AGENDA

Part 1

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

Item 1. Apologies for Absence

To record any apologies received.

Item 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.
<table>
<thead>
<tr>
<th>Item</th>
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</thead>
<tbody>
<tr>
<td>3. <strong>Minutes</strong></td>
<td>1</td>
</tr>
<tr>
<td>To confirm the minutes of the meeting held on 19 October 2016 as a correct record.</td>
<td></td>
</tr>
<tr>
<td>4. <strong>Planning Applications (Main Plans List)</strong></td>
<td>Attached as a separate document</td>
</tr>
</tbody>
</table>

**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

If you would like this information provided in another language or format, including large print, Braille, audio or British Sign Language, please call 01925 443322 or ask at the reception desk in Contact Warrington, Horsemarket Street, Warrington.
DEVELOPMENT MANAGEMENT COMMITTEE

19 October 2016

Present: Councillor T McCarthy (Chairman)
Councillors J Grime, J Flaherty, J Wheeler, B Barr, D Keane,
S Woodyatt, S Wright, K Mundry, C Mitchell and P Carey

DM90 Apologies for Absence

Apologies were received from Councillor L Morgan.

DM91 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 J Wheeler</td>
<td>DM 94 / DM 98</td>
<td>Cllr Wheeler was a member of Stockton Heath Parish Council who had objected to the applications, but had had no discussions or involvement with the applications</td>
<td>Cllr Wheeler remained in the meeting and took part in the discussion and vote</td>
</tr>
<tr>
<td>Cllr J Grime</td>
<td>DM 95</td>
<td>Cllr Grime was a Ward Councillor for the area but had had no discussions or involvement with the applications</td>
<td>Cllr Grime remained in the meeting and took part in the discussion and vote</td>
</tr>
</tbody>
</table>

DM92 Minutes

Resolved,

That the minutes of the meeting held on 28 September 2016 were agreed as a correct record and signed by the Chairman.

DM93 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.

DM94 2016/28485 - 81A Grappenhall Road, Stockton Heath, Warrington, WA4 2AR - Outline application for residential development of up to 9. No dwellings including site access (resubmission of 2016/28012)

Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval subject to conditions.
A site visit took place on Friday, 14 October 2016.

Representations were heard in support of and against the officer recommendation.

Resolved,

That application 2016/28485 be refused.

Reason,

The decision to refuse this application was due to overdevelopment of the site and inadequate access route.

DM95 2016/27387 - Land adjacent to Culcheth Arms, Church Lane, Warrington, WA3 5DL - Outline Planning (Major) Application for construction of ten dwellings with associated access and parking (landscaping only is a reserved matters

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

A site visit took place on Friday, 14th October 2016.

Members considered the information as set out in the update report.

Representations were heard in support of and against the officer recommendation.

Resolved,

That application 2016/27387 be approved as recommended subject to the revised conditions as set out in written update report.

DM96 2016/28682 - St Gregory's Catholic High School, Cromwell Avenue, Warrington, WA5 1HG - Full Planning – Temporary sitting of mobile classroom units

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

Resolved,

That application 2016/28682 be approved as per the officer recommendation.
DM97  2016/28685 - DW Sports Fitness, 2 Bank Street, Warrington, WA1 2AS
Full Planning – Proposed installation of a new gated entrance/exit with provision of drop kerb access and footway surfacing onto academy way

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

Resolved,

That application 2016/28685 be deferred.

Reason,

The decision to defer this application was to request further information as to how the proposed works relate to the proposed multi storey car park and wider town centre redevelopment.

DM98  2016/28590 - 36 Alexandra Road, Stockton Heath, Warrington, WA4 2UT
Householder - Proposed demolition of single storey rear outriggers and side car port, construction of two storey side extension, two storey and single storey rear extensions and front porch

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

Members considered the information as set out in the update report.

Representations were heard in support of and against the officer recommendation.

Resolved,

That application 2016/28590 be deferred to enable a site visit to take place.

Signed…………………………

Dated…………………………
## DEVELOPMENT MANAGEMENT COMMITTEE

### Wednesday 9th November 2016

**Start**

<table>
<thead>
<tr>
<th>Item</th>
<th>Page</th>
<th>App number</th>
<th>App Location/Description</th>
<th>Recommendation</th>
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</table>
| 1    | 3    | 2016/28590 | 36 Alexandra Road, Stockton Heath, Warrington, WA4 2UT  
Householder - Proposed demolition of single storey rear outriggers and side car port, construction of two storey side extension, two storey and single storey rear extensions and front porch | Approve        |
| 2    | 13   | 2016/28685 | DW Sports Fitness, 2 Bank Street, Warrington, WA1 2AS  
Full Planning - Proposed Installation of a new gated entrance/exit with provision of drop kerb access and footway surfacing onto Academy Way and closure of the existing access from Bank Street and alterations to the car parking layout. | Approve        |
| 3    | 27   | 2016/28562 | Unit 108 (Funky Dory Shoes) Golden Square Shopping Centre, Warrington, WA1 1TD  
Full Planning - Proposed Change of use from A1 (retail) to a flexible use for A1 (retail) or D1 (non-residential institution) | Approve        |
4 37 2016/28918 Stretton Motors, Corner of Fir Tree Close and Tarpoley Road, Stretton, Warrington
Advertisement - Proposed free standing non-illuminated directional sign.  Approve

5 44 2016/28760 29 Warren Road, Appleton, Warrington, WA4 5AG
Householder – Proposed conservatory built on the side of the house  Refuse

6 52 2016/28781 71 Carrington Close, Birchwood, Warrington, WA3 7QB
Householder - Proposed single storey extensions to the front and side.  Approve

7 58 2016/28771 163 Park Road, Great Sankey, Warrington, WA3 5HG
Full Planning - Proposed construction of two storey building with ground floor unit with B1 (office) use and first floor unit with B8 (storage) use.  Approve

8 76 2016/28746 The Harrison Centre, Boulting Avenue, Bewsey and Whitecross, WA5 0HG
Full Planning (Major) - Proposed erection of 21, two bed dwellings (for affordable rent)  Approve
ITEM 1

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2016/28590</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>36, Alexandra Road, Stockton Heath, Warrington, WA4 2UT</td>
</tr>
<tr>
<td>Ward:</td>
<td>Stockton Heath</td>
</tr>
<tr>
<td>Development</td>
<td>Householder - Proposed demolition of single storey rear outriggers and side car port, construction of two storey side extension, two storey and single storey rear extensions and front porch</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>27-Jul-2016</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Scott Terron</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>20-Sep-2016</td>
</tr>
</tbody>
</table>

Reason for Referral

Stockton Heath Parish Council has objected.

The application was deferred for a site visit at 19th October meeting of DMC.

Site

The applicant property is a semi-detached dwelling located on Alexandra Road in the residential area of Stockton Heath. To the front of the property there is a small garden and an area of hardstanding with a wide access to the side of the property. To the rear there is an average sized garden. The property has a car port to the side, a bay window serving the dining room to the side elevation and a single storey outrigger to the rear. Additionally to the rear there is an existing conservatory.

The neighbouring property No.53 Victoria Road is oriented at 90 degrees to the applicant property. The property to the rear No.51 Victoria Road is also sited at 90 degrees to the applicant property and is situated at a higher level approximately 1.5m above the applicant land level.

Proposal

This proposal is a resubmission of the previously withdrawn application 2016/28229. This proposal has been redesigned to address the issues raised.
with the previous application.

The applicant proposes to erect a two storey side and rear extension, and single storey rear extension. The proposed extension would allow internal reconfiguration to create a sitting room, kitchen/dining/living room, toilet, garage and utility to the ground floor and four bedrooms, two with en suite and a family bathroom to the first floor.

Amended plans have been received, which set the two storey side extension back at first floor level. Neighbours were re-notified for a further period of 14 days to allow additional comments on the revised scheme.

Relevant Planning History

Ref 2016/28229
Proposal Full Planning - Proposed demolition of single storey rear outriggers and side car port. Construction of two storey side and rear extension and single storey rear extension.
Decision Withdrawn

Planning Policies

National Planning Policy Framework

Local Plan Core Strategy
CS1 Overall Spatial Strategy – Delivering Sustainable Development
QE6 – Environment and amenity protection
QE7 – Ensuring a high quality place

SPG2 – House Extension Guidelines

WBC Standards for parking in new development

Notification Responses

Objections from five households received, summarised below:-

- The size of the extension is out of character with the plot
- The extension will encroach onto the rear elevation of no.53 Victoria Road, creating a terracing effect
- The proposed extension will overshadow the two neighbouring properties No.53 and No.34 to their significant detriment
- Frontage design is not subordinate in scale and is not in keeping with the locality and existing designs
- Overpowers adjoining property resulting in a loss of symmetry and degradation of the buildings character
- The pair of 1930’s semi-detached houses show a great example of period and symmetrical architecture- the addition of the proposed building is not in keeping with the character of the building/ architecture or townscape
• It is hoped there would be no projection of the extension but the proposal pushes the extension right up to the building line gaining little square footage for the occupant but leaving a significant negative visual impact.
• No dimensions on the plans making it difficult to interpret
• The existing ‘arch porch’ synonymous with many local semi-detached houses is replace by a protruding glass porch and garage- this unnecessary protrusion from the current building destroys the architectural symmetry
• The protrusion beyond the front elevation still overpowers the adjoining property and is in conflict with the character of the 1930s architecture
• The proximity of the proposed extension to the adjoining neighbour will result in significant loss of daylight and sunlight giving rise to significant overshadowing.
• The velux windows proposed in the single storey rear extension would cause a loss of privacy for neighbouring residents- The roof lantern in the single storey rear extension would allow neighbours to look directly into the applicant property.
• The Juliette balcony to the rear would cause a significant loss of privacy to the neighbouring property No.51 Victoria Road
• The single storey rear extension has moved closer to the common boundary and has not taken into consideration concerns previously raised
• The amount of glazing has been increased in the rear elevation giving rise to an increased loss of privacy for neighbouring residents
• The proposal represents overdevelopment of the plot disproportionate to the size of the neighbouring properties
• The plans submitted go beyond permitted development appearing to build, extend and infill all available gaps, up to building lines, to the 45 degree rule and generally ‘squeezing’ as much space as possible from the plot
• Increasing from a three to four bedroom home would potentially increase traffic on what is already a busy corner junction.
• The proposal would result in the unacceptable loss of garden land
• The proposed extension is completely unrelated to the distinctive local style of building
• Object to the plan as it goes out two rooms back and two above
• If my adjoining neighbours had done the same we would have been overshadowed very very badly with no sunlight into the back rooms as the sun comes up at the front of the house and sets at the back with NO sunlight at all down the side so the proposed extension will overshadow the back room at no. 34
• the same principle applies to the house on the corner as at the moment it gets day light only (again no sun because of where it comes up and sets) but with the proposed add on of two storeys out then even that light will be greatly reduced due to overshadowing
• very close to the boundaries on either side with no space for
drainage as far as I can tell

Three objections to the amended plans have been made:-

- The revisions made to the proposal are minimal and do not reduce the overall impact, the extension remains out of keeping with the character of the area and would be intrusive for neighbours
- The Juliette balcony to the rear will result in a significant loss of privacy for neighbouring residents
- Concerns have not yet been addressed through the diminutive amendments

Consultation Responses

Stockton Heath Parish Council- objection
The Parish Council has viewed the amended plans and continues to object to the proposal on the grounds of its overbearing nature and its design and appearance. The proposed extension by virtue of its size, scale and massing would appear overly prominent and out of character with the property and street scene. The proposed side extension would fail to appear subservient to the host dwelling, disrupting the visual symmetry of the semi-detached pair and would not reflect the built form along Alexandra Road. The scale of the proposal and proximity to the site boundary would detract from the sense of space around the dwelling. The Parish Council has received a number of complaints from residents regarding this application and in addition to the above objections, would ask the planning officer to consider whether the projection from the rear elevation and proximity to the boundary, would result in loss of outlook, loss of light and overbearing impact to the neighbouring properties.

Observations

Residential Amenity
SPG C sets out the 45 degree code which seeks to protect the amenity of the neighbouring residents. Applying the 45 degree code from the ground floor of the adjoining neighbour (No.34) the proposed single storey rear element intersects the line by 0.4m. While this is a contravention of the guidance, considering the single storey element would be built on the footprint of the existing single storey outrigger it is considered that the proposed single storey extension would not represent a significant increase on the existing situation.

Applying the code from the adjoining neighbour (No.34) at first floor level the proposed extension does not intersect the 45 degree line. Applying the 45 degree code from both the ground floor and first floor of the adjacent neighbour (No.53 Victoria Road) the proposed extension would not intersect the 45 degree line. It is therefore considered that the proposal accords with the principles of SPG C.

SPG 2 provides guidance on privacy/separation distances for habitable room windows. 21m is considered the minimum to ensure no loss of amenity for
neighbouring and resident occupiers for facing habitable room windows.

The proposed extension would introduce a habitable room window into the front elevation at first floor level. The proposed window would serve the study and would maintain a distance of 9m to the front boundary and in excess of 16m to the park to the opposite side of the road.

Two large sets of patio doors and a window would be introduced into the rear elevation at ground floor level serving habitable rooms. A distance of 11.5m would be maintained to the rear boundary. The boundary at this point consists of approximately 2m fencing. It is considered that the boundary treatment would offer adequate screening. At first floor level a set of patio doors with Juliette balcony and a window would be introduced serving the master bedroom and a small non-habitable room window serving the en suite. A distance of approximately 15m would be maintained to the rear boundary and in excess of 20m to the facing windows of the buildings to the rear. Additionally it is noted that the property located at No.51 Victoria Road is set at a slightly higher land level, by approximately 1m than the applicant property.

No new habitable room window would be introduced into the side elevation. There are two windows in the rear elevation of the neighbouring property No.53 Victoria Road, which are believed to serve a stairway and landing and as such are not serving habitable rooms.

The roof lights proposed in both the two storey side extension side roof plane and in the single storey rear extension side roof plane are not considered to result in a detrimental loss of privacy given that the main outlook would be towards the sky and not directly into neighbouring properties windows.

