern edge of the main rugby
pitch. The proposed scheme requires the new 3G pitch to move further south
from where the current pitch is located, which will mean that the tree would
need to be removed. This is regrettable. In order to mitigate the loss of the
tree, the tree officer has recommended that 3 trees should be plantedand that
the trees should be visible from Crouchley Lane. The requirement for
replanting could be made conditional on any forthcoming consent.

The proposals would inevitably result in a change in character of the site and
the introduction of the buildings would represent a high degree of visual
intrusion. However, the proximity of the site to existing buildings and the
additional landscaping would lessen the impact. The NPPF in paragraph 81
identifies that LPA’s should plan positively to enhance the beneficial use of
the Green Belt through, inter alia, retaining and enhancing landscapes and
visual amenity. However, when weighed in the balance it is considered that
there would be additional harm caused through the impact on landscape and
visual impact of the scheme on its surroundings, and on the character of this part of Crouchley Lane.

Design and Heritage
Policy CS1 requires the delivery of high standards of design which has regard to local distinctiveness while Policy QE7 seeks to ensure that new development reinforces local distinctiveness, does not damage the character of the area and should be visually attractive. The NPPF also places great emphasis on achieving high quality design in all development. The visual impact of the development and its impact on the landscape has been considered above.

Lymm RFC’s clubhouse is designated as a Locally Listed building. It is a 19th century vernacular building which was formerly the coach house for Beechwood Hall which was demolished some time ago. The former coach house and walled garden are all that remains of the former Beechwood Hall and its grounds / buildings. The building is located on the south side of Crouchley Lane, and is set behind a stone boundary wall. The building makes an important contribution to the visual amenities of this part of Crouchley Lane.

Externally, the building appears relatively intact when viewed from the principle elevation Crouchley Lane. The brick and render detailing, arched windows and gabled roofs provide a pleasing elevation onto the lane. The building is not exhibiting any signs of structural failure and is considered to be capable of conversion.

The building has been much altered at the rear with the addition of a number of unsympathetic extensions, which would be removed as part of this application. The extensions detract from the character and appearance of the building and their removal, subject to a scheme for repair, is considered to be acceptable.

A number of the original windows on Crouchley Lane have been modified to create doors. In addition, openings on the western elevation have also been modified to create a new door and canopy. The proposal would see the windows being reinstated and the fabric of the building made good. On the west elevation, new aluminium glazed doors will be introduced at ground floor level, these would be located in the existing opening. The brickwork would be made good. At the rear [southern elevation] much greater intervention is required following the removal of the extensions. New doors and windows will be inserted at ground floor level and sections of the walls will be clad in black stained larch cladding. The upper floor will be retained as brick with traditional arched windows to match the front elevation. The introduction of timber is a reference to the original timber stable doors which were previously a feature of the building.

Internally, the building has been much altered and retains little of its original character save for its fenestration detailing. The current setting of the local listed building is compromised by the
extensions at the rear. These structures disrupt the original relationship between the original coach house, the courtyard and the walled garden to the south. Historic mapping does indicate that there was a building running along the northern edge of the walled garden, directly opposite the coach house which formed the southern boundary of the courtyard.

The conversion of the coach house will introduce rear garden spaces which along with the access road will create some separation between the former coach house and the new residential development. Whilst this would not reflect the original layout by recreating the courtyard, it would allow the refurbished coach house to be viewed from the rear and reintroduce some visual integrity to the building and improve its setting.

The walled garden will be occupied by the new tennis courts [already consented] and the new club house. The wall itself will be retained and knitted into the design of the scheme providing an element of continuity between the old and the new. This would include the existing arched opening, which has a detailed stonework surround and is considered to be an attractive architectural feature that breaks up the length of wall on the western elevation.

The materials of construction of the new buildings will be both traditional and modern in their character. Brick will be used to provide the traditional link between old and new, whilst zinc and aluminium will provide the modern contrasting material. The use of modern materials would not diminish the historic integrity of the heritage assets at the site, but would serve to clearly delineate the old from the new, and reflect the different uses and scale of structures, which dictate that a modern response to the design and construction of the building is required.

The scheme for the new residential units has been designed to reflect the local vernacular, including traditional pitched roofs and gables. The choice of materials is also traditional in character.

The new houses to the rear of, and to the west of the clubhouse, will have a visual impact on the setting of the Locally Listed building however, it is considered that there will be benefits arising from the scheme as previously outlined, and that given the location of the locally listed building, and its relationship with Crouchley Lane, the impact on the setting of this building will be minimised.

The former coach house has already lost its ‘context' following the demolition of Beechwood Hall and the use of the site as an outdoor sports facility, with all its associated infrastructure and paraphernalia. The site is some distance from the nearest conservation area [200m] and listed buildings, and the proposal would have no impact on the setting of these heritage assets.

There would be no archaeological issues arising from the proposed development.
It is considered that the proposed development would not result in harm or loss of significance to the heritage assets.

**The Proposed Clubhouse**
The new building has been designed to provide a new purpose-built facility to meet current standards in terms of accessibility, multi-age and multi-gender guidelines.

The existing clubhouse has no lift access to the upper floor and its social facilities are considered to be inadequate, particularly in respect of their ability to generate revenue for the club.

A feasibility study has been undertaken to establish whether the existing club house could be modified to meet the Club's needs. The study indicated that a number of the club's requirements could be met however a number of concerns remained in respect of the capacity of the function room [could only seat 170 as opposed to the target of 200 persons]. The proposal would have resulted in the loss of the squash courts, and the connectivity to the first team pitch could not be achieved.

In addition to the above, it was noted that the reconfiguration of the building would have a significant impact on the club house during the remodelling period.

The extension and reconstruction of the existing clubhouse has also been considered however, this option and the possibility of constructing a ‘satellite’ clubhouse nearer to the pitches were also discounted, as neither option met the club's requirements.

The current scheme which includes the construction of a new clubhouse and tennis courts, in the grounds of the walled garden has been designed to meet current standards and the club's requirements. It would also allow the club to remain in the existing clubhouse until such time as the new clubhouse has been constructed, this would allow continuity of the club facilities throughout the process. It would also allow for the redevelopment of the existing club house, providing an opportunity to raise capital to fund the redevelopment. The new building has been designed with reference to the design guidance of the RFU; Sport England; the LTA and the WSF, in addition to other legal requirements.

The application site includes the existing rugby clubhouse which includes two bars/ function room and changing rooms and squash courts; car parking area [unsurfaced and not marked out], playing fields [5 pitches] and walled garden.

The existing clubhouse facility does not meet the minimum standards for accessibility nor does it provide sufficient changing room facilities to serve the number of pitches. It is unsuitable for multi-gender use and for use by a range of age groups and the facilities do not meet the standards required by
the RFU and Sport England.

The RFU have identified a list of facility elements which should be provided at this sort of venue including but not exclusively:
- Catering facilities to provide food for after matches and small social functions
  - Community/ Social Area/ Bar – appropriate facilities to provide for community events.
  - Administration Office
  - Medical Equipment / facilities
  - Spectator Facilities
  - External / Internal Storage
  - Fitness Facility

The Club also has to demonstrate, amongst other things, that their rugby programmes include adult rugby [men’s, women’s, vets], schools rugby/schools competitions. They have to have sustainable development and business plans; social and community usage programme.

Sport England clubhouse design guidance confirms that the social space should be able to accommodate a minimum of two teams plus officials and spectators and also have a view of the pitch.

The submitted scheme has regard to the requirements of the RFU and Sport England. The function room provides the club with a room that can be used on match days in association with the playing pitches, as a social space for players, officials and spectators. The size of the room reflects this requirement. When the room is not being used in association with the pitches, it is intended that it would be used for the club’s fundraising activities throughout the year, e.g. pantomimes, dinners and annual shows. In addition, it is intended that the function room could be used by the wider community.

The existing squash facilities on the site will form part of the new clubhouse building.

The proposed development includes the following:
- The erection of a new building to include changing facilities; gym/fitness areas; squash courts; conference rooms; function room; kitchen; plant room; roof solar panels; caretakers flat.
- 4 new all-weather floodlit tennis courts [for the use of the Manor Road tennis club who are looking to relocate from their current Manor Road location].
- All weather 3G pitch – floodlit
- Formalised and extended car parking facilities
- Conversion of existing clubhouse into 4 residential units
- Construction of 10 new dwellings [five to the west of the existing access and 5 to the rear of the existing clubhouse].
- Caretaker’s accommodation which is attached to the clubhouse at the northern end of the proposed building.

The building would include the following:
- 6no. 21/22 person changing rooms
- 3no. small officials changing rooms
• 1 accessible shower
• First Aid / Physio room
• Laundry Room
• Kit Room
• Gym/Weights Room
• Stores for sporting equipment
• Bar
• Function room [200 covers]
• Tennis Club room
• Cellar
• Kitchen
• Office
• Committee Room/ Meeting Room
• Bar/ Kitchen and Function Room Stores
• WC and Cleaners stores
• 2 no. squash courts
• Caretakers House [attached to clubhouse].

The clubhouse would be located on the western side of the walled garden and
overlooks the playing pitches. The existing arched entrance in the boundary
wall is retained and incorporated into the scheme to provide an entrance into
the clubhouse from the sports pitches.

The clubhouse is designed as a linear structure running parallel, but set back
from the existing wall [which is approximately 2 metres high] and the tennis
courts which are on a north/south axis, in line with LTA requirements.

The building is made up of two blocks which are located on either side of the
arched entrance. There is a difference of 1 metre in height between the two
blocks and the first floor balcony oversails the wall on the southernmost block
to create a viewing area at first floor level in the clubhouse.

There is a glazed link between the two blocks, which forms the entrance into
the clubhouse. The two blocks would be 8.95 metres and 9.75 metres high
however, with the addition of the plant area, the most southerly block would
have an overall height of 11.05 metres. The plant would be set back from the
edge of the building, so its visual impact would be reduced.

A mixture of materials for the construction of the club house is proposed. A
combination of brick and zinc vertical standing seam will be used. The brick
will reflect the existing materials on the site and the zinc will provide detail
and depth to those parts of the building which have larger areas of solid
façade, reflecting the uses contained therein. The foyer will be glazed with
anodised aluminium framing.

Frameless glass panels will sit on top of the walled garden parapet except for
where plant ventilation is required; in these areas, coated aluminium louvres
will be introduced.
The larger brick clad block will have areas of glazing where they are adjacent to the social spaces. Doors will link the oversailing balcony with the social spaces. The first floor of the building has a cut-away corner where the balcony returns along the south elevation.

Signage would be affixed to the zinc cladding, aligning with the adjacent windows.

The clubhouse will have a contemporary but utilitarian design, reflecting the sports and leisure nature of the use. There would be little ornamentation however, the over sailing balcony would add interest to the design whilst providing a viewing platform for spectators.

The tallest element of the proposal would be located furthest from the Crouchley Lane frontage thereby reducing its impact on the street scene and the setting of the locally listed club house. Views of the building to the east of the site will be partially mitigated by landscaping, although it should be noted that the nearest residential property [with the exception of number 44 Crouchley Lane, which is located adjacent to the existing clubhouse], is some 80 metres away from the walled garden area.

Residential Development

The residential development is located in two gated developments on either side of the main access. On the western side of the access a development of five detached houses are served off a private drive, This area is currently occupied by the car park. The development would run parallel to the northern boundary of the site. The scheme would not result in the formation of a solid barrier of built form; the existing and proposed landscaping would soften the impact of the scheme on Crouchley Lane. These house would be approximately 1.7 metres higher than the existing clubhouse and would be substantial in terms of their massing and scale however, due to the changes in levels across the site, the increase in height of the buildings and their general scale and massing, will be mitigated by the lower ground levels in this part of the site and the intervening gap which is created by the access road into the development. The impact on the setting of the heritage asset will therefore be minimal.

The new houses are of traditional design which incorporates pitched roof and gables and with a common and restrained palette of materials, including red brick and black stained larch, with slate roofs. These materials will complement the existing locally listed clubhouse building, providing a sympathetic and unassertive setting for the building. The new residential courtyard properties will be less than 1 metre higher than the clubhouse. In view of their location within the site, it is considered that this modest difference in height will have no adverse impact on the setting of the heritage asset.

The development to the east would be located to the rear of the existing clubhouse, and would be partially screened by it. The walled garden boundary
would form the southern boundary of this part of the site, giving this area a sense of containment. This would be further enhanced by the introduction of brick boundary walling on either side of the gated access.

**Sustainability**

The proposed development takes into account the causes of climate change and has regard to energy efficiency. The proposed scheme includes the installation of photo-voltaics and combined heat and power (CHP) which is a highly efficient process that captures and utilises the heat that is a by-product of the electricity generation process. By generating heat and power simultaneously, CHP can reduce carbon emissions by up to 30% compared to the separate means of conventional generation via a boiler and power station.

The club house has been designed to minimise energy requirements and to maximise the efficiency of plant and controls. Insulation levels will be maximised and the M&E equipment will reflect the need for adaptability and zoning, to acknowledge the unpredictable usage of the various spaces within the clubhouse.

The converted club house will also be thermally upgraded. The development would be located on the edge of the built up area, within walking distance of public transport and accessible by cycling. The scheme would improve equality of access and opportunity to sporting facilities through a community use agreement.

