To: All Members of the Development Management Committee

Councillors:
Chair – T McCarthy
Deputy Chair – J Grime

B Barr, P Carey, D Keane, J Flaherty, C Mitchell, G Friend
B Maher, J Wheeler, S Woodyatt, S Wright

Development Management Committee

Date: Wednesday, 10 January 2018
Time: 18:30
Venue: Council Chamber, Town Hall, Sankey Street, Warrington, WA1 1UH

Contact Julie Pickles, Democratic & Member Services Officer, Tel: 01925 443212, Email: jpickles@warrington.gov.uk

AGENDA

Part 1
Items during the consideration of which the meeting is expected to be open to members of the public (including the press) subject to any statutory right of exclusion.

1 Apologies

To record any apologies received.

2 Code of Conduct - Declarations of Interest

Relevant Authorities (Disclosable Pecuniary Interests) Regulation 2012

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

3 Minutes

To confirm the minutes of the meeting held on 20th December 2017 as a correct record.
4 Planning Applications (Main Plans List)


Part 2
Items of a “confidential or other special nature” during which it is likely that the meeting will not be open to the public and press as there would be a disclosure of exempt information as defined in Section 100I of the Local Government Act 1972.

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

20 December 2017

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

DM94  Apologies for Absence

Apologies for absence were received from Councillor Woodyatt.

DM95  Code of Conduct – Declarations of Interest

<table>
<thead>
<tr>
<th>Councillor</th>
<th>Minute</th>
<th>Reason</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cllr S Wright</td>
<td>DM99</td>
<td>Cllr Wright is a Ward Councillor for the area</td>
<td>Cllr Wright remained in the meeting and took part in the discussion and vote</td>
</tr>
<tr>
<td>Cllr Flaherty</td>
<td>DM98</td>
<td>Councillor Flaherty is a Ward Councillor for the area</td>
<td>Cllr Flaherty remained in the meeting and took part in the discussion and vote</td>
</tr>
<tr>
<td>Cllr Carey</td>
<td>DM98</td>
<td>Councillor Carey is a Ward Councillor for the area</td>
<td>Cllr Carey remained in the meeting and took part in the discussion and vote</td>
</tr>
<tr>
<td>Cllr Wheeler</td>
<td>DM101</td>
<td>Councillor Wheeler is a member of Stockton Heath Parish Council who had made comments on the application</td>
<td>Cllr Wheeler remained in the meeting and took part in the discussion and vote</td>
</tr>
</tbody>
</table>

DM96  Minutes

Resolved,

That the minutes of the meeting held on 29 November 2017 were agreed as a correct record and signed by the Chairman.
DM97 **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.

DM98 **2017/31428 - James Lee House, Brick Street, Warrington, WA1 2PD - Full Planning - Proposed conversion of existing Chapel/Meeting room into 8 emergency overnight bedrooms**

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

A site visit took place on Friday, 15 December 2017.

Members noted the content of the update report.

Representations were heard in support of and against the application.

Resolved,

That application 2017/31428 be deferred to enable additional information to be submitted as part of the application.

DM99 **2017/31060 - Hope Church, Crosfield Street, Bewsey And Whitecross, Warrington, WA1 1UD - Full Planning - Proposed conversion of the Church into 10 No. self-contained apartments. Increasing the window heads to the North and South elevations**

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

Members noted the content of the update report.

Representations were heard against the application.

Resolved,

That application 2017/31060 be deferred to enable a site visit to take place.
Agenda Item 3

DM100 2017/31271 – Callands Centre, Callands Road, Burtonwood And Westbrook, Warrington - Full Planning - Proposed erection of 2 Fixed umbrella structures

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

Resolved,

That application 2017/31271 be approved as per the officer recommendation.

DM101 2017/31380 – 5, Burnside Avenue, Stockton Heath, Warrington, WA4 2AW- Householder - Proposed loft conversion, including changing the hip style from hip to gable design and rear dormer

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

A site visit took place on Friday, 15 December 2017.

Representations were heard against the Officer recommendation.

A proposal was put to the committee to refuse the application. This proposal was lost.

A proposal was put to the committee to allow the application. This proposal was agreed.

Resolved,

That application 2017/31380 be approved.

DM102 2017/31442 – Land adjacent to the access road for, 282, Winwick Road, Warrington, WA2 8HJ - Full Planning - Proposed erection of 2.4m high weld mesh fencing and 6m wide dual swing gate

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

A request was made to the committee for the application to be deferred to enable the Ward Councillor to attend and make representations.