The proposal therefore accords with the guidance of SPG 2 and it is considered that there would be no significant detrimental loss of privacy or amenity as a result of the proposed extension to neighbouring residents, and the proposal therefore accords with policy QE6 of the core strategy.

**Parking**
The proposed extension would result in an increased number of bedrooms and the loss of parking provision. The number of bedrooms would increase from three to four. It is therefore considered that the proposal would result in the requirement to provide three onsite parking spaces. It is proposed that the area of hardstanding to the front of the property would be increased to allow for the provision of two onsite parking spaces, additionally the garage created as part of the two storey side extension would create one garage space. The proposal would therefore accord with the Parking Standards SPD and with policy QE6 of the core strategy.

**Design**
The area is characterised by properties of a variety of size, scale and design some of which are considerable larger than the applicant property.
SPG B recommends that a side extension be set back from the front elevation and have a ridge line lower than that of the existing property, additionally the extension should maintain a distance of 1m at first floor level to the common boundary. The aim is to ensure that the extension appears subservient to the host dwelling ensuring that the main dwelling does not lose its original character and appearance. The proposed extension would be set back from the front elevation by 0.2m and has a ridge line that would be considerably lower than the existing property. While the proposed side extension is not set in from the common boundary at first floor level by 1m, it is considered that the neighbouring property being set closer to the street, and therefore forward of the applicant property, and the lower ridge and set back at first floor level, would result in the proposal appearing subordinate to the original dwelling and such would not imbalance the symmetry of the semi-detached pair to the detriment of the wider streetscene. It is considered that the proposed extension would accord with the principles of SPG B.

SPG A sets out guidance for front porches stating that a front porch must be cohesive with the main dwelling, have a minimal projection so as not to dominate neighbouring properties and not appear overly prominent in the streetscene.

The proposed front porch and garage would project 0.9m at ground level from the front elevation and extend 5.4m in width. The proposed front porch roof would be hipped to appear cohesive with the main dwelling roof form. The scale of the porch and garage projection is considered to be in keeping with the original dwelling and would not appear alien or incongruous in the streetscene.

The two storey and single storey rear elements will not be visible in the streetscene. The single storey elements to the rear will comprise of a flat roof with roof lantern and closest to the common boundary with the adjoining neighbour a mono-pitched roof with two roof lights. Two roof lights would also be introduced into the side plane of the two storey side extension roof.

It is therefore considered that the proposed extension would accord with the guidance of SPG A, SPG B and Policy QE7 of the Local Plan Core Strategy.

Recommendation

Approve subject to Conditions

Conditions & Reasons

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

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

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

(a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on 23/08/2016
(b) Submitted drawing No’s 1138-01, 1138-2B, proposed roof plan, received on 23/08/2016.

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

Informatives

1. In many cases your proposal will also require consent under the Building Regulations 2010, for advice and guidance on the requirements of the Building Regulations, please contact our Building Control section on 01925 442554 or email building.control@warrington.gov.uk

2. The Local Planning Authority worked positively and proactively with the applicant to ensure that the proposal would not cause harm to the character/appearance of the area, the existing property or the living conditions of neighbouring properties. The proposal therefore accords with the development plan. The Local Planning Authority has therefore implemented the requirements in paragraphs 186-187 of the national Planning Policy Framework.
Appendix 1 – photos

Appendix 2 – Drawings
Site plan
ITEM 2

Application Number: 2016/28685

Location: DW Sports Fitness, 2, Bank Street, Warrington, WA1 2AS

Ward: Bewsey and Whitecross

Development

Full Planning - Proposed Installation of a new gated entrance/exit with provision of drop kerb access and footway surfacing onto Academy Way and closure of the existing access from Bank Street and alterations to the car parking layout.

Date Registered: 31-Aug-2016

Applicant: I & H Brown Ltd.

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

Reason for Referral

The Executive Director of Economic Regeneration, Growth and Environment considers it expedient to refer this application to Development Management Committee for decision. The application has been referred to committee as the movement of the access for DW Sports is beneficial to the Bridge Street development.

The application was deferred from the 19th October planning committee.

Human Rights

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

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

This application relates to the DW Sports Fitness located between Bank Street, Academy Way, Mersey Street and Academy Street.

The existing access to DW Sports is onto Bank Street. The proposal is to close this existing access; to install new fencing across the former access point; to form 7 new parking spaces near to the former access point and to create a new vehicular access (entrance/exit) for DW Sports onto Academy Way.

The proposal

The re-located access is proposed in the context that the new entrance and exit to the proposed multi storey car park serving the Bridge Street development is located opposite the existing Bank Street access to DW Sports.

The closure of the existing access onto Bank Street and the creation of a new vehicular access onto Academy Way would remove the potential for vehicle/pedestrian conflict on Bank Street following the construction of the multi-storey car park.

In Bank Street, the potential conflict between construction activities and general access to DW Sports was highlighted as a potential concern Highway authority.

The proposals seek to close the existing access off Bank Street and create a new access off Academy Way. A new gated entrance/exit with provision of drop kerb access and footway surfacing is proposed. The redundant access is to be replaced with 7 new parking spaces within the DW Sports site. These spaces would replace those lost by the construction of the new access onto Academy Way. The parking provision for DW Sports not therefore be reduced by the proposals.

Planning Policies

Local Plan Core Strategy
CS1 – Delivering Sustainable Development
QE6 – Environment and Amenity Protection
QE7 – Ensuring a high quality place
CS7 – The Town Centre
CS9 – Strategic Location Inner Warrington
MP1 – General Transport Principle
MP7 – Transport Assessments and Travel Plans

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

Highways
The proposals seek to close the existing access off Bank Street and create a new access off Academy Way. The redundant access is to be replaced with 7 new parking spaces that comply with the standard off-street parking bay dimension of 2.5 x 5m. The parking provision for the development would not be reduced by the proposals.

The proposed new access off Academy Way is sufficient to accommodate two-way traffic flow as it 5.5m wide. Tactile paving has been provided at appropriate locations to facilitate the crossing movement for pedestrians. It is anticipated that servicing will continue to operate on-street.

Drawing no. L(00)185 Revision C demonstrates that the proposed access is able to achieve the required visibility splays.

The purpose of the relocation of the existing access from Bank Street to Academy Way is because the footprint of the new Multi Storey Car Park extends beyond the old footprint of the car park, therefore the available carriageway widths bounding the site on Bank Street / Moulders Lane and Academy Way restrict the options for managing the road network (i.e. maintaining existing pedestrian and vehicular movements) whilst facilitating the construction activities associated with the build. In the Bank Street scenario, the potential conflict between construction activities and general access to DW Sports was highlighted as a concern to the Highway authority.

Whilst the contractor assessed numerous construction phasing options, due to the potential conflict with the construction activities and existing traffic movements, the contractor chose to undertake negotiations with the adjacent landowner (DW Sports) to obtain consent in principle to the relocation of their existing access subject to submitting a planning application.

A road safety audit was undertaken, which highlighted the following issues:

- During busy periods the volume of traffic attempting to access the car park from opposing directions may conflict with vehicles exiting the Fitness Centre car park. This may result in tail backs in both directions on Bank Street and potentially into Mersey Street leading to rear end shunts and aggressive lane changing manoeuvres that could result in side impact collisions.

The short right turn lane to the Fitness Club may result in several types of collision occurrence;

- Side impact from vehicles exiting the proposed car park,
- Rear end shunts if the right turn queues back into the running lane,
• Side impact collisions with vehicles turning right into the proposed car park,
• Rear end shunts for vehicles heading south on Bank Street giving way to right turning vehicles into the Fitness Club.

The road safety audit recommended to relocate the DW Sports entrance and exit to Academy Way for the reasons stated above.

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

Notification Responses

Ward Councillors
No responses received

Neighbours
The correct neighbour consultations have been undertaken and a site notice displayed on site and no letters have been received in relation to the planning application

Observations

Visual Amenity
One of the 12 core planning principles of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 17). Paragraph 56 of the NPPF states that the Government attaches great importance to the design of the built environment - good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 64 of the NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

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

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

Planning permission is sought for the closure of the existing access to a site, new fencing to close this access and a new access onto Academy Way. The design of the fencing is proposed to be matching the existing on Academy Way. The design of the fencing is proposed to be matching the existing on the site and is therefore considered to be in keeping with the character of the area.

For these reasons the proposal is considered to be in accordance with
policies CS1 and QE7 of the Council Core Strategy and the design policies in the National Planning Policy Framework.

Residential Amenity
One of the 12 core planning principles of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 17).

Policy CS1 of the Core Strategy identifies the need to safeguard public amenity.

Policy QE6 of the 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.

There are no residential properties in close proximity. The new access and the closure of the existing access would not therefore result in negative impact in this regard and the proposal is considered accord with policies CS1 and QE6 of the Warrington Borough Council Core Strategy and the amenity policies in the NPPF.

Parking and highway safety

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

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

Policy MP7 of the Core Strategy states that the Council will require all development to (a) demonstrate that it will not significant harm highway safety and (b) show that all trips generated by development can be adequately served by Warrington’s Transport Network. Where a development will have a significant effect on the transport network policy MP7 advises that appropriate mitigation measures, including any necessary transport infrastructure, will need to be put in place before the development is used or occupied.

The proposal does not impact on the existing parking provision at the DW Sports site. The proposed new access complies with the visibility spay requirement, and so the proposal is not considered to have a detrimental impact on highway safety. The proposal is therefore considered to be in accordance with policies QE6, M1 and M7 of the Core Strategy.

Recommendation

Approve subject to conditions
**Conditions & Reasons**

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

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

2. The development 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 05/08/2016
   (b) Submitted drawing Nos 2194-DW-GA-100 Revision B and 7459-L(00)186B received 03/08/2016; and
   (c) Submitted drawing No's L(00) 185 Revision C received on 04/10/2016.

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

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

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

**Informatives**

1. The Local Planning Authority operates a pre-planning application advice service. All applicants are encouraged to engage with the Local Planning Authority at pre-planning application stage. As part of the determination of this planning application the Local Planning Authority has worked pro-actively and positively with the applicant ensuring that upon receipt all representations and consultation responses are available to view on the Council's web site. The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework.

2. Prior to the commencement of development, an agreement under Section 278 of the Highways Act 1980 shall be entered into with the
Council. This agreement will cover works to the adopted highway adjacent to the site frontage on Bank Street/Academy Way. The applicant should contact John Drake (telephone no. 01925 442668) to action.
Appendix 1 – Proposed Plan

Proposed new permanent entrance to car park. Section of existing railing to be removed.

Proposed dropper bar and tactile p. please refer to separate WISP-d

New gates to connect existing gates

Loss of 4 car park spaces

Proposed new gate and post to match existing metal railing
Appendix 2 – Existing arrangement
Appendix 3 – Proposal

Diagram showing changes to Academy Way and Bank Street:
- Proposed new entrance/exit
- Existing entrance/exit to be closed
- Multi storey car park entrance

Legend:
- Existing car park signage
- Proposed new car park signage
- Existing drop off and pick up
- Proposed drop off and pick up
- Section of existing walkway to be removed
- Proposed new path and path to match existing path
- Car park access to Wellington Borough Council car parks

Scale: 1:5000

DW Sports and Fitness
Appendix 4 – Extract from the Masterplan for the Multi Storey Car Park for the Bridge Street Quarter

Existing access to DW Sports to be closed

Multi storey car park exit

entrance

DW Sports
Appendix 5 – Site Photographs
DEVELOPMENT CONTROL COMMITTEE DATE 9th November 2016

ITEM 3

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2016/28562</th>
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<tbody>
<tr>
<td>Location:</td>
<td>Unit 108 (Funky Dory Shoes), Golden Square Shopping Centre, Warrington, WA1 1TD</td>
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<tr>
<td>Ward:</td>
<td>Bewsey and Whitecross</td>
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<tr>
<td>Development</td>
<td>Full Planning - Proposed Change of use from A1 (retail) to a flexible use for A1 (retail) or D1 (non-residential institution)</td>
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<tr>
<td>Date Registered:</td>
<td>22-Jul-2016</td>
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<tr>
<td>Applicant:</td>
<td>Mr Alaska UK Trustee Limited as trustee of</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>15-Sep-2016</td>
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Reason for Referral to Committee

The application has been called to committee by the Assistant Director of Economic Regeneration, Growth and Environment as the proposed occupier of the unit is Livewire.

The application was deferred from the 7th September planning committee to allow clarification of the proposed floor plan of the unit and to obtain additional information from the applicant.

Human Rights

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

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

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

Site and Proposals
The application site is a retail unit located within the Golden Square shopping centre within Warrington Town Centre.
The application is for a flexible use - which would permit either an A1 (retail) or D1 (non-residential institution) use to be implemented.

No physical changes to the exterior of the building are proposed.

**Planning History**
No relevant planning history.

**Planning Policies**

**National Planning Policy Framework**
Strengthening the town centre.

**Local Plan Core Strategy**
QE6 – Environment and Amenity Protection  
QE7 – Ensuring a High Quality Place.  
PV4 - Retail Development within the Town Centre and Primary Shopping Area

**Supplementary Planning Documents**

**Standards for Parking in New Development**

**Notification Responses**
Unparished Area.

Neighbours – No response to date.

**Consultation Responses**

**Environmental Protection**
No objection subject to condition.

**Observations**

**Principle of Use**
The application site is located within the Golden Square shopping centre with the adjacent units all having an A1 retail use. The unit opens internally into the Golden Square shopping centre.

The application is for a flexible use - which would permit either an A1 or D1 Use to be implemented. The properties located in the immediate vicinity are all A1 with the unit on the opposite of the entrance being vacant.

The NPPF and policy PV4 of the Warrington Core Strategy require that proposals within defined shopping centres should contribute positively to the character, diversity and vitality of the centre, providing their presence is not at the expense of an unacceptable loss of A1 uses. The continuing use of the site as an A1 retail unit is considered to be acceptable.