The development would ensure the retention and future management of part of the borough’s built heritage and would, through the management of the site, safeguard environmental standards, public safety and residential amenity.

**Residential Amenity**

The NPPF seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 17).

Policy CS1 of the Warrington Borough Council Core Strategy identifies the need to safeguard residential amenity.

Policy QE6 of the of the Warrington Borough Council Core Strategy identifies that consideration should be had to the need to respect the living conditions of existing neighbouring occupiers in relation to overlooking/loss of privacy, outlook, sunlight, daylight, overshadowing, noise and disturbance. Policy QE6 also states that the Council will only support development that would provide future occupants with a satisfactory standard of amenity.

The area is characterised by different types of space, building forms and materials. The urban grain is generally consistent in that houses are set in
reasonably sized plots, set back from the road, behind hedges/ trees. The closest residential properties to the development site are number 44 Crouchley Lane which is located on the eastern boundary of the site, next to the existing clubhouse and number 30 Manor Road and number 37 Crouchley Lane.

Number 44 Crouchley lane has a common boundary with the site, with a narrow pedestrian access running between the two properties. The proposal will involve the demolition of a rear extension which runs parallel with the boundary, and will be replaced with private garden area associated with property 4, which is to be created as part of the conversion of the existing clubhouse. Subject to the provision of appropriate boundary treatment and the retention of existing hedges, following the removal of the two storey structure, the proposal would have a positive impact on the visual amenities of the occupier of no.44.

In terms of potential noise and disturbance emanating from the application site, the conversion of the clubhouse to residential would have less of an impact than the existing commercial use of the premises.

The introduction of the new clubhouse and floodlighting to the tennis courts, both of which would be located to the south west of this building, could potentially have an impact on the amenities of adjacent residents however, it is considered that the safeguards which would be put in place, as recommended by Environmental Protection, would limit the potential for nuisance to be created.

The proposed development would at its closest be 21.8 metres from number 37 Crouchley Lane, which is located on the opposite side of the road to the development. This property is set back behind a generous front garden, its front elevation would face Plot 10 of the new development. The layout of the scheme would meet the required interface distances and on this basis, there would be no harm to residential amenity [loss of privacy; sunlight; daylight or overshadowing] resulting from the development.

Number 30 Manor Road is located on the north side of Crouchley Lane and has had a two storey side extension with French windows at first floor level. The property is angled so that the side elevation directly overlooks the new access and the enabling development on the western side of the access. There is an interface distance of 23.4 metres between the side elevation of no.30, as extended and Plot 10. The layout of the proposed development would still provide the occupants of no. 30 a view into the site, across the new 3G pitch and to the open countryside beyond. The scheme would meet the required interface distances and on this basis, there would be no harm to residential amenity [loss of privacy; sunlight; daylight or overshadowing] resulting from the development.

Highways

Photographic evidence has been provided by local residents who have raised
concerns about the existing parking provision at the club and who are concerned that the proposed scheme would exacerbate the current problems on the site. In particular, residents have raised issues of private drives being blocked, coaches being unable to access the site and blocking the road; overflow car parking on adjacent residential roads/verges and restricted access for emergency vehicles.

The applicant has been in discussions with the Council’s highway officer and a number of measures have been discussed which should overcome the concerns of residents and ensure that the future operation of the site, following redevelopment, will be improved. This application allows the Council to have a positive impact to mitigate an existing problem in order to improve highway safety and residential amenity in the area. It is acknowledged that some of the problems of on-street car parking that is in part, the result of visitors to Lymm Dam. The use of a TRO will also help to alleviate some of these problems.

It is proposed to have a condition that would require that the function room could not be used whilst the pitches are being used, except for associated sporting activity i.e. use by spectators etc. This would avoid any pressure on car parking provision within the site. In addition, the access and internal layout has been designed to allow coaches to manoeuvre into and out of the site in forward gear. The scheme has been amended so that there would not be gated access points to the residential developments.

The Council’s Highways team have no objection to the proposed use subject to some minor revisions to the internal layout of the site and the imposition of conditions which will ensure appropriate management and operation of the site. This would include the servicing and operation of the site, during and post construction phases.

A Traffic Regulation Order [TRO] would be required as part of a Section 106 Agreement, the purpose of which would be to prevent on-street parking that may result from the proposal. The TRO would apply to Crouchley Lane, on both sides of the access. Due to the poor visibility at the bend, it is recommended that the TRO should go beyond the bend in order to secure the area for two way traffic flow, this would involve the use of double yellow lines.

**Biodiversity**

The Natural Environment and Rural Communities Act (2006), places a duty on local authorities to have regard to the conservation of biodiversity in exercising their functions. One of the key aspects of the NPPF is that planning decision should aim to conserve and enhance biodiversity and incorporate it into and around developments. Paragraph 118 indicates that where a planning decision would result in significant harm to biodiversity which cannot be mitigated against, appropriate compensation measures should be sought. If that significant harm cannot be prevented, adequately mitigated against, or compensated for then planning permission should be refused.
The application is supported by an Ecological survey report submitted in support of the application by Mott Macdonald, dated June 2016 which considers the potential impacts on protected species, their habitats and designated site.

In terms of the impact of the development on protected species, the report identifies that there would be no adverse impact on species. However, the report recommends that bat and reptile surveys are carried out. These surveys have now been carried out and no further surveys are deemed to be necessary. The surveys did not record signs either of roosting bats or of reptiles during the surveys.

The implications of the development on species and habitats have been considered by the Council's Natural Environment Officer who has raised no objection to the proposed development. It is considered that conditions should be attached to any approval to ensure that the development be carried out in accordance with the method statements and to ensure the removal of Japanese Knotweed from the site and the protection of birds during the nesting season.

Consideration of Very Special Circumstances / Enabling Development
The onus is generally on the applicant to demonstrate that very special circumstances exist which would clearly outweigh the harm that would be caused to the Green Belt (and other harm). Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

It should be noted that, if the Green Belt land is used for outdoor sport or recreation that does not in itself justify permitting the construction of a building or buildings that fail to preserve the openness of the Green Belt or conflict with the purposes of including land in the Green Belt.

The very special circumstances advanced by the applicants to justify the development in this instance are outlined below.

The ‘enabling’ residential development is required due to the absence of full funding of the new clubhouse and 3G sports pitch, from Sport England, the Rugby Football Union and the Lawn tennis Association. The enabling development will generate sufficient capital to address the current funding gap and enable the new sports facility to come forward. The applicant has submitted a Viability Report which confirms the need for additional funding, by way of enabling development.

In addition, it is also stated that the site’s position on the urban fringe, and having an existing complex of structures, areas of hardstanding and open fields to accommodate the pitches, that the character of the site is not fully open and is already subject to impacts arising from the presence of buildings, structures and temporary activities relating to the existing use of the site.
It is acknowledged that there would be an increase in buildings and hardstanding of 2,227 square metres, which is considered to be substantial. However, measures have been taken to reduce the harm to the openness of the Green Belt.

The increase in built form on the site has been offset by the removal of poor quality additions to the original clubhouse; the high quality design of the new sports facility and the associated extensive landscaping and restoration of the existing clubhouse.

The introduction of the new housing to the rear of the new clubhouse would, it is stated, not have a greater impact on the openness of the Green Belt and the purpose of including land within it, than the existing development. The new residential properties adjacent to Crouchley Lane are justified on the basis of enabling the provision of sports and community facilities. This is supported by a Viability Assessment that states that the 14 houses represents an acceptable and proportionate scale of enabling development to address the current funding gap.

The sports and community facilities will be a pre-requisite to the enabling development coming forward.

The land is not considered to be of high quality as a result of the existing buildings and structures placed upon it. The appearance and scale of the new residential development has been designed to reflect that of the existing area. Any harmful effects on the Green Belt are reduced through careful siting, scale and design of the buildings, alongside complementary landscaping. The scheme would also have the following additional benefits:

- Increased participation levels in rugby
- The ability to develop girls and women’s rugby
- Increased participation levels in tennis and squash
- Community partnership with local schools and shared use of facilities
- Increase in social membership and community events
- Improvements to health and wellbeing.

The rugby club is considered to be an important community asset which adds to the physical and social wellbeing of the community of Lymm and beyond. The club has expanded over the years and includes mini, junior, youth and adult levels of rugby. It is hoped by the Club that the new facilities will help to further develop the mini and junior game. The existing clubhouse is outdated and not fit for purpose.

It is intended to share the clubhouse with the nearby Manor Road tennis club who are hoping to relocate to the site. The current squash courts are not up to standard to allow competitive leagues and tournaments.

Lymm secondary school is keen to secure a community use agreement with the club for the use of the 3G pitch in term time. The pitch will also be made available to the school and other community groups for football. Shared community use will be encouraged through developing links with local schools.
and sports clubs.

The applicant has provided information relating to the current/future use of the clubs facilities.

<table>
<thead>
<tr>
<th>User</th>
<th>Activity</th>
<th>Existing</th>
<th>Proposed</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lymm RFC</td>
<td>Training and matches all age groups</td>
<td>600 players</td>
<td>850 players</td>
<td>Approximately 300 no of senior and junior matches played per annum.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>400 social members</td>
<td>500 social members</td>
<td>Senior matches played on Saturdays and Junior/Minis on Sundays. Some</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>midweek cup games. New facility enables girls / women’s rugby to be</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>launched and improved training facilities through the AGP.</td>
</tr>
<tr>
<td>Touch Rugby</td>
<td>Touch Rugby</td>
<td>30</td>
<td>60</td>
<td>Lymm operate a successful Touch Rugby section, which plays throughout</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>the whole year and includes female players. The club continues to</td>
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<td></td>
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<td></td>
<td>operate as an RFU O2 Touch Rugby centre. International success has</td>
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<tr>
<td></td>
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<td></td>
<td></td>
<td>been achieved by 2 Lymm players at different age groups.</td>
</tr>
<tr>
<td>Tennis</td>
<td>Social Tennis and League</td>
<td>35 players/members</td>
<td>100-125 players/members</td>
<td>Multi-sport membership will be offered along with single sport</td>
</tr>
<tr>
<td>(Manor Rd)</td>
<td></td>
<td></td>
<td></td>
<td>membership for parents and siblings of existing rugby club members</td>
</tr>
<tr>
<td>Squash</td>
<td>Social Tennis and League Games/</td>
<td>59 players/members</td>
<td>120 players/members</td>
<td>Multi-sport membership will be offered along with single sport</td>
</tr>
<tr>
<td></td>
<td>Tournaments</td>
<td></td>
<td></td>
<td>membership for parents and siblings of existing rugby club members</td>
</tr>
<tr>
<td>Activity</td>
<td>Type</td>
<td>Frequency</td>
<td>Duration</td>
<td>Description</td>
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</tr>
<tr>
<td>Football</td>
<td>Social/5 A side</td>
<td>0</td>
<td>500 hrs per annum.</td>
<td>New AGP enables social 11 aside and 5 aside football and use by Lymm High School and other community football clubs for training and league games</td>
</tr>
<tr>
<td>Hockey</td>
<td>Meetings and Events</td>
<td>116 Senior/ Junior Male/ Female</td>
<td>160</td>
<td>Hockey section operate from Lymm RFC and use the social and changing facilities as their club house social base. Local playing facilities are utilised to provide the appropriate playing surface. Game times complement Rugby KO times on Saturdays</td>
</tr>
<tr>
<td>British Legion</td>
<td>Meetings and Events</td>
<td>0</td>
<td>12 meetings training sessions per annum</td>
<td>Lymm British Legion would be based at Lymm RFC. It is being proposed that all club members would become members of the British Legion</td>
</tr>
<tr>
<td>Lymm High School</td>
<td>Tournaments and training</td>
<td>1 session per year- 10 children involved</td>
<td>10 sessions per year- 20 children involved per session</td>
<td>Facilities made available on a regular basis for a number of different outdoor activities including competitive sport against other schools from both inside and outside the Borough</td>
</tr>
<tr>
<td>Primary Schools:</td>
<td>Tournaments and training</td>
<td>1 session per year- 20 children involved</td>
<td>15 sessions per year- 20 children involved per session</td>
<td>Facilities made available on a regular basis for a number of different outdoor activities including competitive sport against other primary schools from both inside and outside the Borough Collaboration with local Primary Schools would utilise the playing and social facilities</td>
</tr>
<tr>
<td>Organization</td>
<td>Activity</td>
<td>Yearly Sessions</td>
<td>Weekly Sessions</td>
<td>Details</td>
</tr>
<tr>
<td>----------------------</td>
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</tr>
<tr>
<td>Sale Sharks</td>
<td>Tournaments and training</td>
<td>1 session per year- 20 children involved</td>
<td>5 sessions per year- 40 children involved per session</td>
<td>Sale Sharks currently facilitate a summer school for children experience rugby at all levels. The new facilities would create the opportunity to extend this unique experience to a wider group of children throughout the year in-line with curriculum activities and develop/improved ties with a Premiere level Rugby Club.</td>
</tr>
<tr>
<td>Warrington Wolves</td>
<td>Tournaments and training</td>
<td>1 session per year- 100 children involved</td>
<td>3 sessions per year- 100 children involved per session</td>
<td>Warrington Wolves currently facilitate a rugby experience day for school children across the Borough. The new facilities would create the opportunity to extend this unique experience to a wider group of children throughout the year in-line with curriculum activities and develop closer ties between the community and Warrington Wolves.</td>
</tr>
<tr>
<td>Local Charities</td>
<td>Social and Fund raising events</td>
<td>6</td>
<td>12</td>
<td>Lymm RFC currently offer its social and playing spaces to local charities for a number of different events throughout the year. The new facilities would allow this to be further developed and utilise the facilities to support the wider</td>
</tr>
</tbody>
</table>
The development would have significant sport, community, education, health and well-being benefits.

**Viability Appraisal**

Enabling development should represent the minimum necessary to secure the development. It is therefore necessary to understand the financial position of the club and the cost of the development in order to be able to evaluate the financial deficit.

A review of the viability appraisal has been carried out. The purpose of the review is to ascertain whether or not the development represents an acceptable and realistic amount of development that will finance the club's future plans for the site.

As the site is located in the Green Belt, it is particularly pertinent to examine whether there will be a shortfall in the proposed financial performance of the rugby club which might result in a need for further enabling development in the future.

The enabling development has been appraised by three local estate agents and their valuations for the new build element are similar to that of the applicant.

The development has been costed, and the figures are considered to be acceptable although they are at the higher end of the spectrum. This is not considered to be unreasonable as a high specification would be required given the sites location and the need to ensure a good quality development. The applicant has provided a developer return of 20% on cost. This is considered to be a reasonable assumption considering current market conditions and the scale of the development.

The applicant has also provided a cash flow statement which details how the initial phases of the scheme will pay for the later phases and to avoid the need for further Green Belt release in the future. The new build scheme land will be sold and the cost of this land is factored into the revenue. The club house conversion would be carried out under the ownership of the applicant and therefore the capital value of these units is included within the revenue with the cost of development factored into the current costs.

It has been highlighted It is concluded that, on the basis of all the information being correct, the viability assessment relies upon reasonable development cost and value assumptions and provides reasonable conclusions on the
contribution that the proposed residential development makes towards the provision of the replacement sports facility.

It is also the case that the proposed funding package for the development is sustainable and will not stretch the club beyond their means. The cash flow and financial briefing provided by the club confirms that the borrowing that the club is proposing is affordable and won’t overburden the club.

Notwithstanding the above, there is a large variance in the suggested pricing estimates obtained from 3 local estate agents. To protect against the club or a subsequent developer receiving additional profit from disposal of the site or residential units, it would be appropriate to consider imposing a suitable condition / legal agreement, to claw back any uplift in site or unit sales over and above the assumptions that have been made in the viability statement.

In addition, it would be prudent to include within a legal agreement a clause that prevented the occupation of any of the residential units until such time as the clubhouse has been constructed.

Other Benefits
It has been highlighted previously that the development as a whole would be of high quality design and would also introduce sustainability measures which are clear benefits of the scheme.
In addition, the proposal would result in job creation in the local area, the extent of which is incalculable at the present time.

Balancing Exercise – Whether Very Special Circumstances Exist
In accordance with the NPPF substantial weight is attached to the harm caused to the Green belt by virtue of inappropriateness. Additional significant harm is caused to the Green Belt by virtue of the undoubted loss of openness and clear visual encroachment which is one of the purposes for including the land in the Green Belt by virtue of the scale of the development. Significant weight against the proposed development is attached to this harm. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Very special circumstances derive from a number of considerations which when combined provide the necessary support to outweigh the normal application of Green Belt policy. It is not necessary to show that each and every factor in itself amounts to a very special circumstance. A number of ordinary factors may, when combined together result in something very special however, the mere fact that the development might be desirable from certain points of view is not sufficient in itself to amount to a very special circumstance.

The various factors must be weighed against the harm, including the fact that the development or parts thereof may be inappropriate, which produces a situation, if the harm is outweighed, where very special circumstances exist. It should be noted that the Planning Practice Guide, which was published in
2014 confirms that unmet housing need is unlikely to outweigh the harm to the Green Belt and other harm to constitute the “very special circumstances” justifying inappropriate development on a site within the Green Belt. However, whilst the increase in the supply of housing would not in itself constitute very special circumstances, when combined with other benefits arising out of the scheme, it may be considered that very special circumstances do exist to outweigh the harm to the Green Belt.

It should also be noted that benefits do not always have to be visible or accessible to the public in order to be genuine ‘public’ benefits. Public benefits can be anything that delivers economic, social or environmental progress. They can include heritage benefits, such as sustaining or enhancing the significance of a heritage asset, the contribution of its setting, the removal of risks to the asset by securing its long term optimal viable use. As outlined above, it is considered that the scheme would deliver benefits to the heritage asset, not least its continuity of use and future maintenance and its sensitive refurbishment which would protect its significance.

It is clear that there must be a real connection between the benefits and the development, that is, it must be ensured that the housing cannot be occupied until such time as the club house is erected. This would be secured by way of a Section 106 Agreement.
In a recent appeal case, it was considered that the fact that a business is run by a private company does not mean that the jobs and the investment cannot be seen as beneficial in the public interest.

The scheme would result in 3 full time equivalent jobs and opportunities for part time working. The construction phase of the development will also generate a number of jobs. It is the club’s intention to maximise the employment of local people in the development.

In addition, the proposal would bring substantial amounts of investment in the form of grants and loans from sporting bodies; sponsorships and donations. Policy SN7 seeks to reduce health inequalities within the borough by supporting the development of new, or the co-location and co-ordination of existing health, social, cultural and community facilities. The policy looks to promote healthy lifestyles across all of the borough’s communities.
Para 28 of the NPPF seeks to promote the retention and development of amongst other things, sports venues and meeting places. Para 73 states that opportunity for sport and recreation can make an important contribution to the health and well-being of communities.

The proposed scheme would result in increased access to outdoor sports facilities, particularly certain under-represented groups, who a currently have restricted access to the poor facilities in the existing clubhouse.

There is no direct provision for new facilities for outdoor space or recreation in the open countryside or the Green Belt in Warrington, in line with para 81 of the NPPF, which places a duty on local planning authorities to plan so as to provide opportunities for outdoor sport and recreation in the Green Belt.
The applicant has provided evidence of need to upgrade the existing facilities at the clubhouse to meet current standards, this is supported by the RFU. Due to the nature of the Green Belt designation in Warrington, any site outside the built-up areas is likely to be in the Green Belt. It is generally acknowledged that there are a lack of sites for sport and recreation in the urban area. This together with the significant demand for housing and commercial uses makes it difficult for local sports clubs to acquire sites within the urban area.

There would be some visual impact resulting from the proposed development, by virtue of its overall scale and location within the site. However, when weighed against however, the site is reasonably well located in terms of access to the motorway network for users from within the region [travelling teams] and the modern and high quality facilities that would result from the development, and the additional investment that would take place would provide substantial social, economic and community benefit to the area. The scheme would also secure the refurbishment and upgrading of the existing clubhouse, including the removal of inappropriate extensions to the building, which would be beneficial for the future retention of the heritage asset. Further benefits of the development relate to the high quality of design of the proposal. It has also been demonstrated that the design of the proposed development which would be constructed to maximise energy efficiency. It is clear from para.81 of the NPPF that the use of the Green Belt for outdoor sport and recreation is in principle acceptable. The lack of alternative sites for this use in Warrington, which are outside the Green Belt, is also significant. The new clubhouse would be able to attract users who would be unable to access the facilities in the existing clubhouse and the improved facilities would allow a broader range of users covering a number of different sporting activities, significant weight is attached to this as a clear benefit of the scheme.

The proposed development could be undertaken without causing harm to local residents, subject to the imposition of a number of conditions relating to site management and operation.

The provisions of para 81 of the NPPF, coupled with the lack of positive provision for outdoor sport and recreation in the established Green Belt, through the Local Plan, when added to the benefits of the development, combine to create, in this case, very special circumstances to outweigh the harm to the Green Belt through inappropriateness, loss of openness and encroachment.

Other Matters
It has been acknowledged that the proposals are inappropriate and would cause harm to the Green Belt, its openness, and would result in encroachment.

In terms of setting precedents for future development in the Green Belt, again, each application should be considered on its merits and it would be for an applicant to demonstrate that very special circumstances exist. If Members
are minded to approve this application, it would not weaken the Council’s ability to resist other inappropriate development that may come forward on this or any other site in the Green Belt in the future.

Summary
The proposal represents inappropriate development within the Green Belt and should only be permitted where very special circumstances exist which clearly outweigh all the harm identified. In addition to harm by virtue of inappropriateness, additional harm to the openness of the Green Belt, and encroachment has been identified.
It is considered that very special circumstances have been advanced including:

- The provision of a high quality design which includes sustainability credentials. The proposed solar panels and the other measures including upgrading the thermal efficiency of the existing building; use of recyclable materials etc.
- The provision of additional housing.
- The provision of jobs both during the construction conversion process and the operation of the sports club.
- The provision of investment in the form of grants and interest free loans, sponsorships etc.
- The retention and future maintenance of the heritage asset and its refurbishment to preserve the significance of the building.
- The provision of a multi-sports and community facility which will bring social, education, health and wellbeing benefits.

Taken together, it is considered that these potential benefits clearly outweigh the substantial harm to green belt and represent suitable very special circumstances.

Recommendation
This application is recommended for approval subject to the signing of a Section 106 Agreement which would include the following:

- An agreed overage mechanism relating to off-site contributions to be triggered if specified financial outputs were to exceed agreed thresholds.
- A restriction on the occupation of the enabling residential development until such time as the new clubhouse has been completed.
- A Traffic Regulation Order.
- A Community Use Scheme

The development would have significant sport, community, education, health and well-being benefits.

Viability Appraisal
Enabling development should represent the minimum necessary to secure the development. It is therefore necessary to understand the financial position of the club and the cost of the development in order to be able to evaluate the
financial deficit.

A review of the viability appraisal has been carried out. The purpose of the review is to ascertain whether or not the development represents an acceptable and realistic amount of development that will finance the clubs future plans for the site.

As the site is located in the Green Belt, it is particularly pertinent to examine whether there will be a shortfall in the proposed financial performance of the rugby club which might result in a need for further enabling development in the future.

The enabling development has been appraised by three local estate agents and their valuations for the new build element are similar to that of the applicant.

The development has been costed, and the figures are considered to be acceptable although they are at the higher end of the spectrum. This is not considered to be unreasonable as a high specification would be required given the sites location and the need to ensure a good quality development. The applicant has provided a developer return of 20% on cost. This is considered to be a reasonable assumption considering current market conditions and the scale of the development.

The applicant has also provided a cash flow statement which details how the initial phases of the scheme will pay for the later phases and to avoid the need for further Green Belt release in the future. The new build scheme land will be sold and the cost of this land is factored into the revenue. The club house conversion would be carried out under the ownership of the applicant and therefore the capital value of these units is included within the revenue with the cost of development factored into the current costs.

It has been highlighted It is concluded that, on the basis of all the information being correct, the viability assessment relies upon reasonable development cost and value assumptions and provides reasonable conclusions on the contribution that the proposed residential development makes towards the provision of the replacement sports facility.

It is also the case that the proposed funding package for the development is sustainable and will not stretch the club beyond their means. The cash flow and financial briefing provided by the club confirms that the borrowing that the club is proposing is affordable and won’t overburden the club.

Notwithstanding the above, there is a large variance in the suggested pricing estimates obtained from 3 local estate agents. To protect against the club or a subsequent developer receiving additional profit from disposal of the site or residential units, it would be appropriate to consider imposing a suitable condition / legal agreement, to claw back any uplift in site or unit sales over and above the assumptions that have been made in the viability statement. In addition, it would be prudent to include within a legal agreement a clause
that prevented the occupation of any of the residential units until such time as the clubhouse has been constructed.

Other Benefits
It has been highlighted previously that the development as a whole would be of high quality design and would also introduce sustainability measures which are clear benefits of the scheme.

In addition, the proposal would result in job creation in the local area, the extent of which is incalculable at the present time.

Balancing Exercise – Whether Very Special Circumstances Exist
In accordance with the NPPF substantial weight is attached to the harm caused to the Green belt by virtue of inappropriateness. Additional significant harm is caused to the Green Belt by virtue of the undoubted loss of openness and clear visual encroachment which is one of the purposes for including the land in the Green Belt by virtue of the scale of the development. Significant weight against the proposed development is attached to this harm. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Very special circumstances derive from a number of considerations which when combined provide the necessary support to outweigh the normal application of Green Belt policy. It is not necessary to show that each and every factor in itself amounts to a very special circumstance. A number of ordinary factors may, when combined together result in something very special however, the mere fact that the development might be desirable from certain points of view is not sufficient in itself to amount to a very special circumstance.

The various factors must be weighed against the harm, including the fact that the development or parts thereof, may be inappropriate, which produces a situation, if the harm is outweighed, where very special circumstances exist. It should be noted that the Planning Practice Guide, which was published in 2014 confirms that unmet housing need is unlikely to outweigh the harm to the Green Belt and other harm to constitute the “very special circumstances” justifying inappropriate development on a site within the Green Belt. However, whilst the increase in the supply of housing would not in itself constitute very special circumstances, when combined with other benefits arising out of the scheme, it may be considered that very special circumstances do exist to outweigh the harm to the Green Belt.