In relation to the D1 use, the applicants have included an indicative floor plan
of the unit to demonstrate how the unit is proposed to be laid out. The unit has been divided into zones with the different zones being retail and information zone, reading and learning zone, relax and stay zone, quiet zone, meeting and activity zone and digital zone which is located throughout the unit. The applicants also state: -

_Warrington Central Library is not being closed. The plans are to move it to a new location in the centre of town – less than a five minute walk from where it is now. This will make the library more visible and more accessible for a larger number of people. We are very proud of having the first publicly funded library and as well as moving the existing library, this means we can better celebrate the borough’s heritage by working with Culture Warrington to create a heritage hub within the current library space. There will also be a reference library that remains in the original building as well as access to computers, just as we have now._

The applicants also state that the library is being relocated to the town centre as it is more accessible.

The plans submitted since the deferral of this application at the 7th September meeting of DMC are indicative only - as the final layout of the unit has not yet been decided by the applicant. A condition is therefore recommended to require the submission and agreement of this detail. The indicative layout is considered to be acceptable if implemented as part of a D1 Use.

Within the application, there are no proposals to alter the external appearance of the unit. It is accepted that a D1 use would tend to maintain an active window frontage, similar to an A1, retail use. It is considered that the change of use of the unit to D1 would contribute positively to the diversity and vitality of the town centre.

It is considered that the proposed A1/D1 flexible use would be an acceptable Town Centre Use that is capable of contributing positively to the character, diversity and vitality of the town centre and would therefore, not represent an unacceptable loss of A1 uses or an unacceptable concentration of non-A1 uses.

**Highways**
The Highways team have no objection to the proposal as there are a number of car parks in the vicinity which serve the town centre as a whole.

**Residential Amenity**
There are no residential properties in close proximity to the site, therefore the proposal is not considered to have a detrimental impact on the residential amenity of neighbouring properties.

**Other Issues**
Although the scheme would not have a lift to the first floor, the applicant has confirmed that all proposed library-related facilities would be available on both the ground and first floors. There would be no publicly accessible toilets in
the unit. The proposed change to the unit is exempt from Part M of the Building Regulations 2010 Access to and Use of Buildings.

**Recommendation**

Approve subject to the following 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 and additional information received by Warrington Borough Council on 22/07/2016
   (b) Submitted drawing No's (PL) 059 Rev A and (PL) 057 received on 22/07/2016.

   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.

   Any externally mounted plant or equipment shall not cause an increase in the ambient background noise level at the boundary of the nearest residential property.
   Any equipment not able to meet this requirement shall be acoustically treated prior to the commencement of the use hereby permitted.

   For the avoidance of doubt calculated or measured rated noise levels from any externally mounted plant or equipment at the boundary of the nearest noise residential property should not exceed the existing background noise level.

   Reason: To prevent an increase in background noise levels and protect the amenity of any residents and to comply with policy QE6 of the Warrington Core Strategy.

4. Prior to the implementation of the D1 use, a floor plan showing the detailed layout shall be submitted to and agreed in writing the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.
Reason: To accurately define the layout of the unit and to comply with policy PV4 of the Warrington Core Strategy.

5. The permission is for a flexible end use and for the period of 10 years from the date of this permission the unit can alter between a A1 use and a D1 use. If the D1 use is implemented then the permitted development rights are hereby removed for the conversion of the unit from D1 to A2, A3 or B1.

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and to comply with Policy QE6 of the Warrington Local Plan Core Strategy. For the avoidance of doubt planning permission would be required to change the use of the unit to any other purpose other than to a A1 use.

Informatives

1. The Local Planning Authority operates a pre-planning application advice service. All applicants are encouraged to engage with the Local Planning Authority at pre-planning application stage. As part of the determination of this planning application the Local Planning Authority has worked pro-actively and positively with the applicant ensuring that upon receipt all representations and consultation responses are available to view on the Council's web site. The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework.
Appendix 1 – Site location plan
Proposed floor plan
Appendix Two – Indicative Plans

The drawing is to be read in conjunction with the Consultant’s drawings and specifications. This drawing must not be scaled. Dimensions and

Notes

Existing Furniture

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<th>A. 4th Type 1 Breakfast</th>
<th>B. 4th Breakfast Table</th>
<th>C. 4th Breakfast Table</th>
<th>D. 4th Breakfast Table</th>
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<tr>
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<td>F. 4th Breakfast Table</td>
<td>G. 4th Grasshopper Style</td>
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<td>W. 4th Breakfast Table</td>
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<td>Y. 4th Breakfast Table</td>
<td>Z. 4th Breakfast Table</td>
<td>AA. 4th Breakfast Table</td>
<td>BB. 4th Breakfast Table</td>
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A 1908.16 Amended generally.

User Date Remarks Note

walkersimpson

Project: Liveability In the Square
Title: Proposed Ground Floor Plan

Page 35
DEVELOPMENT CONTROL COMMITTEE DATE 9th November 2016

ITEM 4

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<tr>
<th>Application Number:</th>
<th>2016/28918</th>
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<tr>
<td>Location:</td>
<td>Stretton Motors, Corner of Fir Tree Close and Tarporley Road, Stretton, Warrington</td>
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<tr>
<td>Ward:</td>
<td>Appleton</td>
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<tr>
<td>Development:</td>
<td>Advertisement - Proposed free standing non-illuminated directional sign.</td>
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<tr>
<td>Date Registered:</td>
<td>16-Sep-2016</td>
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<tr>
<td>Applicant:</td>
<td>JL Vans Ltd</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>10-Nov-2016</td>
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Reason for referral

This application has been referred to Development Management Committee due to an objection received from Stretton Parish Council

Site and proposal

Advert consent sought for the installation of a non-illuminated, free standing directional sign, 2.25m (h) x 1m (w)

The proposed sign is to be installed on a triangular parcel of land that intersects the main A49, Tarporley Road with Fir Tree Close on the edge of Stretton

Relevant History

93/30950 – Proposed erection of a non-illuminated directional sign – approved with conditions

2010/15720 – Proposed non-illuminated, free standing sign – approved with conditions

Planning Policy

National Planning Policy Framework
The NPPF sets out Core Planning Principles including high quality design and good standard of amenity
Consultation Responses

Transport Development Control – No objections
Parish Council – Object to the proposal. ‘The sign is not considered an acceptable size for the advertisement of a retailer and is considered inappropriate for the area proposed. Although it has been compared to the Spire Hospital sign, the Parish Council do not consider that this represents a like for like scenario. The signage for a Hospital should not be compared to a retailer business advertising sign’

Comment: The sign is of comparable size and design to the existing sign. Advertisement applications are assessed on the grounds of amenity and highway safety. The weight which can be attached to the purpose of the sign is therefore limited.

Notification Responses

None.

Observations
Paragraph 56 of the NPPF states ‘The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people’
Policy QE6 will allow development providing it does not have an adverse impact on the environment or the amenity of future occupiers or the surrounding area. Whilst policy QE7 re-enforces this position by requiring proposals that are of local distinctiveness.
The two main considerations in the determination of advertisement applications are amenity and highway safety
It is considered that the siting and size of the sign, together with the absence of illumination, ensures that the sign would not harm the visual amenity of the street scene
The proposal would not have an adverse impact upon highway safety as the property is set back from the main highway and the siting, design and non-illumination of the signage would ensure that the prominence would be reduced to a degree that they would not cause a distraction to motorists. It is considered that the signage board would not compromise visibility from the adjacent access/egress points and there are no additional highway issues relating to the proposal.

Recommendation

Approve with conditions
**Conditions & Reasons**

1. This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

   Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) and for the purposes of amenity and public safety.

2. Any advertisement displayed, and any site used for the display of advertisements shall be maintained in a condition that does not impair the visual amenity of the site.

   Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) and for the purposes of amenity.

3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

   Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) and for the purposes of public safety.

4. Where an advertisement is required under these Regulations to be remove, the site shall be left in a condition that doe not endanger the public or impair visual amenity.

   Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) and for the purposes of public safety and visual amenity.

5. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

   Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) and for the purposes of amenity.

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

   - The planning application forms, design and access statement and additional information received by Warrington Borough Council on 14th September 2016
   - Submitted drawings, received on 14th September 2016 and additional block plan received on 12th October 2016

   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.
Appendix 1 Site plan and photographs

Proposed plans

Photograph showing the site. Existing sign in situ advertising Spire Hospital. Proposed sign to be similar in terms of design and size
Proposed siting of the sign
DEVELOPMENT CONTROL COMMITTEE DATE 9th November 2016

ITEM 5

<table>
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<tr>
<th>Application Number:</th>
<th>2016/28760</th>
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<tr>
<td>Location:</td>
<td>29, Warren Road, Appleton, Warrington, WA4 5AG</td>
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<tr>
<td>Ward:</td>
<td>Appleton</td>
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<tr>
<td>Development</td>
<td>Householder - Retrospective Conservatory built on the side of the house</td>
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<tr>
<td>Date Registered:</td>
<td>23-Aug-2016</td>
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<tr>
<td>Applicant:</td>
<td>Mrs Christine Susan Tickle</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>17-Oct-2016</td>
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Reason for referral
Councillor Wheeler has requested that the application be considered by the Committee

Site
The applicant property is a detached dwelling located on the corner of Warren Road in the residential area of Appleton. To the front of the property there is an area of hardstanding with some landscaping. To the rear there is an average sized unusually shaped garden. The property is sited on an elevated plot approximately 1m higher than Warren Road.

The boundary is formed from a retaining wall to the west side approximately 1m in height, which gradually reduces in height as the land on Warren Road rises.

To the rear of the property is an existing conservatory.

Proposal
This application represents a resubmission of a previously refused application 2016/2806 with no change in the position/size/appearance of the conservatory for which retrospective planning permission is being sought. In addition a number of letters (and a petition) of support from local residents have been submitted along with a letter from the applicants GP. The applicant has now proposed that a 3.6 metres long raised landscaped planter be erected along the western side of the front garden in order to provide some screening.
Planning permission was previously refused for the retrospective conservatory for the following reason:

“The conservatory located to the side of the property is highly visible in the streetscene and fails to harmonise with the original dwelling. The conservatory appears overly prominent and incongruous with the character of the area to the detriment of wider visual amenity. The conservatory is contrary to SPG E guidance on Conservatories, Policy QE7 of the Local Plan Core Strategy and Paragraphs 56 and 64 of the NPPF.”

An appeal has been made against the above refusal and a decision is awaited from the Planning Inspectorate.

In accompaniment with the resubmission a number of letters of support from local residents have been supplied. Furthermore in this application a 3.67 metres long evergreen raised planting bed/strip is now proposed to the western boundary of the existing garden in order to provide screening.

The application seeks retrospective permission for the erection of a conservatory to the side of the property. The conservatory is an infill to the side of the original property and in front of the existing single storey side extension. The conservatory is fully visible from Warren Road when viewed from both the side and the front of the property.

The conservatory is of typical glass and white PCV construction, with large glazed panels to both the front and side elevations, additionally there is a door to the front elevation for access.

**Relevant Planning History**

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<td>PROPOSED ADDITIONAL BEDROOM.</td>
<td>Approved with Conditions</td>
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<tr>
<td>2016/28064</td>
<td>Householder - Retrospective conservatory on the side of the house</td>
<td>Refused – appeal currently awaiting decision</td>
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**Planning Policies**

**National Planning Policy Framework**

Paragraph 56- The government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development is indivisible from good planning and should contribute positively to making places better for people.

Paragraph 64- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
Local Plan Core Strategy
CS1 Overall Spatial Strategy – Delivering Sustainable Development
QE6 – Environment and amenity protection
QE7 – Ensuring a high quality place

SPG2 – House extension Guidelines

WBC Standards for parking in new development

Notification Responses

Letters (signed by 8 persons) of support have been received from local
neighbours and people who visit the area including a petition signed by 35
local residents stating the same
  • It has no adverse impact upon the visual amenity of the area
  • It adds some interest visually
  • It will improve the quality of life of the applicant

The applicants GP has also provided the following comments:
  • The applicant has multiple medical problems and is significantly
disabled as a result of them
  • As a result of the above conditions, the applicant find it difficult to climb
the stairs to go to bed and added the conservatory in order to change
the existing dining room to a bedroom to avoid the need to climb stairs
to go to bed.

1 comment received raising the following issues:
  • Not an objection but suggesting aesthetic improvements
  • Permanent shrubs to provide screening not fences
  • The house has previously been extended a number of times

Councillor Wheeler
Requests that the planning application be considered by members of the
Development Management Committee.
Considers that the conservatory does not adversely affect the street scene
and should be granted planning permission

Consultation Responses

Appleton Parish Council- no objections

Observations

Residential amenity
In relation to conservatories SPG E – conservatories states that the 45 degree
rule should be applied to assess the impacts of the proposal on neighbouring
properties. However considering the positioning of the conservatory and the
distances between the applicant and adjacent properties (approximately 25m)
it is not considered reasonable to apply the code in this particular case.
SPG 2 provides guidance on privacy/separation distances for habitable room windows. 21m is considered the minimum to ensure no loss of amenity for neighbouring and resident occupiers for facing habitable room windows.

The proposed conservatory would provide an outlook to the side and to the front. A distance in excess of 25m is maintained to the habitable room windows of the neighbouring property to the west and the property to the south. The proposal therefore accords with the guidance of SPG 2.

Therefore it is considered that there is no significant detrimental impact to residential amenity and the proposal accords with policy QE6 of the core strategy.

**Parking**

The proposed extension would not result in an increased number of bedrooms or the loss of parking provision; it is considered that the proposal is in accordance with the Parking Standards SPD. It is therefore considered that the proposal accords with policies QE6 of the core strategy.

**Design**

The area is characterised by a mix of detached and semi-detached properties of various size, scale and design. The extension would be visible from the streetscene.

SPG E states that the Council does not generally favour conservatories positioned to the front of a property. Whilst the conservatory is not forward of the front elevation, given the properties corner location it is highly visible in the streetscene. It is considered that the conservatory would appear alien and incongruous within the character of the area. The elevated plot, low boundary treatment and corner location of the conservatory result in a dominant feature within the streetscene. The conservatory is constructed from manmade white UPVC panels, glazing bars and roof hip bars, eaves beams etc. and in visual terms appears as a stark feature when viewed generally in the street scene and specifically against the backdrop of the existing (predominantly brick houses adjoining). There are no other similar structures in such prominent front/side locations locally and consequently its elevated position means that it appears as an alien/incongruous feature locally.

Despite a number of letters of support received, as noted above, and the proposed evergreen hedging, the application is still considered to be inappropriate given its elevated position on a corner plot. The conservatory would be dominant by virtue of its siting and materials palate when viewed in the wider streetscene.

**Special/personal circumstances**

Exceptionally the personal circumstances of an occupier may be material to the consideration of a planning application; however, government guidance considers that such arguments will seldom outweigh more general planning considerations (i.e.: such as the long term visual impact on the character of
the area). The supporting information received from the applicants' GP confirms that the conservatory would benefit the applicant and assist in coping with her current disabilities. It is noted that an accompanying letter was received with the planning application, stating that the main purpose for the conservatory is to provide the applicant, a registered disabled person, with a conveniently accessible sunny area from her bedroom, especially during winter months. Whilst this is noted it is considered that these circumstances do not provide adequate justification to overcome the long term detrimental visual impact upon the character of the area that would result from the retention of the conservatory. Such an impact would be felt long after the personal circumstances (put forward) retained their relevance.

**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.

Part of the letter accompanying the planning application states that the Human Rights Act 1988 must be considered when making a decision on this application. While the applicant's circumstances are noted, the Human Rights Act 1988 does not fall within the scope of planning and cannot be used as justification for this conservatory.

**Recommendation**

Refuse

**Reason for refusal**

The conservatory located to the side of the property is highly visible in the streetscene and fails to harmonise with the original dwelling. The conservatory would be dominant by virtue of its siting and materials palette when viewed in the wider area. The conservatory appears overly prominent and incongruous with the character of the area to the detriment of wider visual amenity. The conservatory is contrary to SPG E guidance on Conservatories, Policy QE7 of the Local Plan Core Strategy and Paragraphs 56 and 64 of the NPPF.

**Reasons**

1. The conservatory located to the side of the property is highly visible in the streetscene and fails to harmonise with the original dwelling. The conservatory would be dominant by virtue of its siting and materials palette when viewed in the wider area. The conservatory appears overly prominent and incongruous with the character of the area to the detriment of wider visual amenity. The conservatory is contrary to SPG E guidance on Conservatories, Policy QE7 of the Local Plan Core
Strategy and Paragraphs 56 and 64 of the NPPF.
Appendix 1 – photos

Appendix 2 – Drawings
Site plan

Elevations
ITEM 6

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<td>Ward:</td>
<td>Birchwood</td>
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<td>Development</td>
<td>Householder - Proposed single storey extensions to the front and side.</td>
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<td>Date Registered:</td>
<td>07-Sep-2016</td>
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<td>Applicant:</td>
<td>Anton Fields</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>01-Nov-2016</td>
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This application has been referred to Development Management Committee as the applicant is a council employee.

Site

The applicant property is a detached bungalow dwelling located on Carrington Close in the residential area of Birchwood. The property is situated on a corner and has gardens to the front and side. To the side of the property there is also an area of hardstanding and access to a garage. To the rear of the property there is an average sized garden.

Proposal

The application seeks permission for the erection of a single storey side and front extension. The extension would allow for the enlargement of one of the existing bedrooms, enlargement of the dining room and creation of a store room. Both the front and side extensions would have a dual pitched roof with gable end referencing the existing design of the property. Parts of the proposed front and side extension would be rendered.

Relevant Planning History
None relevant

Planning Policies

National Planning Policy Framework

Local Plan Core Strategy
CS1- Overall Spatial Strategy – Delivering Sustainable Development
QE6 – Environment and amenity protection
QE7 – Ensuring a high quality place

SPG2 – House extension Guidelines

WBC Standards for parking in new development

**Notification Responses**
None received to date

**Consultation Responses**
None received to date

**Observations**

**Residential amenity**

SPG 2 provides guidance on privacy/separation distances for habitable room windows. 21m is considered the minimum to ensure no loss of amenity for neighbouring and resident occupiers for facing habitable room windows. 13m is considered an acceptable distance between habitable room windows and blank elevations.

The proposed side extension would introduce a set of patio doors serving a habitable space into the side elevation which would maintain a distance of approximately 6m to the side boundary with Carrington Close boundary and approximately 15m to the blank side elevation of the neighbouring properties garage to the opposite side of Carrington Close. Narrow full height windows would be introduced into both the front and rear elevation of the side extension, neither of these windows would directly face any neighbouring property’s habitable room windows or private amenity space.

The proposed front extension would introduce a habitable room window serving a bedroom into the front elevation. Additionally two narrow windows serving the store room would also be introduced. The windows would maintain a distance of 6m to the front boundary and approximately 20m to the property to the opposite side of Carrington Close, with no directly facing habitable room window.

The proposal therefore accords with the guidance of SPG 2. Therefore it is considered that there is no significant detrimental impact to residential amenity and the proposal accords with policy QE6 of the Core Strategy.

**Parking**

The proposed extension would result in neither the loss of parking provision nor the creation of additional of bedrooms. The requirement therefore is to maintain the existing provision. It is considered that the proposal is in accordance with the Parking Standards SPD and policy QE6 of the Core Strategy.
Design
The area is characterised by properties of a variety of size, scale and design. The front and side extension would be visible from the streetscene, given the properties corner location.

SPG A sets out guidance for front extensions stating that a front extension must be cohesive with the main dwelling, have a minimal projection so as not to dominate neighbouring properties and not appear overly prominent in the streetscene.

The proposed front extension would project 2.7m at its furthest point at a width of 7.5m. The roof of the front extension would be dual pitched and have a forward facing gable end. The roof would overhang the front and side elevation in order to provide a covered area for visitors. There is no definitive building line along Carrington Close. It is considered that the proposed front extension would therefore appear congruous with the original dwelling and not appear overly prominent within the streetscene.

SPG B recommends that a side extension be set back from the front elevation and have a ridge line lower than that of the existing property in order to maintain a subservient appearance and so as to retain the character of the property as detached. Additionally the proposed extension should not occupy more than half the width of the plot to the side boundary for extensions on a corner plot.

The side extension would be set back from the front elevation by 3.5m, would have a ridge lower than that of the main dwelling and have a roof form which harmonises with the main dwelling. Additionally the side extension would not occupy more than half the width of the plot to the side.

Overall it is considered that the extension is of a good design, would harmonise with the host dwelling and not appear overly prominent in the streetscene.

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 07/09/2016
(b) Submitted drawing No's 16-006 (PL)100, (SU)450, (SU)400, (SU)100, (SU)200, (SU)201, (PL)400, (PL)200, (PL)201 received on 07/09/2016.

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

Informatives

1. In many cases your proposal will also require consent under the Building Regulations 2010, for advice and guidance on the requirements of the Building Regulations, please contact our Building Control section on 01925 442554 or email building.control@warrington.gov.uk

2. The Local Planning Authority worked positively and proactively with the applicant to ensure that the proposal would not cause harm to the character/appearance of the area, the existing property or the living conditions of neighbouring properties. The proposal therefore accords with the development plan. The Local Planning Authority has therefore implemented the requirements in paragraphs 186-187 of the national Planning Policy Framework.
Appendix 1 – photos

Appendix 2 – Drawings
Site plan

Elevations

FRONT ELEVATION (East)
SIDE ELEVATION (North)
SIDE ELEVATION (South)
REAR ELEVATION (West)
DEVELOPMENT CONTROL COMMITTEE DATE 9th November 2016

ITEM 7

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<th>Application Number:</th>
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<tr>
<td>Location:</td>
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<td>Ward:</td>
<td>Great Sankey North, Great Sankey North And Whittle Hall</td>
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<tr>
<td>Development</td>
<td>Full Planning - Proposed construction of two storey building with ground floor unit with B1(office) use and first floor unit with B8 (storage) use.</td>
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<tr>
<td>Date Registered:</td>
<td>30-Aug-2016</td>
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<tr>
<td>Applicant:</td>
<td>Ms. So</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>24-Oct-2016</td>
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Reason for referral

The Parish Council have objected to the scheme on Highways grounds. Councillor Hart and Councillor William have requested the application be referred on the grounds of Highway Safety.

Human Rights

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

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

Site and surroundings

This application relates to a plot of land located between 163 Park Road and 5 Barrow Hall Lane in Great Sankey.

The site appears to be associated with 163 Park Road and has a brick built wall to the front and high gates to the rear. To the front of the site there is an area of public parking serving all of the units and there is an access road to the rear.
There are residential properties located opposite on Park Road, residential properties to the rear of the site on Greenway, residential properties adjacent on Barrow Hall Lane and commercial properties to the east including a hot food take away, hair dressers and A1 retail unit.

**The proposal**

Planning permission is sought to develop the site via the erection of a new two storey building. The ground floor would be for an office use (Use Class B1); the first floor would be for storage use (Use Class B8).

The first floor B8 unit would have a separate entrance to the B1 use. It is proposed to have parking for staff to the rear of the site. The agent has stated within the design and access statement that the B8 level is proposed to be used initially either by the occupier of the ground floor unit or by the applicant himself – as he owns the adjacent hot food take away.

The proposed building would be sited adjacent to 163 Park Road with the front of the building being level with the existing frontage of 162 and having a depth of 8.09 metres and a width of 8.53 metres. It is proposed that the building would have the same ridge height of the adjacent property with a pitched roof.

The unit would be of the same appearance as number 163 with a large picture window at ground floor and small windows at first floor with a similar appearance to next door. Parking for the ground floor unit would be available to the rear of the site and parking would be available for 2 cars.

**Relevant site history**

2011/18119 - Proposed single storey extension to provide two A1 units - refused

2010/17480 - Proposed construction of two commercial units (use class A2) with two apartments above – refused

Previous application relating to existing shop

Outline planning permission granted in 1983 (83/15187) for a dwelling house

**Planning Policies**

**National Planning Policy Framework**
Core planning principles
Chapter 1 – Building a strong competitive economy
Chapter 2 – Ensuring the vitality of town centres
Chapter 4 – Promoting sustainable transport
Chapter 7 – Requiring Good Design

**Local Plan Core Strategy**
CS1 – Delivering Sustainable Development
Parish Council
The Parish Council were very concerned about this application and would object to it mainly because of the traffic issues. The area is already heavily congested with insufficient parking for the current businesses and there is frequently overspill onto the surrounding roads near the busy junction of Barrow Hall Lane and Park Road which can cause difficulties for other road users and pedestrians. The proposed parking area to the rear of the building was felt to be inadequate and only accessible via a narrow service road used for deliveries to the other business premises. Councillors also questioned whether there is a need for another business at that location, although that was difficult to ascertain since the type of business is unknown at present.

Notification Responses

Ward Councillors
Councillors Hart and Williams do not support the application for the reasons given by the Parish Council

Neighbours
11 letters of representation have been received from neighbours, summarised as follows:
- Lack of parking;
- Issue of deliveries;
- Service road unable to cope with the extra traffic;
- Enough businesses in the area;
- Noise;
- Litter;
- Impact on privacy;
- Overlooking;
- Loss of daylight
- Loss of value to properties;
- Inconsiderate parking blocking drives and other parking violations – issue for the police; and
- Loss of a view

Observations

Principle

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 must accord with national and local policy and have regard to, amongst other things, the planned provision for housing and economic growth; the priority afforded to accommodating growth in inner Warrington through the use of previously developed land and the need to develop sites in appropriate locations accessible by public transport, walking and cycling.

Policy CS2 of the Warrington Borough Council Core Strategy states that the re-use of previously developed land within defined settlements will be prioritised.

The site is a piece of land adjacent to an existing hot food take away. The site is partly covered in hardstanding and partly grass. The site is located within a sustainable location, benefiting from public transport links to all areas of the borough and beyond. The proposal provides an opportunity to develop a site which is located within a highly sustainable location for a use which will generate employment and contribute towards the growth of the local economy.

For these reasons subject to the development being acceptable in terms of its visual impact, its relationship to neighbouring residents; its impact upon the highway network and in all other regards the principle of erecting this unit is acceptable and in accordance with the NPPF and the Core Strategy.

Visual Amenity

One of the 12 core planning principles of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 17). Paragraph 56 of the NPPF states that the Government attaches great importance to the design of the built environment - good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 64 of the NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

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

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

The proposed building would appear as an extension to the existing terraced block of units and the front would be located level with the rest of the units with the rear staggered forward of the rears of the rest of the units. It is considered that the scale and massing of the proposed unit is appropriate. The siting of the unit is also deemed to be acceptable as the new unit would be sited so it respects the established building line on Park Road.

The unit would be constructed of matching materials to the adjacent property at 163 Park Road. It is considered that the proposal would respect and reflect the appearance of the neighbouring buildings. For these reasons, subject of the attachment of a condition that requires the submission and approval of all materials that will be used in the construction of the unit in order to ensure that they adequately match the existing property the proposal is considered to be in accordance with policies CS1 and QE7 of the Warrington Borough Council Core Strategy and the design policies in the National Planning Policy Framework – it would not have an adverse impact upon the visual amenities of the area.

Residential Amenity

One of the 12 core planning principles of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 17).

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

The application site is located is close proximity to a number of residential properties. The House Extensions Guidelines sets out separation distances between properties that are a general rule as each application will be assessed on its own merits. These guidelines are that between habitable windows a separation distance of not less than 21 metres should be observed and a distance of 13 metres should be maintained to a blank gable wall. However, these distances may be increased where there are significant differences in site levels. The separation distances are where properties are directly facing one another.
The property to the front of the site (201 Park Road) has objected to the scheme in relation to overlooking, the property is a bungalow and it is located over 23 metres away. This property is also located an angle to the application site and with the separation distances being achieved, there is not considered to be an unacceptable impact on their residential amenity through overlooking and loss of privacy.