It should also be noted that benefits do not always have to be visible or accessible to the public in order to be genuine ‘public’ benefits. Public benefits can be anything that delivers economic, social or environmental progress. They can include heritage benefits, such as sustaining or enhancing the significance of a heritage asset, the contribution of its setting, the removal of risks to the asset by securing its long term optimal viable use. As outlined above, it is considered that the scheme would deliver benefits to the heritage
asset, not least its continuity of use and future maintenance and its sensitive refurbishment which would protect its significance.

It is clear that there must be a real connection between the benefits and the development, that is, it must be ensured that the housing cannot be occupied until such time as the club house is erected. This would be secured by way of a Section 106 Agreement.

In a recent appeal case, it was considered that the fact that a business is run by a private company does not mean that the jobs and the investment cannot be seen as beneficial in the public interest.

The scheme would result in 3 full time equivalent jobs and opportunities for part time working. The construction phase of the development will also generate a number of jobs. It is the club’s intention to maximise the employment of local people in the development.

In addition, the proposal would bring substantial amounts of investment in the form of grants and loans from sporting bodies; sponsorships and donations. Policy SN7 seeks to reduce health inequalities within the borough by supporting the development of new, or the co-location and co-ordination of existing health, social, cultural and community facilities. The policy looks to promote healthy lifestyles across all of the borough’s communities.

Para 28 of the NPPF seeks to promote the retention and development of amongst other things, sports venues and meeting places. Para 73 states that opportunity for sport and recreation can make an important contribution to the health and well-being of communities.

The proposed scheme would result in increased access to outdoor sports facilities, particularly certain under-represented groups, who a currently have restricted access to the poor facilities in the existing clubhouse.

There is no direct provision for new facilities for outdoor space or recreation in the open countryside or the Green Belt in Warrington, in line with para 81 of the NPPF, which places a duty on local planning authorities to plan so as to provide opportunities for outdoor sport and recreation in the Green Belt.

The applicant has provided evidence of need to upgrade the existing facilities at the clubhouse to meet current standards; this is supported by the RFU. Due to the nature of the Green Belt designation in Warrington, any site outside the built-up areas is likely to be in the Green Belt. It is generally acknowledged that there are a lack of sites for sport and recreation in the urban area. This together with the significant demand for housing and commercial uses makes it difficult for local sports clubs to acquire sites within the urban area.

There would be some visual impact resulting from the proposed development, by virtue of its overall scale and location within the site. However, when weighed against however, the site is reasonably well located in terms of access to the motorway network for users from within the region [travelling teams] and the modern and high quality facilities that would result from the
development, and the additional investment that would take place would provide substantial social, economic and community benefit to the area. The scheme would also secure the refurbishment and upgrading of the existing clubhouse, including the removal of inappropriate extensions to the building, which would be beneficial for the future retention of the heritage asset. Further benefits of the development relate to the high quality of design of the proposal. It has also been demonstrated that the design of the proposed development which would be constructed to maximise energy efficiency.

It is clear from para.81 of the NPPF that the use of the Green Belt for outdoor sport and recreation is in principle acceptable. The lack of alternative sites for this use in Warrington, which are outside the Green Belt, is also significant. The new clubhouse would be able to attract users who would be unable to access the facilities in the existing clubhouse and the improved facilities would allow a broader range of users covering a number of different sporting activities, significant weight is attached to this as a clear benefit of the scheme.

The proposed development could be undertaken without causing harm to local residents, subject to the imposition of a number of conditions relating to site management and operation.

The provisions of para 81 of the NPPF, coupled with the lack of positive provision for outdoor sport and recreation in the established Green Belt, through the Local Plan, when added to the benefits of the development, combine to create, in this case, very special circumstances to outweigh the harm to the Green Belt through inappropriateness, loss of openness and encroachment.

Other Matters
It has been acknowledged that the proposals are inappropriate and would cause harm to the Green Belt, its openness, and would result in encroachment.

In terms of setting precedents for future development in the Green Belt, again, each application should be considered on its merits and it would be for an applicant to demonstrate that very special circumstances exist. If Members are minded to approve this application, it would not weaken the Council’s ability to resist other inappropriate development that may come forward on this or any other site in the Green Belt in the future.

Summary
The proposal represents inappropriate development within the Green Belt and should only be permitted where very special circumstances exist which clearly outweigh all the harm identified. In addition to harm by virtue of inappropriateness, additional harm to the openness of the Green Belt, and encroachment has been identified.

It is considered that very special circumstances have been advanced including;
• The provision of a high quality design which includes sustainability credentials. The proposed solar panels and the other measures including upgrading the thermal efficiency of the existing building; use of recyclable materials etc.
• The provision of additional housing.
• The provision of jobs both during the construction conversion process and the operation of the sports club.
• The provision of investment in the form of grants and interest free loans, sponsorships etc.
• The retention and future maintenance of the heritage asset and its refurbishment to preserve the significance of the building.
• The provision of a multi-sports and community facility which will bring social, education, health and wellbeing benefits.

Taken together, it is considered that these potential benefits clearly outweigh the substantial harm to green belt and represent suitable very special circumstances.

Recommendation

This application is recommended for approval subject to the signing of a Section 106 Agreement which would include the following:

• An agreed overage mechanism relating to off-site contributions to be triggered if specified financial outputs were to exceed agreed thresholds.
• A restriction on the occupation of the enabling residential development until such time as the new clubhouse has been completed.
• A Traffic Regulation Order.
• A Community Use Scheme

Conditions & Reasons

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

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

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

   (a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on { }.
   (b) Submitted drawing No’s { } received on { }.

   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. 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 saved Policy Rep 10 of the Warrington UDP, Policy QE6 of the Warrington Core Strategy and the Warrington SPD: Environmental Protection.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification): (i) no external alterations shall be carried out to the dwelling(s) (ii) no extensions shall be carried out to the dwelling(s) (iii) no garages or outbuildings shall be erected within the curtilage of the dwelling(s) (iv) no vehicle standing space or hardstanding shall be provided within the curtilage of the dwelling(s) (v) no gates, walls, fences or other structures shall be erected along any boundary to the curtilage of the dwelling(s) (vi) no means of vehicular access shall be constructed to the curtilage of the dwelling(s) (vii) no windows or dormer windows shall be added to the dwelling(s) other than those expressly authorised by this permission, unless planning permission for such development has been granted by the Local Planning Authority.

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

5. No dwellings or the new clubhouse hereby approved shall be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These 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 In the interests of visual amenity and in order to protect the amenities of the occupiers of neighbouring properties and to comply with Policy QE6 of the Warrington Core Strategy and the Warrington SPD: Design and Construction (2010).

6. No individual phase of the building(s) hereby approved shall be constructed until written and photographic details of the external roofing and facing materials (including manufacturer’s details) shall be submitted to the local planning authority for approval. Materials samples shall be made available to view on site and shall NOT be deposited with the Local Planning Authority. The development shall be constructed in accordance with the approved details/samples

Reason: In order to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction
7. No individual phase of construction, of any of the building(s)/structure(s) hereby approved shall commence until details of the external timber finishes, including colours as appropriate, shall be submitted to the Local Planning Authority for approval. The development shall be constructed in accordance with the approved details to the satisfaction of the local planning authority.

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

8. Prior to any hard standing areas being formed on any phase of the development, details shall be submitted to and approved by the Local Planning Authority. The hard surfacing shall be completed in accordance with the approved details prior to the first occupation of the development hereby approved.

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

9. Prior to the construction or conversion of any individual phase of the development hereby approved details of the cross sections of the [window frames/timber sliding sash windows/rainwater goods] shall be submitted to the Local Planning Authority for approval. The development shall be constructed in accordance with the approved details to the satisfaction of the local planning authority.

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

10. Prior to the commencement of any phase of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning Authority and agreed in writing. The sustainable drainage and management plan shall include as a minimum:
   a. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
   b. Arrangements concerning appropriate funding mechanism for its ongoing maintenance of all elements of the sustainable drainage system [including mechanical components] and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.
   The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.
11. No individual phase of the development shall come into use until the following requirements have been met and required information submitted to and approved by the Local Planning Authority (LPA) for that individual phase:

A: REMEDIATION & VERIFICATION: Remediation 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 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 REP8 of the adopted Local Plan (23 January 2006); Policy QE6 of the Submitted Local Plan Core Strategy (September 2012); Paragraph 121 of the National Planning Policy Framework (March 2012), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

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

12. No individual phase of the development hereby approved shall be occupied until 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 the individual phase 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 Warrington Core Strategy and the Warrington SPD: Design and Construction.

13. All trees to be retained on site shall be protected in accordance with BS 5837:2012 Trees in relation to design, demolition and construction. The individual phase of development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall continue until the development has been completed.

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

14. The trees protected by Tree Preservation Order and identified on the approved plan to be felled shall be replaced in accordance with details to be submitted to the local planning authority for approval. The replacement trees shall be planted during the first planting season following the occupation of the buildings hereby approved. Any replacement tree 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.

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

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

16. Japanese knotweed (Fallopia japonica), Himalayan Balsam (Impatiens glandulifera) and Rhododendron shall be eradicated from the site and working methods shall be adopted to prevent the spread of this species.
in accordance with details that have first been approved in writing by the Local Planning Authority and prior to commencement of development.

Reason: To prevent the spread of species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended)

17. The measures described in section 5.3.1 of the Ecology survey report submitted in support of the application (Mott Macdonald June 2016) for the protection of amphibians should be implemented.

Reason: To ensure the adequate protection of a species and its habitat protected by law that may exist on the site in accordance with Circular 06/05, Wildlife and Countryside Act 1981 (as amended) and the Habitats (Natural Habitats, &c.) Regulations 2010 and in order to comply with the NPPF and Policy QE5 of the Warrington Core Strategy

18. No phase of the development (other than demolition and site clearance works) shall take place until the steps in Sections A and B below are undertaken for that individual phase:

A: CHARACTERISATION: With specific consideration to human health, controlled waters and wider environmental factors, the following documents must be provided (as necessary) to characterise the site in terms of potential risk to sensitive receptors:

- Preliminary Risk Assessment (PRA or Desk Study)
- Generic Quantitative Risk Assessment (GQRA) informed by a Intrusive Site Investigation
- Detailed Quantitative Risk Assessment (DQRA)
- Remedial Options Appraisal

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

B: SUBMISSION OF A REMEDIATION & VERIFICATION STRATEGY:

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

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

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

Reason: To secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG and Policy QE6 of the Warrington Core Strategy.

The applicant can discuss any of the above with Developer Engineer, John Lunt, by email at wastewaterdeveloperservices@uuplc.co.uk.

20. No phase of the development shall commence until a local employment scheme has been submitted to the local planning authority for approval. The scheme shall outline the means of maximising the local impact from the development in terms of contracting and supply chain opportunities for local businesses and job opportunities for the local community/residents. The approved employment scheme shall be fully implemented.

Reason: In order to accord with Policy PV3 of the Warrington Core Strategy. A pre-commencement condition has been imposed as the Local Authority would wish to maximise local employment opportunities at both construction and post-construction stage(s).

21. Prior to the commencement of any works on site, the applicant shall provide in writing a Construction Environmental Management Plan (CEMP) to the LPA for written approval. The CEMP shall review all construction operations proposed on site and shall cover as a minimum the following areas of work on a phase by phase basis, identifying appropriate mitigation measures as necessary: Proposed locations of Site Compound Areas, Proposed Temporary Car Parking Arrangements, Proposed Routing of deliveries to Site Compounds or deliveries direct to site, Proposed delivery hours to site, Proposed Construction Hours, Acoustic mitigation measures, Control of Dust and Air Quality on site and consideration for joining a Considerate Contractors Scheme.

The CEMP shall consider in each case issues relating to construction and demolition - noise, dust, odour, control of waste materials and vibration - where not detailed in a separate condition.

Once approved in writing, All identified measures within the CEMP shall be implemented in accordance with the requirements therein and shall be reviewed on a regular basis and in case of receipt of any justified complaint. Any changes to the identified CEMP mitigation measures from either the regular review process or following receipt of a complaint shall be forwarded to the Local Planning Authority within 24hrs of a change being agreed or implemented.
Reason: To prevent an increase in background noise levels and protects the amenity of any residents. In accordance with: Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); Paragraph 123 of the National Planning Policy Framework (March 2012); and Sections 3 and 6 of the Environmental Protection Supplementary Planning Document (May 2013)

To ensure that there will be sufficient off street car parking provision within the site without detriment to the operation of the car park and the adjacent residential properties and in the interests of the safety of users of the highway and in order to comply with Policy QE6 of the Warrington Core Strategy and Warrington SPD: Standards for Parking in new Development.