The neighbouring properties of 5 Barrow Hall Lane and properties on Greenway have also objected to the proposal. The rear elevation of 24b Greenway (a bungalow) faces towards the application site and there is proposed to have 2 first floor windows at the rear of the property with one proposed to be obscurely glazed but opening. The separation distance between this property and the application site is over 21 metres, again meeting the separation distance standard.

Number 5 Barrow Hall Lane is located on an angle from the application site and benefits from a first floor side window facing towards the application site. The rear of the building is proposed to be staggered forward of both the adjacent building and the neighbouring property. Due to the stagger between the properties, the proposal is not considered to cause an unacceptable impact on this property through overshadowing and loss of privacy.

Having regard to noise and disturbance, it is accepted that the construction of the new building may have an impact during the build process, however, the end use of a B1 use is considered to be acceptable within a residential area. In relation to the B8, the scale of this use is considered to be acceptable within the residential area as the size of the unit is 47 sq m and it is initially to be used in conjunction with either the proposed ground floor use or by the applicant, in connection with his hot food takeaway at 163 Park Road.

Conditions are recommended to restrict the hours and days of use of the B8 element to between 0700 and 1900 Monday to Friday and to between 0830 to 1330 on Saturdays, with no permitted use at all on Sundays or Public/ Bank Holidays.

Subject to these conditions, the proposal is considered to be in accordance with policies CS1 and QE6 of the Warrington Borough Council Core Strategy and the amenity policies in the NPPF.

Parking and highway safety
Policy CS1 of the Warrington Borough Council Core Strategy identifies the need protect public safety.

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

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

Policy MP7 of the Warrington Borough Council Core Strategy states that the Council will require all development to (a) demonstrate that it will not significant harm highway safety and (b) show that all trips generated by development can be adequately served by Warrington’s Transport Network. Where a development will have a significant effect on the transport network policy MP7 advises that appropriate mitigation measures, including any necessary transport infrastructure, will need to be put in place before the development is used or occupied.

The site has previously been the subject of planning applications that were refused. There were concerns raised from Highways in relation to the previous schemes in relation to the accessibility of the proposed car parking to the rear and the availability of on-street car parking to the front of the development. These schemes were relating to firstly the construction of two A2 units with residential above and A1 units and secondly two A1 units. The parking standards for the previous applications are different to the standards for this application.

WBC Highways have been consulted as part of the application process. The Council’s Parking Standards require 1 space per 26 sq m of gross floor area for the proposed ground floor B1 (Business/Office) use class. This would generate a requirement for 2 parking spaces as the gross floor area of the development is 47sqm. For the B8 (Storage & Distribution) use class on the first floor 1 space per 120sqm is required. As the gross floor area of the development is only 47sqm, no allocated parking provision is required.

The application includes car parking to the rear of the development for 2 cars and this parking complies with the Warrington Parking Standards and the submitted information proves that vehicles are able to access and egress from both of the proposed spaces.

The neighbours have raised the fact that there is considerable on street parking to the front of the building and in the surrounding area. The Highways team consider that as the proposal complies with the Councils Parking Standards that the development would not give rise to an unacceptable increase in on street parking to the detriment of Highway Safety.

While the proposed new access is unable to provide visibility to the standards required by the SPD, it is considered to be acceptable as the access road between Park Road and Barrow Hall Lane is very lightly-trafficked, in a slow-speed environment. The carriageway can only accommodate a single lane of traffic and has bends that constraint the ability of vehicles to generate speed.

The application has been reviewed by the Council’s Highways team – to confirm that there are no objections to the proposal. It is therefore considered that the proposed parking, access and servicing arrangements are appropriate. Consequently it is considered that the proposal would not result in any significant highway safety impacts.
Overall, the proposed development is considered to be in accordance with policies CS1, QE6, MP1 and MP7 of the Warrington Borough Council Core Strategy.

**Recommendation**

Approve subject to conditions

**Conditions & Reasons**

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

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

2. The development 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 30/08/2016
   (b) Submitted drawing No's 03 Revision C and 04 Revision C received on 25/10/2016.

   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 building hereby approved shall not be constructed until written and photographic details of the external roofing and facing materials (including manufacturer’s details) shall be submitted to the local planning authority for approval. Materials samples shall be made available to view on site and shall NOT be deposited with the Local Planning Authority. The development shall be constructed in accordance with the approved details/samples

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

4. The ground floor premises shall only be used for B1 (a) office use and for no other purpose including any other purposes in Class B1 of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). Permitted development rights to convert from B1 to B8, D1, A1, A2 or A3 are hereby removed from the ground floor premises.
Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and in respect of Highways safety and parking standards and to comply with Policies CS1 and QE6 of the Warrington Core Strategy.

5. The first floor premises shall only be used for B8 use and for no other purpose in the Town & Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). Permitted development rights to convert from B1 to B8, D1, A1, A2 or A3 are hereby removed from the first floor premises.

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and in respect of Highways safety and parking standards and to comply with Policies CS1 and QE6 of the Warrington Core Strategy.

6. Before the development hereby approved is first brought into use the car parking area shall be hard surfaced and marked out as shown on approved plan 03 Revision C. The car park shall be made available at all times that the premises are in use for the parking of staff and visitors’ cars and retained thereafter.

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 in order to comply with Policy QE6 of the Warrington Core Strategy and Warrington SPD: Standards for Parking in new Development.

7. A suitable location shall be identified for the storage and collection of refuse from both the B1 and B8 uses. Refuse shall be stored away from adjacent residential property boundaries and habitable room windows of any property and shall be emptied on a regular contracted basis.

Reason: In the interests of protecting neighbouring residential amenity from noise and general disturbance and in accordance with policy QE6 of the Warrington Borough Core Strategy.

8. Prior to the commencement of use of the B1 premises hereby permitted, the applicant shall submit details of the proposed opening hours and days to the Local Planning Authority for written approval. Once approved, the permitted opening hours shall be adhered to thereafter.

Reason: In the interests of protecting neighbouring residential amenity from noise and general disturbance and in accordance with policy QE6 of the Warrington Borough Core Strategy.
9. There shall be no use whatsoever of the B8 unit hereby approved, including any deliveries to or dispatches from the unit, between the hours of 7am to 7pm Monday to Friday, 8.30 to 13.30 on a Saturday and at no time on Sundays or Public/Bank Holidays.

Reason :- In the interests of protecting neighbouring residential amenity from noise and general disturbance and in accordance with policy QE6 of the Warrington Borough Core Strategy.

Informatives

1. The Local Planning Authority operates a pre-planning application advice service. All applicants are encouraged to engage with the Local Planning Authority at pre-planning application stage. As part of the determination of this planning application the Local Planning Authority has worked pro-actively and positively with the applicant ensuring that upon receipt all representations and consultation responses are available to view on the Council's web site. The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework.

2. Working Hours For Construction Sites
This is not a condition: In the interests of residential amenity, the applicant/agent/developer is strongly advised to adopt the following recommended construction/demolition hours for all works on site.

Works audible at or beyond the site boundary should not occur outside of Monday to Friday 08.00hrs to 18.00 hrs, Saturday 08.30hrs to 13.30hrs and at no time on Sundays or Public/Bank Holidays.

Noisy or disruptive works carried on outside of these hours are much more likely to raise objections or complaints by local residents (due to disturbance) to the redevelopment of the site which may, in turn, result in formal action being pursued by Public Protection Services to enforce the recommended hours.

For more advice and guidance on recommended construction/demolition hours or construction/demolition methods, please contact an officer from Public Protection on 01925 442589.

3. Lighting Informative
Any external area lighting should be designed and installed by competent persons. The system should be designed according to best practice in respect of glare, light spill and efficiency. Advice can be obtained from:
Institution of Lighting Professionals
Regent House
4. The applicant should be advised that a Road Opening Permit needs to be obtained to provide the required new vehicular access to the unnamed access road. For further information please telephone the Highway Maintenance Team on 01925 442505.
Appendix 1 – Proposed Plans
Appendix 2 – Photos of site
DEVELOPMENT CONTROL COMMITTEE DATE 9th November 2016

ITEM 8

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<td>Ward:</td>
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<td>Development</td>
<td>Full Planning (Major) - Proposed erection of 21, two bed dwellings (for affordable rent)</td>
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<td>Date Registered:</td>
<td>17-Aug-2016</td>
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<td>Applicant:</td>
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Reason for referral to committee
The site is currently owned by Warrington Borough Council

Human Rights

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

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

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

Site
The site covers an area of 0.559 hectares and is located to the North end of Boulting Avenue with Dallam County Primary School located to the south and west. The existing site area consists of areas of hardstanding, a large low level building (previously occupied by Warrington Borough Councils’ Community Health Team), some small grassed areas and part of a field previously owned by the adjoining school. The demolition of the Harrison Centre has been previously confirmed as not requiring planning via the
approval of a Prior notification approval on 22nd August 2016. Dallam County Primary School and Dallam Children’s Centre are situated to the south of the site.

The site is bounded by existing dwellings to the north and east, with the majority consisting of semi-detached or terraced housing.

**Proposal**

Planning permission is sought for the erection of 21 dwellings, comprising:

- 1 x detached (2 bedrooms)
- 7 x semi-detached (2 bedrooms)
- 2 x blocks of 3 terraced properties (2 bedrooms)

All of the proposed dwellings would be two storeys in height to a maximum height of 8.6 metres.

The planning application is submitted by Helena Housing and working in partnership with Warrington Council and seeks to redevelop the entire site for affordable local housing. Helena Partnerships is a housing association based in St Helens. In April 2015, Helena formed a new housing group called Torus with Warrington based Golden Gates Housing Trust.

Vehicular access would be obtained from Boulting Avenue utilising the existing access for the Harrison Centre. A new gated pedestrian access is also proposed between the development site and school (to the south) to provide a more direct access for students and par.

The proposed layout shows that all properties proposed are provided with 2 off street allocated parking spaces. The proposed layout also includes 4 additional communal/visitor car parking spaces, (one of which is a disabled space). A total of 46 car parking spaces are proposed.

Prior to the submission of the planning application, pre-application consultation exercises were undertaken with both the Local authority and the local community.

**Policies**

**National Planning Policy Framework**

Chapter 14 – Promoting sustainable transport
Chapter 6 – Delivering a wide choice of high quality homes
Chapter 7 – Requiring Good Design
Chapter 10 – Meeting the challenge of climate change, flooding and coastal change
Chapter 11 – Conserving and enhancing the natural environment
Warrington Core Strategy
Policy CS1 – Overall Spatial Strategy – Delivering Sustainable Development
Policy CS2 – Overall Spatial Strategy – Quantity and Distribution of Development
Policy CS3 – Overall Spatial Strategy – Maintaining a 10 Year Forward Supply of Housing Land
Policy CS4 – Overall Spatial Strategy – Transport
Policy SN1 – Distribution and Nature of New Housing
Policy SN2 – Securing Mixed and Inclusive Neighbourhoods
Policy QE1 - Decentralised Energy Networks and Low Carbon Development
Policy QE5 – Biodiversity and Geodiversity
Policy QE6 – Environment and Amenity Protection
Policy QE7 – Ensuring a High Quality Place
Policy MP1 – General Transport Principles

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

Relevant History

86/19260 – Conversion of school building to intermediate treatment centre (approved)

86/18200 – Remodelling of existing school (approved)
2005/06236 – Extension to provide children’s centre (approved)

2008/12188 – Play area (approved)

2016/28439 – Prior notification application for demolition of Harrison Centre (Prior approval not required)

Responses to consultation

Warrington BC Highways
The internal road measures 5.5m wide which complies with the minimum acceptable carriageway width of 4.8m and is therefore acceptable. 2m wide footways are proposed along either side of the internal road, which again meets Highways’ requirements.

Warrington Borough Council’s parking standards SPD states that for 2-bedroom houses, 2 allocated parking spaces are required per dwelling,
together with 0.2 unallocated visitor spaces per dwelling. In this regard the proposals accord with the requirements of the SPD.

Visibility splays provided for the main site access have been included and are acceptable. The boundary between each property is shown as being a low knee rail type fence, which will not impede visibility of / to the driveways, including for pedestrians, which would provide the required 2m by 2m pedestrian visibility splay.

Cycle parking is shown for each dwelling and accords with the SPD requirements both in terms of number and layout, and is therefore acceptable.

Whilst not shown on the scheme plans, the supporting information states that each dwelling will be provided with an electric vehicle charging point. A condition should be added to any permission requiring details of charging points to be submitted.

Construction details of the access junction and internal roads will need to be submitted. Given the expectation that the internal roads will be adopted, a Section-278 agreement will need to be entered into to ensure the appropriate design standards are complied with and the interface between the adopted highway and the internal shared surface is suitably located.

No objection subject to clarification as to the size of car parking spaces/ pedestrian visibility splays and disabled space. The necessary clarification has now been provided and conditions requiring each dwelling be provided with an electric vehicle charging point and requiring construction details of the access junction and internal roads to be submitted. Given the expectation that the internal roads will be adopted, a Section-278 agreement will need to be entered into to ensure the appropriate design standards are complied with and the interface between the adopted highway and the internal shared surface is suitably located.

Warrington Borough Council Environmental Protection
No objections subject to condition regarding preliminary risk assessment report to be submitted and further investigation/ remediation strategy if required and details of a construction management plan to control noise/dust/deliveries of materials etc.

Warrington Borough Council (Planning Policy Team)
No objections to the development proposed. The proposed development is in accordance with Policies SN1 and SN2 (in that it utilises previously developed land within the built up area of the borough and would widen the type, size and affordability of available housing). There would be no requirement to
provide public open space in view of the relatively low number of dwellings proposed. The proposed development would achieve a reduction in carbon emissions in excess of 10% through the use of improved construction specifications.