22. Prior to the commencement of use of the new club house and updated facilities, the applicant shall submit, in writing to the Local Planning Authority for written approval, a site management scheme to consider and address any noise or other disturbances arising from the use of the site. The site management scheme shall consider noise and disturbance from any events or activities, sporting or non-sporting, as well as consider servicing arrangements – including deliveries to the site and collections of waste from the site, and shall identify appropriate and realistic mitigation measures that can minimise the impacts to sensitive properties in close proximity to the club site. Mitigation measures may include hours restrictions for certain activities, restriction of activities to certain areas, provision of stewards or the use of appropriate signage to inform patrons of appropriate behaviour and conduct and to minimise the likelihood of adverse impacts on residential amenity occurring to residential neighbours on and around the site. Once approved, the site management scheme shall be implemented at all times as identified within the scheme. Regular review and revision shall occur, as necessary, to ensure that changes to the activities or scope of events is adequately covered by the scheme.

Reason: To safeguard the local environment from noise, disturbance or other loss of amenity caused by on site activities adversely impacting on nearby properties in accordance with Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); and Section 3 and 6 of the Environmental Protection Supplementary Planning Document (May 2013)

23. Prior to the occupation of the development, a Servicing Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. The plan shall be implemented in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.
Reason: To ensure that there will be sufficient servicing provision within the site without detriment to the operation of the car park and the adjacent residential properties and in the interests of the safety of users of the highway and in order to comply with Policy QE6 of the Warrington Core Strategy and Warrington SPD: Standards for Parking in new Development.

To safeguard the local environment from noise, disturbance or other loss of amenity caused by on site servicing activities adversely impacting on nearby properties in accordance with Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); and Section 3 and 6 of the Environmental Protection Supplementary Planning Document (May 2013).

24. Prior to the first use of the all weather pitch and occupation of the new clubhouse, a Parking Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. The plan shall be implemented in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that there will be sufficient off street car parking provision within the site without detriment to the operation of the car park and the adjacent residential properties and in the interests of the safety of users of the highway and in order to comply with Policy QE6 of the Warrington Core Strategy and Warrington SPD: Standards for Parking in new Development. To minimise any potential nuisance and disturbance to neighbours and to safeguard the amenities of the surrounding area, in accordance with QE6 and the core planning principles of the National Planning Policy Framework.

25. Prior to the erection of any external lighting on site, the applicant shall submit a comprehensive assessment of lighting details for the entire site. The scheme shall show levels of illumination around the site (isolux drawings) but shall also show any control measures to minimise overspill lighting beyond the physical site boundary – residential properties shall not be subject to levels in excess of 10 Lux at any point. Mitigation measures or installation requirements shall be clearly identified within the scheme as shall control measures such as time clocks/light sensors or other control methods. Once approved, the agreed scheme shall be implemented in full prior to the use of that lighting being used and shall be retained as approved thereafter. Any floodlighting which may be permitted in association with the use of the all weather pitch shall not be illuminated except between the hours of 08:00 and 22:15 hours Monday to Saturday and 09:00 and 21:15 hours Sundays and Bank Holidays.

Reason: - In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site in accordance with Policy QE6 of the Adopted Local Plan Core Strategy
(July 2014); and Paragraph 125 of the National Planning Policy Framework (March 2012); and Section 5 of the Environmental Protection Supplementary Planning Document (May 2013)

26. Prior to the occupation of the new clubhouse, details of cycle parking shall be submitted to and approved in writing by the Local Planning Authority.

Reason: So that the development provides for the needs of cyclists and provides a choice of modes of transport in accordance with Policies QE6 and MP3 of the Warrington Core Strategy.

27. The occupation of the dwelling that is located within the new clubhouse and sports facility shall be limited to a person solely or mainly employed by the Sports Club.

Reason: To ensure that the dwelling remains available to meet the operational needs of the Club and a dwelling in this Green Belt location would not normally be appropriate and to accord with the NPPF and policy CS5 of the Warrington Core Strategy.

28. The cooking equipment installed shall have an associated air extraction and filtration system commensurate with the proposed level of use; details of which shall be submitted to and approved by the LPA prior to the commencement of the use hereby permitted.

The scheme shall be implemented as approved, and the equipment installed shall thereafter be operated and maintained in accordance with the manufacturer’s instructions

Reason: To safeguard the local environment from noise, disturbance or loss of amenity caused by odour, fumes, food droplets or noise to nearby properties.

In accordance with: Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); and Section 3 and 6 of the Environmental Protection Supplementary Planning Document (May 2013)

29. Cumulative noise levels associated with all plant and machinery incorporated within the development shall be controlled such that the Rating Level (LAr,t) measured or calculated at the boundary of the property of the nearest proposed or existing noise sensitive premises, shall not exceed the following levels – Daytime (07.00 to 23.00hrs) – 43dB, Night time (23.00 to 07.00hrs the following day) – 38dB, in accordance with the findings of the Mott Macdonald Noise Report referenced as MMD-366073-DOC-0002 - Noise Impact Assessment, dated June 2016 for Lymm Rugby Football Club.

Reason: To prevent an increase in background noise levels and protect the amenity of any residents.
In accordance with: Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); and Paragraph 123 of the National Planning Policy Framework (March 2012); and Section 6 of the Environmental Protection Supplementary Planning Document (May 2013)

30. The function room shall only be used for non-related sporting activity when the sports pitches are not in use and the function room is not required for associated sporting activities normally associated with the operation of the sports club. The function room hereby permitted shall not be used outside the following times - Monday to Thursday 10.00hrs to 23.30hrs
Fridays and Saturdays 10.00hrs to 01.00hrs
Sundays 10.00hrs to 23.00hrs

Reason: In order to ensure that there is adequate car parking provision clear of the public highway in the interests of the safety of users of the highway and to minimise any potential nuisance and disturbance to neighbours and to safeguard the amenities of the surrounding area in order to comply with Policy QE6 of the Warrington Core Strategy and Warrington SPD: Standards for Parking in new Development.

31. Prior to the commencement of any phase of the development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG and to comply with Policy QE6 of the Warrington Core Strategy and the NPPF. The applicant can discuss any of the above with Developer Engineer, John Lunt, by email at wastewaterdeveloperservices@uuplc.co.uk.

32. Prior to first use of the all weather pitch or occupation of the clubhouse, a Community Use Agreement prepared in consultation with Sport England should be submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to indoor and outdoor sports facilities at the sports club, and include details of pricing policy, hours of use, access for non-members, management responsibilities and a mechanism for review. The sports facilities and clubhouse shall then be operated in accordance with the approved agreement.
Reason: To secure well managed safe community access to the sports facilities and to ensure sufficient public benefit arising from this inappropriate development in the Green Belt in accordance with the NPPF and Policies CS5 and SN7 of the Warrington Core Strategy.

33. No development shall take place until a Phasing Plan has been submitted to and approved by the Local Planning Authority. The development shall then be carried out in accordance with approved Phasing Plan, unless agreed otherwise in writing with the Local Planning Authority.

Reason: To ensure a properly programmed development to accord with policy QE6 of the Warrington Core Strategy.
<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
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<tbody>
<tr>
<td>11/07/2017</td>
<td>2017/30462</td>
<td>38, BEAMISH CLOSE, STRETTON, WARRINGTON, WA4 5RH</td>
<td>Section 192 Certificate - Proposed demolition of existing conservatory and construction of a single storey rear extension with a mono-pitched roof</td>
<td>Approved</td>
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<tr>
<td>12/07/2017</td>
<td>2017/30466</td>
<td>297, London Road, WARRINGTON, WA4 5JB</td>
<td>Householder - Proposed First floor extension to side</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>13/07/2017</td>
<td>2017/30434</td>
<td>67, PEWTERSPEAR GREEN ROAD, APPLETON, WARRINGTON, WA4 5FE</td>
<td>Householder-Proposed loft conversion, modification to roof from hipped to gable at both ends and two rear dormer windows in rear roof slope and one in front roof slope.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>13/07/2017</td>
<td>2017/30684</td>
<td>THE VICARAGE, STRETTON ROAD, APPLETON, WARRINGTON, WA4 4NT</td>
<td>Non Material Amendment - Proposed amendment to current garage roof to both plots from hipped with flat roof area and additional wall with flat roof to a simpler pitched roof with gable end.</td>
<td>Approved</td>
</tr>
<tr>
<td>14/07/2017</td>
<td>2017/30551</td>
<td>6, WEYBRIDGE CLOSE, APPLETON, WARRINGTON, WA4 5LZ</td>
<td>Householder - Proposed extension across the rear of existing property to form wrap-around family room extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/07/2017</td>
<td>2017/30516</td>
<td>STRETTON ST MATTHEWS C E PRIMARY SCHOOL, STRETTON ROAD, APPLETON, WARRINGTON, WA4 4NT</td>
<td>Full Planning - Proposed construction of an extension for use as a Nursery</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>19/07/2017</td>
<td>2017/30521</td>
<td>COPPICE END, CANN LANE NORTH, APPLETON, WARRINGTON, WA4 5NF</td>
<td>TPO - T1 T2 Oak - Proposed crown reduction by up to 2m in paces &amp; remove epicormic growth</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/07/2017</td>
<td>2017/30446</td>
<td>Woodlands, Hobb Lane, WALTON, Warrington, WA4 5LS</td>
<td>Householder - Proposed single storey rear infill extension with roof light lantern in the middle</td>
<td>Refused</td>
</tr>
<tr>
<td>19/07/2017</td>
<td>2017/30336</td>
<td>66, HIGHFIELD AVENUE, APPLETON, WARRINGTON, WA4 5DX</td>
<td>Section 192 (Lawful Development Certificate) - Proposed single storey rear extension.</td>
<td>Approved</td>
</tr>
<tr>
<td>20/07/2017</td>
<td>2017/30482</td>
<td>109, GREENFIELDS AVENUE, APPLETON, WARRINGTON, WA4 3BT</td>
<td>Householder - Proposed demolition of existing conservatory and erection of single storey rear extension with ridged roof.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
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</tr>
<tr>
<td>20/07/2017</td>
<td>2017/30786</td>
<td>4, BEECHWAYS, APPLETON, WARRINGTON, WA4 5EL</td>
<td>Householder - Proposed single storey kitchen/family room extension to the rear with part two storey/part first floor extension to side</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>20/07/2017</td>
<td>2017/30525</td>
<td>29, HATFIELD GARDENS, APPLETON, WARRINGTON, WA4 5QL</td>
<td>Section 192 (Lawful Development Certificate) - Proposed single storey dining room extension to rear elevation.</td>
<td>Approved</td>
</tr>
<tr>
<td>26/07/2017</td>
<td>2017/30539</td>
<td>18, BELLCAST CLOSE, APPLETON, WARRINGTON, WA4 5SA</td>
<td>Lawful Development Certificate 192- Proposed Single Storey Side Extension</td>
<td>Approved</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
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</tr>
<tr>
<td>20/07/2017</td>
<td>2017/30525</td>
<td>29, HATFIELD GARDENS, APPLETON, WARRINGTON, WA4 5QL</td>
<td>Section 192 (Lawful Development Certificate) - Proposed single storey dining room extension to rear elevation.</td>
<td>Approved</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
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<tr>
<td>11/07/2017</td>
<td>2017/30417</td>
<td>Land at junction of, Wilson Patten and Slutchers Lane, Warrington</td>
<td>Variation of Condition - Application for removal of Condition 5 (temporary use of the site as a car park) on planning application 2012/19515 to make the use of the car park permanent.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>12/07/2017</td>
<td>2016/28967</td>
<td>Land within Warrington Town Centre bounded by, Academy Street, Academy Way, Bank Street, Moulders Lane, Bridge Street, Union Street and Horrocks Lane</td>
<td>Discharge of Condition - Proposed part discharge of condition 2 (submission of travel plan) on Application 2014/24473</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>14/07/2017</td>
<td>2017/30313</td>
<td>K AND N FILTERS, JOHN STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA2 7UB</td>
<td>Full Planning - Proposed single storey car rental office building with associated car park and valet area. Retention of perimeter wall / fence</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/07/2017</td>
<td>2017/29984</td>
<td>Land within Warrington Town Centre Bounded by, Academy Street, Academy Way, Bank Street, Moulders Lane, Bridge street, Union Street Horrocks Lane, Warrington</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 7 (Construction Environmental Management Plan) following Planning Approval 2014/24473.</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>19/07/2017</td>
<td>2016/28297</td>
<td>St Austins Chambers, St Austins Lane, Bewsey and Whitecross, WARRINGTON, WA1 1HG</td>
<td>Discharge of Condition - Proposed Discharge of Conditions 1 (Secure Cycle parking) and Condition 2 (Noise attenuation measures). Original Planning Application - 2016/27766</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>20/07/2017</td>
<td>2017/30285</td>
<td>13, SANKEY STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1XG</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 4 (Detailed section of windows), Condition 7 (Noise insulation scheme), Condition 8 (Acoustic insulation), Condition 12 (Bin storage areas) and Condition 13 (Cycle parking scheme) following Planning Approval 2014/25022.</td>
<td>Cancelled</td>
</tr>
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</table>
## Bewsey and Whitecross