**United Utilities**
No objection subject to conditions re:

- Foul and surface water drainage to be drained on separate systems
- Submission of a surface water drainage scheme
- Submission of a suitable drainage management and maintenance plan

**WBC Tree Officer**
Comments to be reported verbally

**Greater Manchester Ecological Unit**
No objection, subject to conditions to ensure biodiversity enhancement (i.e.; to require the provision of bat bricks, bat boxes, bird boxes and native tree planting).

**Responses to Notification**
Site notices were posted to the Boulting Avenue frontage of the site and individual notification letters sent to all of the 37 dwellings who surround the application site (and/or are located to the opposite side of Boulting Avenue).

**Neighbours**
No comments received

**Observations**

**Principle of Development**
Policy SN1 relates to housing development and states that support will be given to schemes which provide a solution to environmental or social problems associated with a site; or present an opportunity to widen the type, size and affordability of available housing, through reference to need evidenced by the Council, in sustainable locations which are well served by existing infrastructure; or support the delivery of or help create the density of population to support the operation of neighbourhood hubs and local shops and services. The proposal is consistent with all these objectives. It should be noted that following the February 2015 High Court ruling, which quashed the Council’s Local Plan housing target, the Council is not able to
demonstrate a five year housing land supply. This means that there is a presumption in favour of sustainable development in accordance with paragraph 14 of the NPPF.

None of the land within the application site forms part of a playing field and the majority of the planning application site is in fact currently by existing buildings and/or hardsurfacing.

**Affordable Housing**

As the scheme proposes all affordable family units in a mixture of house types the application complies with the requirements of policy SN2 of the Warrington Core Strategy in respect of the level and type of affordable housing provision. The type/number of affordable dwellings on the site would be secured through the use of a planning condition. Should planning permission be approved Warrington Borough Council (as current owners of the land) would transfer the freehold to Helena Partnerships who would own and manage the properties. 100% of the dwellings proposed would be classed as affordable housing, (as per the definition of affordable housing as contained within Annex 2 of the National Planning Policy Framework. The dwellings would all initially be let for affordable rent as defined in the Affordable Homes Guarantee Programme of the Homes and Communities Agency.

**Highways**

The proposed development utilizes the existing access point onto Boulting Avenue that served the former Harrison Centre since its original construction. The visibility splays from that access point (in both directions) onto Boulting Avenue are acceptable and would ensure that vehicles emerging/entering the site are able to do so safety and without detriment to existing pedestrians and road users. Vehicles using Boulting Avenue are currently restricted to a speed limit of 20mph and it is considered that the traffic resulting from the proposed development would not result in unacceptable congestion/harm to highway safety.

The dwellings proposed provide off street parking in accordance with the Councils’ adopted standards, (in this case 200% parking for units of 2 bed or more). In addition, level access is proposed to all dwellings with secure access points to each rear garden. 4 additional communal parking spaces are proposed (one of which is a disabled space) in order to cater for visitors.

**Design Considerations**

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

The planning application includes a Design and Access Statement which demonstrates how the proposal enhances the existing local character. The general character of the area is fairly high density with a mixture of 2 storey 2 and 3 bed traditional brick/grey concrete tile roofed housing in semi-detached/terraced format, with single storey bungalows also located nearby. There is no distinctive architectural style evident in the area but there are some common materials / features such as brick, render, bay windows, porches etc. that are fairly wide spread.

A common palette of materials, colours and features similar to that of neighbouring properties has been incorporated into the design of the proposed houses. This provides a coherent integrated appearance and sense of identity to the development while enhancing the character and appearance of the street scene along Boulting Avenue. The proposed dwellings have been designed to provide a modern interpretation/variation of the existing residential buildings in the locality, (as shown by the elevations attached to this report). The incorporation of rendered details to the dwellings utilised rendered features in the existing streetscene and would provide a visually pleasing frontage when viewed from Boulting Avenue, positively addition to the character of the existing streetscene. The heights of the dwellings proposed would mirror the existing heights of surrounding dwellings on Boulting Avenue and would be approximately 1 metre higher than the existing properties on Lewis Avenue, due to the slightly higher land level of the existing site compared to the surrounding land to the north.. These properties are however located in excess of 22 metres from the new dwellings proposed and at that distance the increase in height is not significant in visual terms.

The incorporation of “Secure by design” principles would also assist in minimising opportunities for crime and disorder and the following have been incorporated into the proposed development:

a) Vehicle, pedestrian and cycle routes are visually open, direct, and well used and are not segregated.
b) Footpath landscaping minimise the opportunity for crime and disorder.
c) Communal areas have been designed and located in such a way as to allow natural surveillance. Planting arrangements do not impede natural surveillance and do not create hiding places.
d) Appropriate street lighting for footpaths and estate roads is proposed.
e) Private outdoor space is to be secured to restrict access to the occupants of the building for which this space has been provided.
f) Boundaries between private and public space are clearly indicated

g) Access paths to the sides and rear of dwellings have been securely gated on or as near to the front building line.

h) Side and rear boundary fencing is adequate for the crime risk
i) Dwellings are positioned to face each other and gable end walls have been designed to mitigate crime.
j) Aids to climbing have been avoided
k) Doorsets will be secured to the fabric of the building and include either a vision panel or viewer.

Impact on Residential Amenity
Nearest existing dwellings are located 22 metres to the north of the new dwellings (at Lewis Avenue). The proposed dwellings would be located further away from existing properties when compared to the existing single storey building located on the site and the distance maintained is considered satisfactory in order to maintain privacy/daylight of existing/proposed residents. To the east, existing dwellings are located to the opposite side of Boulting Avenue again at distances in excess of 22 metres and are therefore considered acceptable in order to maintain privacy/daylight etc. The nearest existing dwelling is located number 30 Boulting Avenue, whose existing main rear habitable room windows would be approximately 12.5 metres away from the proposed blank gable elevation of the nearest new dwelling proposed. It is again considered that such a distance is acceptable and no harm to the outlook/amenity of existing residents would occur. A new Bird Cherry tree would be planted within the side garden of the new dwelling proposed further softening the visual impact of the new dwelling.

Impact on ecology

Bats
The applicant’s survey indicates that no Bats or signs of bats were found during the survey and the building was considered to have a low potential to support roosting bats. The Council's Ecological consultants agree with such findings and consider that harms to bats is unlikely to result.

Terrestrial mammals/Amphibians
It is unlikely that terrestrial mammals/amphibians (brown hare, newts, hedgehogs etc) would be adversely affected as a result of the development proposed, however a condition requiring suitable working methods be adopted (i.e.: not leaving trenches uncovered at night/providing a suitable ramp within any trenches) would ensure that should any such species be found on the site (once construction commences), any harm would be avoided. A condition would be attached in this respect

Local Wildlife Site (Sankey Brook)
Sankey Brook is a Local Wildlife Site and lies adjacent to the proposed development site to the west. It is unlikely that harm to this area would result
provided that it is protected building materials or surface water run-off. A condition to this effect would ensure such protection.

**Lighting**
Artificial lighting can affect the feeding and commuting behaviour of bats. The area supports good habitats for foraging and commuting bats. A condition ensuring that any lighting (during construction and post development) be directed away from Sankey Brook and the woodland canopy edge on the western and norther site boundaries would protect any bats using the local area for foraging.

**Trees and Ecology**
The existing holly and cherry trees fronting onto Boulting Avenue would be removed and replaced with a more formal landscaped treed and shrubbery frontage in the form of a mixture of trees and hedging to mark the formal front boundary of the new dwellings. None of the existing trees on the site are protected by a tree preservation order. The existing trees are considered to be of moderate quality and their replacement with a higher quality landscaped frontage is not considered to harm the overall character of this part of Boulting Avenue. In this respect, to the south of the application site an existing 160 metres long row of trees would remain to the west side of Boulting Avenue (which currently fronts Dallam County Primary School). The development would not therefore result in the significant loss of tree coverage.

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

   *Reason:* In order to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction
3. 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 extensions shall be carried out to the dwelling(s) (ii) no garages or outbuildings shall be erected within the curtilage of the dwelling(s) 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.

4. 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 16th August 2016
(b) Submitted/amended drawing No's L01B, L02C, L03F, L04A, L10, L11, L04, L12, L20B, L21B

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.

5. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy QE6 of the Warrington Local Plan Core Strategy and Warrington Borough Councils’ Supplementary Planning Document: Design & Construction.

6. 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. No surface water drainage from any part of the site shall be drained to the adjoining Sankey Brook. 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 Policy QE6 of the Warrington Local Plan Core Strategy, Warrington Borough Councils' Supplementary Planning Document: Design & Construction and the guidance contained within the NPPF and NPPG.

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

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

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, in accordance with Policy QE6 of the Warrington Local Plan Core Strategy, Warrington Borough Councils’ Supplementary Planning Document: Design & Construction and the guidance contained within the NPPF and NPPG.

8. Prior to the commencement of development, full construction details of the proposed site access and internal highway layout shall be submitted to and agreed in writing by the Local Planning Authority. The development shall not be occupied until site access and internal highway layout have been constructed in accordance with the approved details, and shall be retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.
Reason: In order to ensure that an adequate means of access is provided, in the interests of highway safety, in accordance with Policy QE6 of Warrington Borough Councils’ Core Strategy.

9. 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.

Reason: To ensure that electric vehicle charging points are provided in accordance with Policy MP 1 of the adopted Warrington Local Plan Core Strategy and the adopted Parking Standards SPD.

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

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

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

B: SUBMISSION OF A REMEDIATION & VERIFICATION STRATEGY: As determined by the findings of Section A above, a remediation strategy (if required) and verification (validation) strategy shall 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. In accordance with: Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); Paragraph 121 of the National Planning Policy Framework (March 2012), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

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

11. None of the dwellings hereby approved shall be occupied until the following requirements have been met and required information submitted to and approved by the Local Planning Authority (LPA):

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

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

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

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

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

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

12. 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 noise (where not detailed in a separate condition), dust, odour, control of waste materials and vibration (where not detailed in a separate condition).

The CEMP shall also include suitable working methods and a construction phase lighting plan, (in particular, ensuring that all trenches should have a suitable means of escape in the form of ramp (scaffolding plank or similar) placed at an angle no steeper than 45º, and storing materials securely so that they will not become dislodged if disturbed, any open pipework with an outside diameter of greater than 150mm should be blanked off at the end of each work day to ensure mammals are not trapped. All excavations left open overnight or longer should be checked for animals prior to the continuation of works or infilling) are employes to protect protected species who may be present on the site during the construction phase.

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 protect features of nature conservation importance. 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)

13. There shall be no occupation of any dwelling on the site until a scheme to ensure that all dwellings hereby approved are to be delivered as Affordable Housing is submitted to the Local Planning Authority for their written approval. No dwelling hereby permitted shall be occupied until the affordable housing scheme has been approved by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing contained in Annex 2 of the National Planning Policy Framework (March 2012) or any future guidance that replaces it, unless otherwise approved in writing by the Local Planning Authority. The scheme shall include: - confirmation of the housing tenure with the details of the locations / plots for any mix of tenure - details of or the arrangements for the transfer/management of the affordable housing to an affordable housing provider - the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing - the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced

Reason: To ensure that the proposal satisfactorily provides affordable housing in accordance with policy SN2 of the Warrington Core Strategy.

14. Prior to the erection of any building(s) hereby approved the applicant shall submit for the approval by the Local Planning Authority detailed proposals for the incorporation of ecological mitigation features into the scheme, to include the installation of insect houses and log piles within a suitable habitat, Bird and bat box installation on proposed housing, including nest boxes suitable for house sparrows, the inclusion of small gaps at ground level within internal screen fencing to allow the passage of hedgehogs across the site. The approved proposals shall be permanently installed in accordance with approved details.
Reason: To protect species of conservation concern and to accord with the NPPF. and Policy QE5 of Warrington Borough Councils Local Plan Core strategy

15. Prior to the commencement of development, details of the existing site levels and details of the proposed site levels and finished floor levels of all buildings and structures (including roadways and footways) on the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed to the approved levels.

16. No development works hereby approved shall take place where there may be an impact on nesting birds during the bird-breeding season between 1st March and 31st August

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

17. 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, 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.

18. Prior to the commencement of any demolition/construction works a lighting plan shall be submitted to and agreed by the council indicating the details of all lighting during the construction phase of the development hereby approved. Once agreed the plan should be implemented in full throughout the construction phase.

Reason: In the interests of nature conservation and to accord with the NPPF
Informatives

1. In order to advance the design of the new access junction and internal highway, a Section 278 agreement will need to be entered into. The applicant should contact John Drake in the Council’s Highway team on 01925 442628 to start this process.

2. Any external lighting should be designed and installed by competent persons. The system should be designed according to best practice in respect of glare, light spill and efficiency. Advice can be obtained from:

   Institution of Lighting Professionals
   Regent House
   Regent Place
   Rugby
   CV21 2PN
   https://www.theilp.org.uk/home/

3. If bats are found at any time during the works, then work should cease immediately and advice sought from a suitably qualified bats worker
Proposed Layout

View of proposed dwellings from Boulting Avenue
Proposed Elevations

Proposed aerial view
<table>
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<tr>
<th>Item</th>
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<th>App number</th>
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<td>Householder - Proposed demolition of single storey rear outriggers and side car port, construction of two storey side extension, two storey and single storey rear extensions and front porch</td>
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<td>13</td>
<td>2016/28685</td>
<td>DW Sports Fitness,2 Bank Street,Warrington,WA1 2AS</td>
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<td></td>
<td>Full Planning - Proposed Installation of a new gated entrance/exit with provision of drop kerb access and footway surfacing onto Academy Way and closure of the existing access from Bank Street and alterations to the car parking layout.</td>
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<td>2016/28562</td>
<td>Unit 108 (Funky Dory Shoes) Golden Square Shopping Centre,Warrington,WA1 1TD</td>
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<td>37</td>
<td>2016/28918</td>
<td>Stretton Motors,Corner of Fir Tree Close and Tarpoley Road,Stretton,Warrington</td>
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<td>DEFER TO DISCUSS HEIGHT/ SIZE OF SIGN WITH APPLICANT; DELEGATE APPROVAL SUBJECT TO PARISH COUNCIL VIEWS</td>
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5 44 2016/28760 29 Warren Road, Appleton, Warrington, WA4 5AG Refuse
Householder – Proposed conservatory built on the side of the house
DEFER – TO DISCUSS POTENTIAL MITIGATION WITH APPLICANT

6 52 2016/28781 71 Carrington Close, Birchwood, Warrington, WA3 7QB Approve
Householder - Proposed single storey extensions to the front and side.
APPROVE AS RECOMMENDED

7 58 2016/28771 163 Park Road, Great Sankey, Warrington, WA3 5HG Approve
Full Planning - Proposed construction of two storey building with ground floor unit with B1 (office) use and first floor unit with B8 (storage) use.
APPROVE AS RECOMMENDED AND SUBJECT TO CORRECTED CONDITION AS SET OUT IN WRITTEN UPDATE REPORT

8 76 2016/28746 The Harrison Centre, Boulting Avenue, Bewsey and Whitecross, WA5 0HG Approve
Full Planning (Major) - Proposed erection of 21, two bed dwellings (for affordable rent)
APPROVE AS RECOMMENDED AND SUBJECT TO CONDITIONS IN WRITTEN UPDATE REPORT
## Appleton

<table>
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<th>Application number</th>
<th>Location</th>
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<td>29, WARREN ROAD, APPLETON, WARRINGTON, WA4 5AG</td>
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<td>27, SHILLINGFORD CLOSE, APPLETON, WARRINGTON, WA4 5QB</td>
<td>TPO - Works to trees to include 6 x Oak and 1 sycamore, Proposed crown lift to main branch break and crown thin by approximately 15-20%</td>
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<td>Prior Notification (Agriculture) - Proposed extension of farm track for access land.</td>
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<td>2016/28685</td>
<td>DW Sports Fitness, 2, Bank Street, Warrington, WA1 2AS</td>
<td>Full Planning - Proposed Installation of a new gated entrance/exit with provision of drop kerb access and footway surfacing onto Academy Way and closure of the existing access from Bank Street and alterations to the car parking layout.</td>
<td>NULL</td>
</tr>
<tr>
<td>NULL</td>
<td>2016/28746</td>
<td>THE HARRISON CENTRE, BOULTING AVENUE, BEWSEY AND WHITECROSS, WARRINGTON, WA5 0HG</td>
<td>Full Planning (Major) - Proposed erection of 21, two bed dwellings (for affordable rent)</td>
<td>NULL</td>
</tr>
<tr>
<td>NULL</td>
<td>2016/28562</td>
<td>Unit 108 (Funky Dory Shoes), Golden Square Shopping Centre, Warrington, WA1 1TD</td>
<td>Full Planning - Proposed Change of use from A1 (retail) to a flexible use for A1 (retail) or D1 (non-residential institution)</td>
<td>NULL</td>
</tr>
<tr>
<td>19/10/2016</td>
<td>2016/28716</td>
<td>7, WINWICK STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1XW</td>
<td>Full Planning - Proposed minor interior alterations and exterior alterations to front elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>21/10/2016</td>
<td>2016/28183</td>
<td>Land at Junction of, Thewlis Street/Old Liverpool Road, WARRINGTON, WA5 1AJ</td>
<td>Discharge of Condition - Proposed Discharge of Conditions 7(external roofing and facing materials), 10(scheme of cycle parking, motorcycle parking and electric vehicle charging points), 11(Plan to show revised access onto Old Liverpool Road and swept paths of HGV movements), 12(Travel Plan), 18(Lighting scheme), 22 (Noise Levels), 24 (Scheme to install electric car charging infrastructure) and 27(Servicing management plan) on original Application 2016/27213</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>24/10/2016</td>
<td>2016/28755</td>
<td>Pinners Brow Retail Park, Pinners Brow, Bewsey and Whitecross, WARRINGTON, WA2 7XA</td>
<td>Reserved Matters - Details of access, appearance, landscaping, layout and scale following previous Application 2013/22164 (Construction of a 'drive thru' cafe / restaurant with associated car parking &amp; landscaping)</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
# Delegated Decisions

## Bewsey and Whitecross

<table>
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<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>24/10/2016</td>
<td>2016/28565</td>
<td>10, BOLD STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1DR</td>
<td>Full Planning - Proposed change of use from existing retail shop (A1) to Thai food and bakery (A5) with associated kitchen ventilation to the rear with single storey side extension, reinstatement of front doorway to retained first and second floor accommodation above shop with associated renovation/repair works to side gable and roof</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/10/2016</td>
<td>2016/28429</td>
<td>Land between 13 &amp; 14, Trident Industrial Estate, Warrington Road, Warrington, WA3 6AX</td>
<td>Full Planning - Proposed Installation of 4 generation units to be located on land at the Trident Industrial Estate</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>31/10/2016</td>
<td>2016/28732</td>
<td>115, BEWSEY ROAD, BEWSEY AND WHITECROSS, WARRINGTON, WA5 0JT</td>
<td>Full Planning - Proposed change of use of former childrens nursery (D2) to a house of multiple occupancy (C4)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>31/10/2016</td>
<td>2016/28733</td>
<td>115, BEWSEY ROAD, BEWSEY AND WHITECROSS, WARRINGTON, WA5 0JT</td>
<td>Listed Building - Proposed change of use of former childrens nursery (D2) to a house of multiple occupancy (C4)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
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</tr>
<tr>
<td>24/10/2016</td>
<td>2016/28565</td>
<td>10, BOLD STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1DR</td>
<td>Full Planning - Proposed change of use from existing retail shop (A1) to Thai food and bakery (A5) with associated kitchen ventilation to the rear with single storey side extension, reinstatement of front doorway to retained first and second floor accommodation above shop with associated renovation/repair works to side gable and roof</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
### Birchwood

<table>
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<tr>
<th>Decision date</th>
<th>Application number</th>
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<th>Development description</th>
<th>Decision type</th>
</tr>
</thead>
<tbody>
<tr>
<td>NULL</td>
<td>2016/28781</td>
<td>71, CARRINGTON CLOSE, BIRCHWOOD, WARRINGTON, WA3 7QB</td>
<td>Householder - Proposed single storey extensions to the front and side.</td>
<td></td>
</tr>
<tr>
<td>20/10/2016</td>
<td>2016/28817</td>
<td>106, DALTON AVENUE, BIRCHWOOD, WARRINGTON, WA3 6YD</td>
<td>Full Planning - Proposed works to existing landscaping arrangements including new public footpaths and pedestrian crossings locations, proposed car park extension and re-configuration of spaces to provide an additional parking spaces</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>24/10/2016</td>
<td>2016/28798</td>
<td>OAKWOOD GATE SERVICE STATION, OAKWOOD GATE, BIRCHWOOD, WARRINGTON, WA3 6RW</td>
<td>Discharge of Conditions - Proposed discharge of Condition 7 (Characterisation and Remediation and verification) and Condition 8 (Remediation and verification, contamination, long term monitoring and maintenance) on previously approved application 2015/25196</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>27/10/2016</td>
<td>2016/28846</td>
<td>204, CAVENDISH PLACE, BIRCHWOOD, WARRINGTON, WA3 6WU</td>
<td>Full Planning - Application for Retrospective planning application for the insertion of a mezzanine level at first floor and a bank of low level windows on the front elevation of the building. Full planning permission for the extension of the first floor mezzanine level and re-arrangement of the internal floor space to consist of B1 and B2/B8 use classes.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/10/2016</td>
<td>2016/28429</td>
<td>Land between 13 &amp; 14, Trident Industrial Estate, Warrington Road, Warrington, WA3 6AX</td>
<td>Full Planning - Proposed Installation of 4 generation units to be located on land at the Trident Industrial Estate</td>
<td>Approved with Conditions</td>
</tr>
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<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>24/10/2016</td>
<td>2016/29028</td>
<td>New unit at Zone 1 Omega South, off M62, Plot 1A, Zone 1, Omega South, Warrington</td>
<td>Discharge of Condition - Proposed discharge of Condition 4 (submission of surface water drainage scheme) on previously approved application 2016/27588</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>26/10/2016</td>
<td>2016/29005</td>
<td>Plot 1A, Land at, Lockheed Road, Omega North - Adjacent to Junction 8 M62 Motorway, Warrington, WA5 4DB</td>
<td>Non Material Amendment - Proposed rewording of Condition 3 (Highway construction details) from application 2015/25141</td>
<td>Approved</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>26/10/2016</td>
<td>2016/29005</td>
<td>Plot 1A, Land at, Lockheed Road, Omega North - Adjacent to Junction 8 M62 Motorway, Warrington, WA5 4DB</td>
<td>Non Material Amendment - Proposed rewording of Condition 3 (Highway construction details) from application 2015/25141</td>
<td>Approved</td>
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<td>Decision date</td>
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</tr>
<tr>
<td>19/10/2016</td>
<td>2016/28772</td>
<td>42, CULCHETH HALL DRIVE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4PT</td>
<td>TPO- Yew (T2) - Remove lowest lateral to balance crown,. Yew (T4) - Crown lift to 3m to balance crown, Yews (T2,T3,T4) - Remove dead wood.</td>
<td>Approved</td>
</tr>
<tr>
<td>19/10/2016</td>
<td>2016/28818</td>
<td>6, CHILTERN ROAD, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4LH</td>
<td>Householder - Proposed single storey rear extension and alterations to form new lounge and dining area.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/10/2016</td>
<td>2016/28523</td>
<td>BROSELEY HALL FARM, BROSELEY LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4HP</td>
<td>Full Planning (Major)- Retrospective change of use of main cowshed to stables and construction of menage</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>21/10/2016</td>
<td>2016/28604</td>
<td>33 , Lodge Drive, Culcheth and Glazebury, WARRINGTON, WA3 4ES</td>
<td>Householder - Proposed two storey side,front and rear extension, single storey rear extension as well as elevational changes and changes to front curtilage including front boundary wall</td>
<td>Refused</td>
</tr>
<tr>
<td>21/10/2016</td>
<td>2016/28977</td>
<td>8 , Gosling Road, Croft, WARRINGTON, WA3 7LN</td>
<td>Lawful Development Certificate- Proposed single storey rear extension</td>
<td>Approved</td>
</tr>
<tr>
<td>31/10/2016</td>
<td>2016/28840</td>
<td>2, MAYTHORN AVENUE, CROFT, WARRINGTON, WA3 7HP</td>
<td>Variation of Condition 2 (Development to be carried out in accordance with approved plans) to include a porch to each dwelling, small internal reconfiguration and amended window arrangements on previously approved application 2013/22487</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<td>Development description</td>
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</tr>
<tr>
<td>19/10/2016</td>
<td>2016/28772</td>
<td>42, CULCHETH HALL DRIVE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4PT</td>
<td>TPO- Yew (T2) - Remove lowest lateral to balance crown,. Yew (T4) - Crown lift to 3m to balance crown, Yews (T2,T3,T4) - Remove dead wood.</td>
<td>Approved</td>
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</tbody>
</table>
## Fairfield and Howley

<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>29/09/2016</td>
<td>2016/28839</td>
<td>14-18, Crossley Street, Fairfield and Howley, WARRINGTON, WA1 2PF</td>
<td>Discharge of Condition - Proposed Discharge of Conditions 3 (Details of facing and roofing materials), Condition 4 (Plan showing visibility splay at junction onto Crossley Street), Condition 6 (Details of foul drainage scheme), Condition 7 (Details of surface water drainage scheme), Condition 8 (A: Characterisation and B: Remediation and Verification) and Condition 10 (Floor plan detailing proposed Ancillary retail/display area.) on previously approved application 2014/24499</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>21/10/2016</td>
<td>2016/28895</td>
<td>129, CHURCH STREET, FAIRFIELD AND HOWLEY, WARRINGTON, WA1 2TL</td>
<td>Trees in a conservation area - Proposed works to trees T1 Ash - Fell, T2 Ash - Fell or remove limb, T3 Ash/Cherry - Fell, T4 Elder/Cherry - Fell and T5 Rowan - Fell</td>
<td>Approved</td>
</tr>
<tr>
<td>27/10/2016</td>
<td>2016/28906</td>
<td>141, ORFORD LANE, FAIRFIELD AND HOWLEY, WARRINGTON, WA2 7AZ</td>
<td>Prior Notification (Class C Prior Approval) - Proposed change of use to A3 Cafe</td>
<td>Refused</td>
</tr>
</tbody>
</table>
# Delegated Decisions

**9th November 2016**

## Grappenhall

<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>19/10/2016</td>
<td>2016/28793</td>
<td>1, Georges Crescent, Grappenhall and Thelwall, WARRINGTON, WA4 2PP</td>
<td>Householder - Proposed single storey front extension and dormers to existing loft room</td>
<td>Refused</td>
</tr>
<tr>
<td>19/10/2016</td>
<td>2016/28838</td>
<td>123, CHESTER ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2SA</td>
<td>Householder - Proposed single storey rear and side extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/10/2016</td>
<td>2016/28829</td>
<td>8, MIDDLEHURST ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2LG</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/10/2016</td>
<td>2016/28827</td>
<td>19, WRIGHTS GREEN, LUMB BROOK ROAD, APPLETON, WARRINGTON, WA4 3HN</td>
<td>Householder- Proposed single storey extensions to front and rear and loft conversion</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>26/10/2016</td>
<td>2016/29013</td>
<td>HATTON FARM, STRETTON ROAD, APPLETON, WARRINGTON, WA4 4TB</td>
<td>Prior Notification (Agriculture) - Proposed extension of farm track for access land.</td>
<td>Planning Permission Required</td>
</tr>
<tr>
<td>31/10/2016</td>
<td>2016/28976</td>
<td>21, HATCHERY CLOSE, WARRINGTON, WA4 4TF</td>
<td>Householder - Proposed single storey rear extension.</td>
<td>Withdrawn</td>
</tr>
</tbody>
</table>
## Great Sankey North and Whittle Hall

<table>
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<tr>
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<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
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</thead>
<tbody>
<tr>
<td>NULL</td>
<td>2016/28771</td>
<td>163, PARK ROAD, GREAT SANKEY, WARRINGTON, WA5 3HG</td>
<td>Full Planning - Proposed construction of two storey building with ground floor unit with B1 (office) use and first floor unit with B8 (storage) use.</td>
<td></td>
</tr>
<tr>
<td>19/10/2016</td>
<td>2016/28782</td>
<td>LAND TO THE REAR OF, 17, BLUE RIDGE CLOSE, GREAT SANKEY, WARRINGTON, WA5 3GX</td>
<td>Works to Tree's Covered by TPO 100 - Pruning of Crack Willow tree and Felling of Goat Willow tree</td>
<td>Approved</td>
</tr>
</tbody>
</table>
### GREAT SANKEY NORTH.