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<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
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<tr>
<td>26/07/2017</td>
<td>2017/30368</td>
<td>23, SANKEY STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1XG</td>
<td>Listed Building - Proposed external and internal trunking, new external gas seal unit and external wireless entry point to enable the installation of wireless access</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>28/07/2017</td>
<td>2017/30266</td>
<td>44, SUTTON AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4LN</td>
<td>Full Planning - Proposed single storey rear extension plus installation of windows to front elevation along with external render.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
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<tr>
<td>19/07/2017</td>
<td>2015/26675</td>
<td>Former George Howard Scrapyard, 94, Folly Lane, WARRINGTON, WA5 0NG</td>
<td>Discharge of Condition - Proposed Discharge of Conditions 1 (Construction to start within 3 years), 2(approved plans), 3(approved affordable housing scheme), 4(Tree Protection), 5(Landscaping scheme), 6(Flood Risk Assessment), 7(Surface Water regulation scheme), 8(Scheme to create adequate overland flood flow paths and routing across the site), 9(Materials), 10(Parking provision), 11(noise mitigation measures), 12(Acoustic mechanical extraction system), 13(finished floor levels), 14(Contaminated Land), 15(Contaminated Land), 16(Scheme to provide keep clear and no waiting traffic signs), 17(provision of visibility splays), 18(Scheme to improve transport), 19(Scheme of cycle parking), 20(scheme for use by roosting bats), 21(if development not commenced within one year further bat survey required) and 22(details of trespass proof fencing) of application 2013/22255.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
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</table>
## Birchwood

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<thead>
<tr>
<th>Decision date</th>
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</thead>
<tbody>
<tr>
<td>10/07/2017</td>
<td>2017/30506</td>
<td>ATLANTIC HOUSE, BIRCHWOOD BOULEVARD, BIRCHWOOD, WARRINGTON, WA3 7WE</td>
<td>Full Planning - Proposed extension to reception area with new concreted outdoor seating area and proposed bicycle shelter</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>10/07/2017</td>
<td>2017/30507</td>
<td>ATLANTIC HOUSE, BIRCHWOOD BOULEVARD, BIRCHWOOD, WARRINGTON, WA3 7WE</td>
<td>Advertisement - Proposed 1 No. fascia sign. There will be a recessed linear LED strip beneath weather board fascias to the front elevation only. Lighting levels will not exceed 250 candelas per square metre. Plus 1 No. Totem sign located adjacent to the car park entrance facing onto Birchwood Boulevard.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/07/2017</td>
<td>2017/30512</td>
<td>133, GORSE COVERT ROAD, BIRCHWOOD, WARRINGTON, WA3 6TL</td>
<td>Non Material Amendment - Proposed brick returns corner replaced with glazed window corners from application 2017/30330</td>
<td>Approved</td>
</tr>
<tr>
<td>12/07/2017</td>
<td>2017/30591</td>
<td>17, APPLECROSS CLOSE, BIRCHWOOD, WARRINGTON, WA3 6UX</td>
<td>42 Day Householder Prior Approval - Proposed single storey rear extension with rear and side facing windows and skylights to extend beyond the rear wall by 4.05 metres, maximum height of 3.99 metres, and height at the eaves 2.43 metres.</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>24/07/2017</td>
<td>2017/30715</td>
<td>LAND BOUNDED BY ADMIRALS ROAD, LINNET GROVE &amp; CURLEW COURT, BIRCHWOOD, WARRINGTON</td>
<td>Non Material Amendment - Proposed change to facing brickwork from Ibstock Morpeth Blend to Ibstock Ormonde Antique Blend &amp; Ibstock Smooth Village Mixture to Calderstone Claret on previously approved application 2016/28810</td>
<td>Approved</td>
</tr>
<tr>
<td>28/07/2017</td>
<td>2017/30531</td>
<td>9, LORDS LANE, BIRCHWOOD, WARRINGTON, WA3 7AB</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Withdrawn</td>
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</table>
### Burontwood and Winwick

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/07/2017</td>
<td>2017/30601</td>
<td>Plot 1A, Zone 1, Omega South, WARRINGTON, WA5 7XQ</td>
<td>Discharge of Conditions - Application for approval of details reserved by Condition 6 (Design and construction details) and Condition 9 (Scheme of cycle access route within the site) following Planning Approval 2016/27588.</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>13/07/2017</td>
<td>2017/30185</td>
<td>Omega South Zone 6, Phase 1, Land adjacent to Lingley Green Avenue, Warrington</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 17 (Detailed Highway layout) following Planning Approval 2015/26469.</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>14/07/2017</td>
<td>2017/30480</td>
<td>THE OLD VICARAGE AND THE WILLOWS, FIR TREE LANE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 4NN</td>
<td>Works to trees covered by TPO 209 - Proposed reduction to side lateral branches to clear the building by app 2m</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/07/2017</td>
<td>2017/30640</td>
<td>Omega, Phases 1 &amp; 2, West Side of Burtonwood Road, Warrington, WA5 4AH</td>
<td>Discharge of condition - Application for approval of details reserved by Condition 6 iii. (Site Completion Report) following Planning Approval 2015/26475</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>18/07/2017</td>
<td>2017/30533</td>
<td>Sankey Viaduct, Between Collins Green and Earlestown</td>
<td>Listed Building - Installation of anti-trespass paladin fencing to viaduct wingwalls</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>18/07/2017</td>
<td>2017/30406</td>
<td>4, THE PRIORY, WINWICK, WARRINGTON, WA2 8SB</td>
<td>Householder - Proposed single storey rear extension with flat roof</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Delegated Decisions

### Burontwood and Winwick

<table>
<thead>
<tr>
<th>Decision date</th>
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<th>Location</th>
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</thead>
<tbody>
<tr>
<td>20/07/2017</td>
<td>2017/30496</td>
<td>Omega Phases 1 &amp; 2, West Side of Burtonwood Road, Warrington, WA5 4AH</td>
<td>Discharge of Conditions - Proposed discharge of condition 6 (i. A scheme for the disposal of foul and surface water. ii. A site investigation and risk assessment for that parcel or part parcel shall be carried out in accordance with the 'Strategy for Ground Investigation' (WSPE, August 2004) iii. A site completion report. v. Details of the means of suppressing and directing smells and fumes from the building where applicable, vi. Details of the trees and hedges which are to be retained and the method for their protection during construction works, vii. Details of the car parking, servicing and turning facilities and cycle parking, viii. Details of the perimeter mounding and planting, ix. Details of all existing and proposed footpaths, cycleways or other rights of way and their surface treatment, x. Details of results for the relevant part of the programme of archaeological work. xi. Details of how the development shall be designed and the construction works managed xii. Details of a scheme of training and/or job opportunities) attached to planning permission 2015/26475 (as amended by 2016/27338).</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>24/07/2017</td>
<td>2017/30713</td>
<td>Orion Boulevard, Great Sankey, Warrington, WA5 3XA</td>
<td>Non Material amendment - Proposed amendments including reconfigurations, elevational changes, relocation of approved features/elements and additional minor installations on previously approved 2016/29091</td>
<td>Refused</td>
</tr>
<tr>
<td>25/07/2017</td>
<td>2017/30588</td>
<td>PHIPPS LANE, BURTONWOOD, WARRINGTON, WA5 4EZ</td>
<td>Prior Notification - Proposed installation of 17.5m High Hutchinson Jupiter S Range Pole on new root foundation and associated works</td>
<td>Withdrawn</td>
</tr>
</tbody>
</table>
### Burtonwood and Winwick.

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
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<th>Decision type</th>
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</thead>
<tbody>
<tr>
<td>18/07/2017</td>
<td>2017/30640</td>
<td>Omega, Phases 1 &amp; 2, West Side of Burtonwood Road, Warrington, WA5 4AH</td>
<td>Discharge of condition - Application for approval of details reserved by Condition 6 iii. (Site Completion Report) following Planning Approval 2015/26475</td>
<td>Condition Discharged</td>
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</tbody>
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### Chapelford and Old Hall

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<tr>
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<th>Application number</th>
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</thead>
<tbody>
<tr>
<td>17/07/2017</td>
<td>2017/30467</td>
<td>77, LANDER CLOSE, GREAT SANKEY, WARRINGTON, WA5 9PL</td>
<td>Householder - Proposed first floor extension</td>
<td>Refused</td>
</tr>
<tr>
<td>20/07/2017</td>
<td>2017/30511</td>
<td>4 , Maryland Close, Great Sankey, WARRINGTON, WA5 8BA</td>
<td>Section 192 - Proposed single storey rear extension and alteration of the facing materials of the existing conservatory</td>
<td>Approved</td>
</tr>
<tr>
<td>21/07/2017</td>
<td>2017/30530</td>
<td>5, LOXLEY CLOSE, GREAT SANKEY, WARRINGTON, WA5 3QB</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
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<tr>
<td>11/07/2017</td>
<td>2017/30452</td>
<td>363, WARRINGTON ROAD, WARRINGTON, WA3 5JQ</td>
<td>Full Planning - Proposed Demolition of existing stables and associated buildings and erection of new stables and store, and open menage.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>13/07/2017</td>
<td>2017/30461</td>
<td>105, TWISS GREEN LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4DQ</td>
<td>Householder - Proposed single storey side extension to form ground floor bedroom and wetroom.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>13/07/2017</td>
<td>2017/30544</td>
<td>EAVES BROW BARN, SPRING LANE, CROFT, WARRINGTON, WA3 7AS</td>
<td>Full Planning - Proposed new horse exercise arena</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/07/2017</td>
<td>2017/30630</td>
<td>COCKSHOT FARM RIDING SCHOOL, SMITHY BROW, CROFT, WARRINGTON, WA3 7BY</td>
<td>Class M Prior Approval-Proposed Change of Use of a Shop into a Dwelling House</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>19/07/2017</td>
<td>2017/30502</td>
<td>18, CULCHETH HALL DRIVE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4PS</td>
<td>Householder - To demolish existing attached flat roof Garage, replace existing rear conservatory with an extension and to erect an extension on the front elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/07/2017</td>
<td>2017/30487</td>
<td>41, SEVERN ROAD, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5ED</td>
<td>Householder - Proposed detached sectional garage/bike/garden store to side elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/07/2017</td>
<td>2017/30456</td>
<td>401, WARRINGTON ROAD, WARRINGTON, WA3 5HS</td>
<td>Householder - Proposed partial demolition of existing single storey side extension and construction of single storey/rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/07/2017</td>
<td>2017/30535</td>
<td>30, LODGE DRIVE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4ES</td>
<td>Full Planning-Proposed single storey rear extension and front porch extension with ridged roof</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>25/07/2017</td>
<td>2017/30006</td>
<td>79, HEATH LANE, CROFT, WARRINGTON, WA3 7DW</td>
<td>Householder - Proposed kerbs need to be dropped at the front of our property, we have widened our driveway entrance and now need to widen the dropped kerbs and lower the path as it's damaging our vehicles</td>
<td>Cancelled</td>
</tr>
<tr>
<td>25/07/2017</td>
<td>2017/30418</td>
<td>Former Oakdene Nursing Home, Jibcroft Brook Lane, off Twiss Green Lane, Culcheth, Warrington</td>
<td>Discharge of Conditions of applicaiton 2016/28534 - Conditions 2, 4, 7, 11 and 15.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>26/07/2017</td>
<td>2017/30578</td>
<td>12, EAVES BROW ROAD, CROFT, WARRINGTON, WA3 7LF</td>
<td>Lawful Development Certificate - Proposed single storey rear extension</td>
<td>Approved</td>
</tr>
<tr>
<td>28/07/2017</td>
<td>2017/30433</td>
<td>17, BROSELEY AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4HH</td>
<td>Householder-Proposed single storey rear extension and First Floor Extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>28/07/2017</td>
<td>2017/30266</td>
<td>44, SUTTON AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4LN</td>
<td>Full Planning - Proposed single storey rear extension plus installation of windows to front elevation along with external render.</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Culcheth, Glazebury and Croft.

<table>
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<tbody>
<tr>
<td>19/07/2017</td>
<td>2017/30487</td>
<td>41, SEVERN ROAD, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5ED</td>
<td>Householder - Proposed detached sectional garage /bike/garden store to side elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>28/07/2017</td>
<td>2017/30433</td>
<td>17, BROSELEY AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4HH</td>
<td>Householder-Proposed single storey rear extension and First Floor Extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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</table>
| 18/07/2017    | 2017/30510         | 93, WELLINGTON STREET, FAIRFIELD AND HOWLEY, WARRINGTON, WA1 2DA | Reserved Matters following outline approval  
2017/30059 - landscaping                          | Approved with Conditions |
<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
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<th>Decision type</th>
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<tbody>
<tr>
<td>13/07/2017</td>
<td>2017/30489</td>
<td>1, HALLCROFT PLACE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2JX</td>
<td>Lawful Development Certificate - Proposed kitchen/diner extension to rear elevation</td>
<td>Approved</td>
</tr>
<tr>
<td>13/07/2017</td>
<td>2017/30555</td>
<td>88A, ACKERS ROAD, STOCKTON HEATH, WARRINGTON, WA4 2EA</td>
<td>Householder - Proposed two storey porch extension to front elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>14/07/2017</td>
<td>2017/30431</td>
<td>Appleton Thorn Trading Estate, Lyncastle Road, Appleton, WARRINGTON, WA4 4SN</td>
<td>Full Planning - Proposed demolition of part of an industrial building and re-cladding to elevations, with modifications to external fences and access gates on the site and alterations to accommodate more parking spaces along with subdivision into 3no. separate units</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>14/07/2017</td>
<td>2017/30474</td>
<td>6, BROOKFIELD PARK, WARRINGTON, WA4 2LL</td>
<td>Householder - Proposed demolition of existing garage and construction of single story side extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/07/2017</td>
<td>2017/30492</td>
<td>7, HUNTS LANE, WARRINGTON, WA4 2DU</td>
<td>Lawful Development Certificate - Proposed single storey rear extension to replace existing conservatory</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/07/2017</td>
<td>2017/30448</td>
<td>18, MARSH ROAD, APPLETON, WARRINGTON, WA4 4RY</td>
<td>Householder - Demolition of existing outbuildings and erection of single storey side/rear extension to provide two number additional bedrooms, bathroom and extended kitchen diner.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/07/2017</td>
<td>2017/30460</td>
<td>15, ASHBERRY DRIVE, APPLETON, WARRINGTON, WA4 4QS</td>
<td>Householder - Retrospective application for flat roof timber garden store to rear garden area</td>
<td>Approved</td>
</tr>
<tr>
<td>20/07/2017</td>
<td>2017/30457</td>
<td>7, ROCKFIELD MEWS, ALEXANDRA ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2AE</td>
<td>Discharge of Condition - Proposed discharge of condition 4 (Scheme for tree protection) on previously approved application 2017/29967</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>28/07/2017</td>
<td>2017/30536</td>
<td>3, Broughton Close, Grappenhall and Thelwall, WARRINGTON, WA4 3DR</td>
<td>Lawful Development Certificate 192 - Proposed rear extension</td>
<td>Approved</td>
</tr>
<tr>
<td>28/07/2017</td>
<td>2017/30556</td>
<td>23A, HIGHER KNUTSFORD ROAD, STOCKTON HEATH, WARRINGTON, WA4 2JS</td>
<td>Householder - Proposed alterations to existing front porch and rendering to front elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
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<tr>
<td>11/07/2017</td>
<td>2017/30439</td>
<td>70, MOSSDALE CLOSE, GREAT SANKEY, WARRINGTON, WA5 3RY</td>
<td>Householder-Proposed Single storey extension to side and rear of house. Convert garage to Study. First floor extension over garage to enlarge bedroom. Widen driveway.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>13/07/2017</td>
<td>2017/30185</td>
<td>Omega South Zone 6, Phase 1, Land adjacent to Lingley Green Avenue, Warrington</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 17 (Detailed Highway layout) following Planning Approval 2015/26469.</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>18/07/2017</td>
<td>2017/30640</td>
<td>Omega, Phases 1 &amp; 2, West Side of Burtonwood Road, Warrington, WA5 4AH</td>
<td>Discharge of condition - Application for approval of details reserved by Condition 6 iii. (Site Completion Report) following Planning Approval 2015/26475</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>19/07/2017</td>
<td>2017/30483</td>
<td>54, KEITH AVENUE, GREAT SANKEY, WARRINGTON, WA5 3PA</td>
<td>Section 192 (Lawful Development Certificate) - Proposed single storey rear extension</td>
<td>Approved</td>
</tr>
<tr>
<td>20/07/2017</td>
<td>2017/30652</td>
<td>1, CAMPBELL CRESCENT, GREAT SANKEY, WARRINGTON, WA5 3DA</td>
<td>Full Planning - Proposed single storey extension to existing bungalow comprising sitting and dining area (to replace existing conservatory)</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>20/07/2017</td>
<td>2017/30496</td>
<td>Omega Phases 1 &amp; 2, West Side of Burtonwood Road, Warrington, WA5 4AH</td>
<td>Discharge of Conditions - Proposed discharge of condition 6 (i. A scheme for the disposal of foul and surface water. ii. A site investigation and risk assessment for that parcel or part parcel shall be carried out in accordance with the 'Strategy for Ground Investigation' (WSPE, August 2004) iii. A site completion report. v. Details of the means of suppressing and directing smells and fumes from the building where applicable, vi. Details of the trees and hedges which are to be retained and the method for their protection during construction works, vii. Details of the car parking, servicing and turning facilities and cycle parking, viii. Details of the perimeter mounding and planting, ix. Details of all existing and proposed footpaths, cycleways or other rights of way and their surface treatment, x. Details of results for the relevant part of the programme of archaeological work. xi. Details of how the development shall be designed and the construction works managed xii. Details of a scheme of training and/or job opportunities) attached to planning permission 2015/26475 (as amended by 2016/27338).</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>20/07/2017</td>
<td>2017/30568</td>
<td>CHAPEL BROW FARM, LIVERPOOL ROAD, GREAT SANKEY, WARRINGTON, WA5 1RE</td>
<td>Full Planning - Proposed New build 1 1/2 storey 2 bedroom house with associated parking</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>24/07/2017</td>
<td>2017/30713</td>
<td>Orion Boulevard, Great Sankey, Warrington, WA5 3XA</td>
<td>Non Material amendment - Proposed amendments including reconfigurations, elevational changes, relocation of approved features/elements and additional minor installations on previously approved 2016/29091</td>
<td>Refused</td>
</tr>
</tbody>
</table>
## Great Sankey South

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
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<tbody>
<tr>
<td>21/07/2017</td>
<td>2017/30528</td>
<td>88, Norbreck Close, Great Sankey, WARRINGTON, WA5 2SX</td>
<td>Householder - Proposed single and two storey extension at rear</td>
<td>Refused</td>
</tr>
<tr>
<td>28/07/2017</td>
<td>2017/30486</td>
<td>45, Sycamore Lane, Great Sankey, WARRINGTON, WA5 1JW</td>
<td>Householder - Proposed first floor side extension and single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>19/07/2017</td>
<td>2017/30446</td>
<td>Woodlands, Hobb Lane, WALTON, Warrington, WA4 5LS</td>
<td>Householder - Proposed single storey rear infill extension with roof light lantern in the middle</td>
<td>Refused</td>
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</table>
### Latchford East

<table>
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<tr>
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<tr>
<td>11/07/2017</td>
<td>2017/30454</td>
<td>ST AUGUSTINES CATHOLIC PRIMARY SCHOOL, HENSHALL AVENUE, LATCHFORD, WARRINGTON, WA4 1PY</td>
<td>Full Planning - Proposed installation of new lighting to the existing school car park. New external lighting is to be mounted on new tubular steel columns.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>13/07/2017</td>
<td>2017/30545</td>
<td>155, ST MARY STREET, LATCHFORD, WARRINGTON, WA4 1EL</td>
<td>Householder Prior approval - Proposed single storey rear extension to extend beyond the rear wall by 5.062m, maximum height of 3.910m and height of the eaves 2.854m</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>14/07/2017</td>
<td>2017/30518</td>
<td>Land adjacent to 128, Slater Street, Latchford, WARRINGTON, WA4 1DW</td>
<td>Full Planning - Proposed residential development comprising of two dwellings</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>18/07/2017</td>
<td>2017/30442</td>
<td>Supreme Car Wash, 186/188, Chester Road, Warrington, WA4 6AR</td>
<td>Full Planning - Proposed Erection of Acoustic Screen Fencing &amp; Internal Kiosk Alterations</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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</tr>
<tr>
<td>13/07/2017</td>
<td>2017/30545</td>
<td>155, ST MARY STREET, LATCHFORD, WARRINGTON, WA4 1EL</td>
<td>Householder Prior approval - Proposed single storey rear extension to extend beyond the rear wall by 5.062m, maximum height of 3.910m and height of the eaves 2.854m</td>
<td>Prior Approval Not Required</td>
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</table>
## Lymm North and Thelwall

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<tr>
<td>10/07/2017</td>
<td>2017/30404</td>
<td>3, THE GREENACRES, LYMM, WARRINGTON, WA13 9NT</td>
<td>Householder - Proposed single storey rear extension with flat roof including roof light lantern</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/07/2017</td>
<td>2017/30428</td>
<td>89, WARRINGTON ROAD, LYMM, WARRINGTON, WA13 9BU</td>
<td>TPO - Application for tree works to T1 - Pine in front garden - Fell to low stump as suggested by Simon Twigg following visit on 27th November 2014 T2 - Oak adjacent to field gate - Crown lift on highway side to approximately 5m and reduce away from phone lines See attached</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/07/2017</td>
<td>2017/30381</td>
<td>9, ST PETERS CLOSE, LYMM, WARRINGTON, WA13 9QB</td>
<td>42 Day Householder Prior Approval - Proposed rear single storey conservatory with tapco slate roof, to extend beyond the rear wall by 4 metres, maximum height 3.01 metres and height at the eaves 2.1 metres.</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>11/07/2017</td>
<td>2017/30517</td>
<td>117, THELWALL NEW ROAD, WARRINGTON, WA4 2HR</td>
<td>Section 192 (Lawful Development Certificate) - Proposed single storey rear extension.</td>
<td>Approved</td>
</tr>
<tr>
<td>12/07/2017</td>
<td>2017/30475</td>
<td>40, Adey Road, Lymm, WARRINGTON, WA13 9QX</td>
<td>Householder - Proposed single storey rear extension and raised decking. Proposed first floor side extension above existing single storey garage.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>14/07/2017</td>
<td>2017/30540</td>
<td>MOONACRE, CLIFF LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 3AA</td>
<td>Variation of condition - Proposed variation of condition no. 2 comprising proposed change of house design for plot 3 to type A (same as plot 1) on previously approved application 2016/27282</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/07/2017</td>
<td>2017/30505</td>
<td>92, THELWALL NEW ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2HY</td>
<td>Householder - Proposed single storey front extension with mono-pitched roof, two storey side extension and 1st floor rear extension above existing ground floor extension with hipped roofs</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/07/2017</td>
<td>2017/30508</td>
<td>8, NEW ROAD, LYMM, WARRINGTON, WA13 9DY</td>
<td>Householder - Proposed new rear first floor balcony, new front lean-to roof and change of external materials / appearance.</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Lymm North and Thelwall

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
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</thead>
<tbody>
<tr>
<td>20/07/2017</td>
<td>2017/30622</td>
<td>3, MOORE GROVE, LYMM, WARRINGTON, WA13 9RT</td>
<td>Householder - Proposed two storey extension to side.</td>
<td>Refused</td>
</tr>
<tr>
<td>21/07/2017</td>
<td>2017/30548</td>
<td>10, WOODBINE ROAD, LYMM, WARRINGTON, WA13 9HT</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 3 (External Facing Materials) following Planning Approval under planning reference 2017/29624</td>
<td>Condition Not Discharged</td>
</tr>
<tr>
<td>24/07/2017</td>
<td>2017/30519</td>
<td>106, SANDY LANE, LYMM, WARRINGTON, WA13 9HR</td>
<td>Householder - Proposed single storey rear extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
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<tr>
<td>11/07/2017</td>
<td>2017/30401</td>
<td>POPLAR PARK, CLIFF LANE, LYMM, WARRINGTON, WA13 0TD</td>
<td>Full Planning Major - Proposed redevelopment and change of use of land to form truck wash facility including associated office and stores, internal access roads, parking and landscaping.</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>21/07/2017</td>
<td>2017/30526</td>
<td>CAMSLEY HOUSE FARM, MASSEY BROOK LANE, LYMM, WARRINGTON, WA13 0PW</td>
<td>Full Planning - Proposed detached garage with living accommodation over, for dependant relatives.</td>
<td>Refused</td>
</tr>
<tr>
<td>26/07/2017</td>
<td>2017/30620</td>
<td>1, THE HATCHINGS, LYMM, WARRINGTON, WA13 0LD</td>
<td>Trees in a conservation area - Proposed 1 x Mature sycamore situated on the rear boundary. Crown lift to approx. 5.5M to crown break ,crown thin by approx. 20-25% to increase wind and light permeation. Heading side laterals from garden by 1-2M and rebalance on opposing side.</td>
<td>Approved</td>
</tr>
<tr>
<td>26/07/2017</td>
<td>2017/30580</td>
<td>44, EAGLE BROW, LYMM, WARRINGTON, WA13 0LZ</td>
<td>Trees in a conservation area - T1 Beech, Proposed crown lift, crown thin and crown reduction, T2 Beech, Proposed crown thin, crown lift and crown reduction, T3 Maple, Proposed crown thin and crown reduction and removal of some of the height, T4 Mountain Ash, Proposed fell , T5 Cherry Tree , Proposed crown thin ,crown lift and crown reduction,T6 and T7 Plum Trees, Proposed Fell, T8 Walnut, Proposed fell, T9 Laurels, Proposed removal, T10 Acer Tree - Proposed crown lift,crown thin and crown deduction</td>
<td>Approved</td>
</tr>
<tr>
<td>28/07/2017</td>
<td>2017/30644</td>
<td>19, EAGLE BROW, LYMM, WARRINGTON, WA13 0PY</td>
<td>Trees in a Conservation Area - Sycamore - Proposed fell</td>
<td>Approved</td>
</tr>
<tr>
<td>28/07/2017</td>
<td>2017/30557</td>
<td>119, HIGHER LANE, LYMM, WARRINGTON, WA13 0BU</td>
<td>Householder - Proposed single storey side extension to form link to existing detached garage</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
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<tr>
<td>18/07/2017</td>
<td>2017/30223</td>
<td>Units 1 &amp; 8, Riverside Trading Estate, Off Station Road, Penketh, Warrington, WA5 2UL</td>
<td>Class O Prior Approval - Proposed Conversion of units 1 &amp; 8 to 5 one bed flats</td>
<td>Prior Approval is Given with Conditions</td>
</tr>
<tr>
<td>19/07/2017</td>
<td>2017/30587</td>
<td>Pavement of Warrington Road, Penketh, WARRINGTON, WA5 2JT</td>
<td>Full Planning - Proposed removal of existing 11.8m slim-line street works column supporting 3 no. shrouded antennas, and the installation of a replacement 15m slim line street works column supporting 6 no. shrouded antennas,1 no. additional equipment cabinet and ancillary development thereto (resubmission of planning application 2014/24058 and 2016/28679)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/07/2017</td>
<td>2017/30550</td>
<td>Land adjoining, 14, Lynton Close, Penketh, Warrington, WA5 2QB</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 12 (Details of legal agreement which demonstrates right of access) following Planning Approval 2014/24764.</td>
<td>Condition Not Discharged</td>
</tr>
<tr>
<td>25/07/2017</td>
<td>2017/30537</td>
<td>4, LAMERTON CLOSE, PENKETH, WARRINGTON, WA5 2RS</td>
<td>Householder - Proposed first floor extension built on old ground floor extension</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
### Poplars and Hulme