<table>
<thead>
<tr>
<th>Decision date</th>
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<th>Development description</th>
</tr>
</thead>
<tbody>
<tr>
<td>NULL</td>
<td>2016/28771</td>
<td>163, PARK ROAD, GREAT SANKEY, WARRINGTON, WA5 3HG</td>
<td>Full Planning - Proposed construction of two storey building with ground floor unit with B1 (office) use and first floor unit with B8 (storage) use.</td>
</tr>
</tbody>
</table>
## Great Sankey South

<table>
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<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>31/10/2016</td>
<td>2016/28778</td>
<td>2, DORCHESTER ROAD, GREAT SANKEY, WARRINGTON, WA5 1JZ</td>
<td>Householder - Proposed first floor side extension over existing garage including dormer windows to front and rear</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
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</tr>
<tr>
<td>19/10/2016</td>
<td>2016/28787</td>
<td>13, DOVER ROAD, LATCHFORD, WARRINGTON, WA4 1NB</td>
<td>Householder-Proposed single storey side and rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>24/10/2016</td>
<td>2016/28788</td>
<td>LIDL, THELWALL LANE, WARRINGTON, WA4 1LW</td>
<td>Advertisement - Proposed replacement of 2no. free standing totem signs</td>
<td>Approved with Conditions</td>
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</tbody>
</table>
## Latchford West

<table>
<thead>
<tr>
<th>Decision date</th>
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<th>Decision type</th>
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</thead>
<tbody>
<tr>
<td>19/10/2016</td>
<td>2016/28916</td>
<td>Unit 5 Palatine Industrial Estate, Ground Floor Unit 6, Causeway Avenue, Warrington, WA4 6QQ</td>
<td>Discharge of Condition - Proposed discharge of condition 4(Tavel Plan) on approved application 2016/28274</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>21/10/2016</td>
<td>2016/28474</td>
<td>128, SLATER STREET, LATCHFORD, WARRINGTON, WA4 1DW</td>
<td>Full Planning - Proposed residential development of 2 single storey properties at land adjacent to 128 Slater Street, Latchford, Warrington</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>31/10/2016</td>
<td>2016/28859</td>
<td>24, WORDSWORTH AVENUE, LATCHFORD, WARRINGTON, WA4 6AN</td>
<td>Householder - Proposed single storey rear extension.</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>31/10/2016</td>
<td>2016/28876</td>
<td>20, MANX ROAD, WARRINGTON, WA4 6AJ</td>
<td>Householder - Proposed pitched roof front and rear dormer and insertion of a window in the side elevation of property</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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</tr>
<tr>
<td>19/10/2016</td>
<td>2016/28832</td>
<td>4, NEW ROAD, LYMM, WARRINGTON, WA13 9DY</td>
<td>TPO Conservation Area - Proposed works to trees to include general reduction of large Holly Tree to accommodate parking</td>
<td>Approved</td>
</tr>
<tr>
<td>19/10/2016</td>
<td>2016/28779</td>
<td>32, RICHMOND AVENUE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2ND</td>
<td>Full Planning - Proposed single storey front extension and two storey side extension (including an integral garage)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/10/2016</td>
<td>2016/28804</td>
<td>19, ST PETERS CLOSE, LYMM, WARRINGTON, WA13 9QB</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>21/10/2016</td>
<td>2016/28969</td>
<td>66, REDDISH LANE, LYMM, WARRINGTON, WA13 9RY</td>
<td>Lawful Development Certificate - Proposed new outbuilding (garage and gym) and new driveway</td>
<td>Approved</td>
</tr>
<tr>
<td>27/10/2016</td>
<td>2016/28862</td>
<td>9, HANDFORTH CLOSE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2JR</td>
<td>Householder - Proposed extension to rear of existing detached garage</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Lymm South

<p>| Decision date | Application number | Location                                                      | Development description                                                                                                                                                                                                 | Decision type |
|---------------|--------------------|---------------------------------------------------------------|****************************************************************************************************************************************************************************************************************|--------------|
| 19/10/2016    | 2016/28850         | 20, RECTORY LANE, LYMM, WARRINGTON, WA13 0AQ                 | Conservation area - Proposed crown thinning of oaks (T1, T2 and T3) and felling of Rowan (T4) Oak (T5), Beech (T6), Oak (T7) and Oak, Beech and Holly trees (G1)     | Approved     |
| 27/10/2016    | 2016/29122         | WILLOWPOOL NURSERIES AND GARDEN CENTRE, BURFORD LANE, LYMM, WARRINGTON, WA13 0SH | Non Material Amendments - Proposed reconfiguration of the orientation of plots 1, 6, 9 and 13 on previously approved application 2015/26642                                                                 | Approved     |</p>
<table>
<thead>
<tr>
<th>Decision date</th>
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<tbody>
<tr>
<td>19/10/2016</td>
<td>2016/28832</td>
<td>4, NEW ROAD, LYMM, WARRINGTON, WA13 9DY</td>
<td>TPO Conservation Area - Proposed works to trees to include general reduction of large Holly Tree to accommodate parking</td>
<td>Approved</td>
</tr>
<tr>
<td>19/10/2016</td>
<td>2016/28850</td>
<td>20, RECTORY LANE, LYMM, WARRINGTON, WA13 0AQ</td>
<td>Conservation area - Proposed crown thinning of oaks(T1,T2 and T3) and felling of Rowan (T4) Oak (T5), Beech (T6), Oak (T7) and Oak, Beech and Holly trees (G1)</td>
<td>Approved</td>
</tr>
<tr>
<td>27/10/2016</td>
<td>2016/29122</td>
<td>WILLOWPOOL NURSERIES AND GARDEN CENTRE, BURFORD LANE, LYMM, WARRINGTON, WA13 0SH</td>
<td>Non Material Amendments - Proposed reconfiguration of the orientation of plots 1, 6, 9 and 13 on previously approved application 2015/26642</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>24/10/2016</td>
<td>2016/28858</td>
<td>28, CORBET AVENUE, ORFORD, WARRINGTON, WA2 8BW</td>
<td>Lawful Development Certificate - 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>
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<tr>
<td>19/10/2016</td>
<td>2016/28823</td>
<td>37, ROEBURN WAY, PENKETH, WARRINGTON, WA5 2PF</td>
<td>TPO - 1x Pine - Proposed crown lift, removing 3x low limbs encroaching over the garden of 35 Roeburn Way and rebalance over garden side</td>
<td>Approved</td>
</tr>
<tr>
<td>19/10/2016</td>
<td>2016/28777</td>
<td>65, The Park, Penketh, Warrington, WA5 2SG</td>
<td>Works to Tree's covered by TPO 40 - Proposed pruning of T48 Copper beech</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>21/10/2016</td>
<td>2016/28628</td>
<td>15, OAKMERE DRIVE, PENKETH, WARRINGTON, WA5 2LJ</td>
<td>Lawful Development Certificate - Proposed conversion of existing garage to create shower room and single storey conservatory to rear elevation</td>
<td>Approved</td>
</tr>
<tr>
<td>27/10/2016</td>
<td>2016/28936</td>
<td>73, CHAPEL ROAD, PENKETH, WARRINGTON, WA5 2NU</td>
<td>42 Day Householder Prior Approval - Demolition of a existing rear conservatory and proposed single storey rear extension with mono pitched roof to extend beyond the rear wall by 4.5m, maximum height of 3.35m and eaves height of 2.1m.</td>
<td>Prior Approval is Given</td>
</tr>
<tr>
<td>31/10/2016</td>
<td>2016/28865</td>
<td>2A, THE DALE, GREAT SANKEY, WARRINGTON, WA5 2BH</td>
<td>Removal of Condition - Proposed removal of condition 6 (revised vehicular access for the existing dwelling (2A The Dale)) following previously approved application 2016/28004</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Penketh and Cuerdley.

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>19/10/2016</td>
<td>2016/28777</td>
<td>65, The Park, Penketh, Warrington, WA5 2SG</td>
<td>Works to Tree's covered by TPO 40 - Proposed pruning of T48 Copper beech</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/10/2016</td>
<td>2016/28079</td>
<td>PENKETH AND SANKEY SPORTS AND SOCIAL CLUB, WARRINGTON ROAD, PENKETH, WARRINGTON, WA5 2BW</td>
<td>Change of Use - Proposed change of use and extension to enable use as a bar/restaurant (and retrospective expansion of car parking provision)</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Rixton and Woolston

<table>
<thead>
<tr>
<th>Decision date</th>
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<th>Decision type</th>
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</thead>
<tbody>
<tr>
<td>21/10/2016</td>
<td>2016/28776</td>
<td>19, SYCAMORE CRESCENT, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 6JR</td>
<td>Householder - Proposed two storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/10/2016</td>
<td>2016/28783</td>
<td>GLAZEBROOK HOUSE, GLAZEBROOK LANE, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 5BL</td>
<td>Full Planning - Proposed Single Storey Side Extensions to Provide Two Operations Rooms, Office, X-Ray Room, Cat Accommodation, Dog Accommodation, Utility Room and Staff Changing Room.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/10/2016</td>
<td>2016/28942</td>
<td>24, HOLES LANE, WOOLSTON, WARRINGTON, WA1 4NE</td>
<td>Householder - Proposed detached garage (Revised roof layout to previously approved application 2015/27081)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>31/10/2016</td>
<td>2016/28877</td>
<td>60, CLAYDON GARDENS, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 6FA</td>
<td>Householder - Proposed conversion of existing detached garage to self-contained annex, including a single storey side extension</td>
<td>Refused</td>
</tr>
</tbody>
</table>
## Stockton Heath

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
</tr>
</thead>
<tbody>
<tr>
<td>NULL</td>
<td>2016/28590</td>
<td>36, ALEXANDRA ROAD, STOCKTON HEATH, WARRINGTON, WA4 2UT</td>
<td>Householder - Proposed demolition of single storey rear outriggers and side car port, construction of two storey side extension, two storey and single storey rear extensions and front porch</td>
<td></td>
</tr>
<tr>
<td>19/10/2016</td>
<td>2016/28689</td>
<td>1- 3A, VICTORIA SQUARE, GRAPPENHALL ROAD, STOCKTON HEATH, WARRINGTON, WA4 2AG</td>
<td>Full Planning - Proposed change of use to a D2 leisure (gymnasium) use including the installation of condensers.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>24/10/2016</td>
<td>2016/28819</td>
<td>32, WEST AVENUE, STOCKTON HEATH, WARRINGTON, WA4 6HX</td>
<td>Lawful Development Certificate - Proposed loft conversion and rear dormer</td>
<td>Withdrawn</td>
</tr>
</tbody>
</table>
DEVELOPMENT MANAGEMENT COMMITTEE

9th NOVEMBER 2016

WRITTEN UPDATE REPORT

Item 3 – 2016/28562 – Unit 108 (Funky Dory Shoes), Golden Square Shopping Centre, Warrington, WA1 1TD

Since the time of writing the report, 4 letters of objection have been received and these were copied into all members of the development control committee by the objectors. The objections received can be summarised as:

a) No consideration given how these proposals will impact on the most vulnerable members of our society;
b) Lack of engagement with members of the public;
c) No opening hours for the library;
d) Proposal is going ahead before the proposed changes for all Warrington libraries has been decided;
e) Lack of book shelves;
f) No public toilet;
g) Inclusion of a platform lift; and
h) Negative impacts of closing the library

The applicant has submitted amended indicative floor plans, in response to Members’ requests at the 7th September meeting of DMC, to show more detail and the inclusion of a lift within the unit. As stated within the report, these plans are indicative only as the final layout of the unit has not yet been decided by the applicant.

Item 7 - 2016/28771 – 163 Park Road, Great Sankey, Warrington, WA3 5HG

An additional letter of representation has been received on this application, and this can be summarised as:

- Lack of parking;
- Proposed development is situated on an already busy and dangerous junction and this would add to the congestion already occurring at the junction;
- Impact on Highway Safety; and
- Impact on road safety in terms of roads users, general public and school children

These issues have been covered in full within the committee report and do not change the recommendation for the application.

The wording of Condition 9 on page 68 of the report to be corrected to read as follows:-

There shall be no use whatsoever of the B8 unit hereby hereby approved, including any deliveries to or dispatches from the unit, outside the hours of 7am to 7pm Monday to Friday, 8.30 to 13.30 on a Saturday and at no times on Sundays or Public/Bank Holidays.
**Item 8 - 2016/28746 – The Harrison Centre, Boulting Avenue, Bewsey**

Comments now received from:

**Warrington BC (Aboricultural Officer)**

No objection to removal of existing trees fronting Boulting Avenue, bearing in mind low visual quality, small stature and low individual aboricultural quality. The introduction of the new landscaping proposed by the applicant would compensate for the loss of the trees.

A condition requiring the protection of those trees to be retained should be included.

**Warrington BC (Highways)**

Have requested an additional condition reducing the height of fencing fronting Boulting Avenue, as follows:

Notwithstanding the details shown on Drawing Number L20B, prior to the erection of any fencing to plots 1, 2 and 3 (fronting onto Boulting Avenue), details shall be submitted to and approved by the local planning authority indicating the reduction in height of the Type D fencing (to plots 1, 2 and 3) to no more than 0.6 metres above ground level, shall be submitted to and approved by the local planning authority.