<table>
<thead>
<tr>
<th>Decision date</th>
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</thead>
<tbody>
<tr>
<td>11/07/2017</td>
<td>2017/30501</td>
<td>50, HONISTER AVENUE, POPLARS AND HULME, WARRINGTON, WA2 9NJ</td>
<td>Section 192 (Lawful Development Certificate) - Proposed single storey extension to rear of dwelling</td>
<td>Approved</td>
</tr>
<tr>
<td>13/07/2017</td>
<td>2017/30469</td>
<td>AAH PHARMACEUTICALS, WOBNUR ROAD, WINWICK, WARRINGTON, WA2 8UH</td>
<td>Full Planning - Proposed extension to the existing tote shed and associated yard works.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>26/07/2017</td>
<td>2017/30586</td>
<td>THE POPLARS, COTSWOLD ROAD, POPLARS AND HULME, WARRINGTON, WA2 9SG</td>
<td>Prior Notification - Proposed 15m high Hutchinson Jupiter S Range single stack column painted RAL7035 (Light Grey) on new concrete foundation and associated works</td>
<td>Planning Permission Not Required</td>
</tr>
<tr>
<td>26/07/2017</td>
<td>2017/30643</td>
<td>127, GREENWOOD CRESCENT, WINWICK, WARRINGTON, WA2 0DZ</td>
<td>42 Day Householder Prior Approval - Proposed single storey extension to the rear of a property to extend beyond the rear wall by 3.600 metres, maximum height of 3.098 metres, and height at the eaves 2.512 metres.</td>
<td>Prior Approval Not Required</td>
</tr>
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</table>
# Delegated Decisions

## Poulton North

<table>
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<tr>
<th>Decision date</th>
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<tbody>
<tr>
<td>11/07/2017</td>
<td>2017/30509</td>
<td>29, SOLWAY CLOSE, WINWICK, WARRINGTON, WA2 0UP</td>
<td>Section 192 Certificate - Proposed Single storey rear extension</td>
<td>Approved</td>
</tr>
<tr>
<td>11/07/2017</td>
<td>2017/30432</td>
<td>12, Aviemore Drive, Poulton-With-Fearnhead, WARRINGTON, WA2 0TQ</td>
<td>Householder - Proposed first floor side extension and garage conversion</td>
<td>Refused</td>
</tr>
<tr>
<td>14/07/2017</td>
<td>2017/30494</td>
<td>5, Greyfriars Close, Poulton-With-Fearnhead, WARRINGTON, WA2 0WS</td>
<td>Householder - Proposed one and half storey side extension including rear dormer window and front canopy</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/07/2017</td>
<td>2017/30468</td>
<td>17, Carpenter Grove, Poulton-With-Fearnhead, WARRINGTON, WA2 0QR</td>
<td>Householder - Proposed replacement of existing conservatory plus infill extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/07/2017</td>
<td>2017/30549</td>
<td>20, GROSVENOR GRANGE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 4SF</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 5 (Green Travel Plan) and Condition 6 (Green Travel Plan - Implementation) following Planning Approval 2016/27651 and Condition 4 (Green Travel Plan) and Condition 5 (Green Travel Plan - Implementation) following Planning Approval 2016/28471.</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>28/07/2017</td>
<td>2017/30567</td>
<td>69, TEMPLETON DRIVE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA2 0WR</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
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</table>
### Poulton South

<table>
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</thead>
<tbody>
<tr>
<td>11/07/2017</td>
<td>17/29998</td>
<td>9, Bruche Heath Gardens, Poulton-With-Fearnhead, WARRINGTON, WA1 3TP</td>
<td>Full Planning - Change of use from A1 (Retail) to A5 (Hot Food Takeaway) and associated external alterations including alterations to facade and installation of an extraction flue.</td>
<td>Refused</td>
</tr>
</tbody>
</table>
## Rixton and Woolston

<table>
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<tr>
<th>Decision date</th>
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<tbody>
<tr>
<td>10/07/2017</td>
<td>2017/30594</td>
<td>Land at, Hawthorne Avenue and New Cut Lane, Woolston, Warrington</td>
<td>Request for an EIA Screening Opinion: Proposed amalgamation of the operational depot facilities into a single site</td>
<td>Screening Opinion Issued</td>
</tr>
<tr>
<td>18/07/2017</td>
<td>2017/30495</td>
<td>CRYSTAL RUBBER, 22, KINGSLAND GRANGE, WOOLSTON, WARRINGTON, WA1 4RW</td>
<td>Full Planning - Proposed new access to vacant land including security gates and fencing</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>19/07/2017</td>
<td>2017/30438</td>
<td>ROSE COTTAGE, DAM HEAD LANE, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 6LF</td>
<td>Householder - Proposed Single storey extension to form Gym and Fitness Room</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>28/07/2017</td>
<td>2017/30451</td>
<td>488, MANCHESTER ROAD, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 6JT</td>
<td>Householder-Proposed rear extension with Dormer to Bungalow</td>
<td>Refused</td>
</tr>
</tbody>
</table>
### Rixton and Woolston.

<table>
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<tr>
<th>Decision date</th>
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<tr>
<td>19/07/2017</td>
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<td>ROSE COTTAGE, DAM HEAD LANE, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 6LF</td>
<td>Householder - Proposed Single storey extension to form Gym and Fitness Room</td>
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<tr>
<td>10/07/2017</td>
<td>2017/30391</td>
<td>85, WHITEFIELD ROAD, STOCKTON HEATH, WARRINGTON, WA4 6NB</td>
<td>Full Planning - Proposed two storey rear/side extension to existing double garage, to form a dwelling house. Formation of new vehicular access to 85 Whitefield Road.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/07/2017</td>
<td>2017/30339</td>
<td>128, ELLESMERE ROAD, STOCKTON HEATH, WARRINGTON, WA4 6EF</td>
<td>Full Planning - Retrospective application for change of use to land to residential curtidge including 5m x 5m decked area to rear of property</td>
<td>Approved</td>
</tr>
<tr>
<td>11/07/2017</td>
<td>2017/30503</td>
<td>Zalo's Cafe, 69, LONDON ROAD, WARRINGTON, WA4 6SG</td>
<td>Full Planning - Retrospective planning approval for the retention of an overhead canopy and outside seating area to the front of Zalo's Cafe</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/07/2017</td>
<td>2017/30453</td>
<td>81A, GRAPPENHALL ROAD, STOCKTON HEATH, WARRINGTON, WA4 2AR</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 11 (Drainage) following Appeal Ref APP/M0655/W/16/3164341 relating to Planning Application 2016/28485.</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>12/07/2017</td>
<td>2017/30514</td>
<td>Former Ship Inn and adjoining land, Chester Road, Warrington, Walton, WA4 6EN</td>
<td>Discharge of Condition - Proposed discharge of conditions 5 (Reserved Matters), 6 (Construction Details), 8 (Car Parking Provision), 11 (Ground Levels), 13 (Surface water Regulation Scheme), 15 (Bats), 16 (Badgers), 18 (Breeding Birds), 19 (Wildlife Protection Plan), 20 (Habitat / Woodland Management Plan), 22 (Code for Sustainable Homes), 23 (General Sustainability Measures), 26 (Noise Condition - Noise Insulation Scheme For Residential), 27 (Noise Condition: Acoustic Insulation), 28 (Tree Protection) &amp; 30 (Height Limit) following previously approved application 2014/23334</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>12/07/2017</td>
<td>2017/30435</td>
<td>30, FAIRFIELD GARDENS, STOCKTON HEATH, WARRINGTON, WA4 2BX</td>
<td>Householder-Proposed two storey to side and single storey to rear</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>13/07/2017</td>
<td>2016/29218</td>
<td>152, WALTON ROAD, WARRINGTON, WA4 6NS</td>
<td>Listed Building - Application for listed building consent for painting of existing rendered plinth feature at low level of existing masonry to front and side elevations.</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>14/07/2017</td>
<td>2017/30465</td>
<td>78, BIRCHDALE ROAD, APPLETON, WARRINGTON, WA4 5AW</td>
<td>Householder - Proposed single storey Kitchen/Family room extension to rear elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>14/07/2017</td>
<td>2017/30547</td>
<td>23, WESTBOURNE ROAD, STOCKTON HEATH, WARRINGTON, WA4 6SE</td>
<td>Full Planning - Proposed garage to side and single storey rear extension. Existing garage demolished.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>14/07/2017</td>
<td>2017/30532</td>
<td>6, RAYMOND AVENUE, STOCKTON HEATH, WARRINGTON, WA4 2UZ</td>
<td>Householder - Proposed single storey rear extension with side garage extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>26/07/2017</td>
<td>2017/30559</td>
<td>12, RAYMOND AVENUE, STOCKTON HEATH, WARRINGTON, WA4 2UZ</td>
<td>Section 192 (Lawful Development Certificate) - Proposed Loft conversion</td>
<td>Approved</td>
</tr>
<tr>
<td>28/07/2017</td>
<td>2017/30574</td>
<td>32, ELLESMERE ROAD, STOCKTON HEATH, WARRINGTON, WA4 6DS</td>
<td>Householder - Proposed double storey kitchen and bedroom extension to rear elevation including external first floor balcony area</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Westbrook

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>11/07/2017</td>
<td>2017/30177</td>
<td>541, EUROPA BOULEVARD, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 7TP</td>
<td>Full Planning - Proposed change of use either for warehousing (B8) or for light industrial (B1(c) use</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>12/07/2017</td>
<td>2017/30370</td>
<td>39, CARMARTHEN CLOSE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 9UT</td>
<td>Householder - Proposed single storey rear extension to replace conservatory.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/07/2017</td>
<td>2017/30496</td>
<td>Omega Phases 1 &amp; 2, West Side of Burtonwood Road, Warrington, WA5 4AH</td>
<td>Discharge of Conditions - Proposed discharge of condition 6 (i. A scheme for the disposal of foul and surface water. ii. A site investigation and risk assessment for that parcel or part parcel shall be carried out in accordance with the 'Strategy for Ground Investigation' (WSPE, August 2004) iii. A site completion report. v. Details of the means of suppressing and directing smells and fumes from the building where applicable, vi. Details of the trees and hedges which are to be retained and the method for their protection during construction works, vii. Details of the car parking, servicing and turning facilities and cycle parking, viii. Details of the perimeter mounding and planting, ix. Details of all existing and proposed footpaths, cycleways or other rights of way and their surface treatment, x. Details of results for the relevant part of the programme of archaeological work. xi. Details of how the development shall be designed and the construction works managed xii. Details of a scheme of training and/or job opportunities) attached to planning permission 2015/26475 (as amended by 2016/27338).</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>25/07/2017</td>
<td>2017/30284</td>
<td>254 and 255, Europa Boulevard, Burtonwood, WARRINGTON, WA5 7TN</td>
<td>Discharge of Conditions of application 2016/29332 ? Conditions 3, 4 and 5</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
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<tr>
<td>18/07/2017</td>
<td>2017/30640</td>
<td>Omega, Phases 1 &amp; 2, West Side of Burtonwood Road, Warrington, WA5 4AH</td>
<td>Discharge of condition - Application for approval of details reserved by Condition 6 iii. (Site Completion Report) following Planning Approval 2015/26475</td>
<td>Condition Discharged</td>
</tr>
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</table>
## Whittle Hall.

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<td>18/07/2017</td>
<td>2017/30640</td>
<td>Omega, Phases 1 &amp; 2, West Side of Burtonwood Road, Warrington, WA5 4AH</td>
<td>Discharge of condition - Application for approval of details reserved by Condition 6 iii. (Site Completion Report) following Planning Approval 2015/26475</td>
<td>Condition Discharged</td>
</tr>
</tbody>
</table>
Item 4 – 2017/30375 – Cotebrook House

Amendment to condition 23 – delete reference to drainage, this is a requirement of c20.

Item 5 - 2016/28521 Lymm Rugby Football Club, Crouchley Lane, Lymm, Warrington, WA13 0AT

Clarification re the obligation to restrict the occupation of any dwellings unless and until the new AGP has been approved for use by the RFU and the Council is satisfied that it accords with the planning permission.