Resolved,

That application 2017/31442 be deferred.
Agenda Item 3

Signed…………………………

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

**Wednesday 10th January 2018**

**Start 18:30**

<table>
<thead>
<tr>
<th>Item</th>
<th>Page</th>
<th>App number</th>
<th>App Location/Description</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>2017/31060</td>
<td>Hope Church, Crosfield Street, Bewsey And Whitecross, Warrington, WA1 1UD&lt;br&gt;Full Planning - Proposed conversion of the Church into 10 No. self-contained apartments. Increasing the window heads to the North and South elevations description of development</td>
<td>Approve</td>
</tr>
<tr>
<td>2</td>
<td>17</td>
<td>2017/31442</td>
<td>Full Planning - Proposed erection of 2.4m high weld mesh fencing and 6m wide dual swing gate&lt;br&gt;Full Planning - Proposed erection of 2.4m high weld mesh fencing and 6m wide dual swing gate</td>
<td>Approve</td>
</tr>
<tr>
<td>3</td>
<td>29</td>
<td>2017/31426</td>
<td>365 , Warrington Road, Culcheth, Warrington, WA3 5JQ&lt;br&gt;Full Planning (Major) - Proposed demolition of existing buildings and erection of 15 dwellings with associated parking, access, amenity space and landscaping.</td>
<td>Approve</td>
</tr>
<tr>
<td>4</td>
<td>50</td>
<td>2017/31484</td>
<td>49-51, Winwick Street, Warrington, WA2 7TT&lt;br&gt;Change of Use - Proposed change of use from Shop (A1) to Restaurant (A3) including external alterations to the ground floor front &amp; side windows and the installation of external extraction flue to the rear</td>
<td>Approve</td>
</tr>
</tbody>
</table>
DEVELOPMENT CONTROL COMMITTEE DATE 10-Jan-2018

ITEM 1

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2017/31060</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>Hope Church, Crosfield Street, Bewsey And Whitecross, Warrington, WA1 1UD</td>
</tr>
<tr>
<td>Ward:</td>
<td>Bewsey and Whitecross</td>
</tr>
<tr>
<td>Development</td>
<td>Full Planning - Proposed conversion of the Church into 10 No. self contained apartments. Increasing the window heads to the North and South elevations.</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>25-Aug-2017</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Fast Move Properties</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>23-Nov-2017</td>
</tr>
</tbody>
</table>

Reason for Referral

Objections have been received from more than 10 persons, and from two Ward Councillors Jennings and Hall.

This application was deferred at 20th December 2017 meeting of Development Management Committee to enable a site visit to take place.

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 Proposal

The site is located in the Town Centre and within the Inner Warrington boundary and comprises a vacant church and its curtilage. At the rear is an unadopted road providing access to the rear of properties on Crosfield Street and Nicholson Street.

The church was constructed in 1981 and appears to be in good structural order. It presents a gabled frontage to Crosfield Street faced in red engineering brick with two full height window openings either side of a central entrance door all of which have arched headers with stone relief detailing. The church appears to have been extended at the rear with a single storey addition to which a modern conservatory is adjoined. The roof of the church is finished in slate except for the conservatory which has a modern polycarbonate roof. The church is not listed or locally listed. The boundary of the Warrington Town Hall Conservation Area is located on the edge of Bank Park on the opposite side of Crosfield Street.

The application states that the church was last used in 2015 for weekly Sunday services and that the cost of maintaining the building led to its closure and the relocation of the congregation to another church.

The proposal comprises the conversion of the church into 10 self-contained one bedroom apartments. The scheme does not include extensions and the only physical alterations to the building are the installation of roof lights in the main roof planes and the replacement of the polycarbonate conservatory roof with a slate roof. The scheme does not include the provision of car parking but does include cycle storage.

Relevant Planning History

No planning history.

Planning Policy

National Planning Policy Framework (NPPF)

- Achieving Sustainable Development
- Promoting Sustainable Transport
- Delivering a Wide Choice of High Quality Homes
- Requiring Good Design

Local Plan Core Strategy

Policy CS1 Overall Spatial Strategy – Delivering Sustainable Development
Policy SN1 Distribution and Nature of New Housing
Policy SN6 Sustaining the Local Economy and Services
Policy QE6 Environment and Amenity Protection
Notification Responses

Neighbours – Representations from 10 local residents, 8 of which object and/or raise concerns with the proposed change of use. The comments received are summarised as follows:

- Proposal will exacerbate parking problems in the area which is limited in availability and there are no more parking permit spaces available on Crosfield Street
- The proposal will potential lead to up to 20 people living in the building
- Work has already started
- There are bats and birds in the church
- Loss of privacy through overlooking
- Noise and light pollution
- The apartments are very small; quality of life for occupiers
- Should be converted to two semi-detached properties instead
- No objection in principle but there should only be 5 apartments
- No objection in principle but reservations regarding lack of car parking
- Parking should be provided on the opposite side of Crosfield Street
- The apartments will add increase problems for parking permit holder
- The bin store would cause harm to the living conditions of existing residents
- Noise and disturbance and anti-social behaviour

A representation has also been received from Warrington Nature Conservation Forum (WNCF) in response to the comments by Greater Manchester Ecology Unit (GMEU) which can be summarised as follows:

- Due to local interest and anecdotal information, it would be advisable to undertake a bat survey during the active season (April-August) and before any development work commences to determine whether bats are using the church in any way at all.
- The bat survey was undertaken in November which is outside the optimal period for bat surveys.
- A further inspection of the roof should be made to fully determine if bats have been using the roof void.
- Whilst the roof may be well sealed, certain species can roost in narrow gaps in the roof so further surveys should be undertaken at the appropriate time of year.
- If bats are present in the area and especially roosting in or on the church, bat boxes and/or bat tiles, should be incorporated in the final development.
- It is not clear if the church is of cavity wall construction and if so, whether this could be used as a hibernaculum
Ward Councillors – Ward Cllrs Tom Jennings and Sarah Hall have submitted a joint letter expressing a series of concerns in relation to the development which can be summarised as follows:

- There are chronic parking issues in the local area caused by a lack of provision
- The flats will worsen problems which have not been fully eliminated by the current resident parking scheme
- Is there evidence to support the rationale behind the presumption that future occupiers will use public transport – are there similar sites in the town centre which are car free
- Adjacent residents are concerned they will lose privacy
- The roof lights will cause light pollution
- Bin storage and collection at the front of the property is not a service currently available to adjoining residents
- The flats will lead to increased noise and disturbance
- Work has already started on the conversion works
- Protected species may be using the church as a habitat

Consultation Responses

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

**WBC Highways** – No objections subject to condition.

**Greater Manchester Ecology Unit (GMEU)** – No objections.

Observations

**Principle**

Policy CS1 of the Warrington Local Plan Core Strategy (LPCS) 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 LPCS states that the re-use of previously developed land within defined settlements will be prioritised. Policy CS7 is specific to the Town Centre and states that the Council will support development in the Town Centre where it supports its vitality and viability and amongst other things includes housing development. Policy CS9 seeks to focus new development to the Inner Warrington area and that development should contribute towards meeting the Council’s 60% target of new homes to be located in Inner Warrington.

Policy PV5 encourages change of use or new proposals where they reinforce
the role of the Town Centre and enhance its attractiveness, diversity of uses and overall vitality and viability. Policy SN6 states that the Council will seek to assist the continued viability and growth of the local economy and support the sustainability of local communities by ensuring development proposals do not lead to the loss of viable, accessible sites and buildings used for industrial/commercial purposes of other employment generating uses in local communities. Whilst the church comprises a community facility and is afforded protection by virtue of Policy SN6, it has not been in active use for nearly two years. It has also been the subject of marketing and the applicant has submitted a copy of the particulars and a statement from the Estate Agency confirming that the majority of enquiries received were for residential conversion.

Any aspiration to see the church retained has to be balanced against the objectives of providing new residential units within the Inner Warrington Strategic Location as well as aiding the vitality and viability of the Town Centre which is one of the objectives of the Warrington Means Business programme for Town Centre growth.

It is therefore considered that the principle of the change of use of the church to apartments is acceptable.

**Design and Scale**

The existing windows in the church are modern UPVC units. The conversion scheme incorporates retention of the existing window openings. The original proposal to increase the header height of the side windows has now been omitted from the plans and as a compromise, roof lights are proposed to provide additional light to the first floor apartments. A condition will require the roof lights to be conservation grade which sit flush with the roof plane.

The cycle store would be sited behind a gated wall between the church and gable end of 24 Crosfield Street so would not be visible from Crosfield Street.

A bin store is detailed on the plans at the front of the building on its left hand side. However, positioning a store (for an 1100 litre bin) in such a prominent position would harm the setting of the church and the character of the street scene. Adequate space is however available behind the gated walls at the front of the church so a condition to secure bin storage in a more discreet location is necessary.

Save for the roof lights and replacement roof to the conservatory, the scheme safeguards the ecclesiastical vernacular of the church whilst replacing the polycarbonate conservatory roof with a slate roof will improve the appearance of the building, albeit from localised views only.

In terms of the issue of work having already started which has been raised by neighbours and Ward Councillors, the work comprises the fixing of wall plates with joist hangers to the internal walls and does not constitute development requiring planning permission.
It is therefore considered that the conversion scheme will not cause detrimental harm to the character and appearance of the building and street scene. Furthermore, converting the church to apartments will safeguard it and preserve the positive contribution it makes to the character and appearance of the street scene.

**Residential Amenity**

In terms of the impact of the proposals on the occupiers of the adjoining properties, no extensions are proposed to the building. The cycle store is proposed to be sited between the blank gable of 24 Crosfield Street and the northern elevation of the church so it will not be visible from this property. The plans originally proposed a bin store for an 1100 litre bin at the front of the property but a condition will require an alternative location behind the front of the church to mitigate its impact on the outlook of the occupiers of 22 Crosfield Street.

The existing ground floor level of the church is approximately 375mm higher than the external ground level which means it would be possible to overlook the yard areas at the back of 22 and 24 Crosfield Street from flats 3 and 4 respectively. To mitigate this, the applicant proposes lowering the floor level of flats 3 and 4 so that it matches the external ground level. A condition can also be attached to require submission of details of a privacy screen to sit above the existing boundary walls between the site and 22 and 24 Crosfield Street to mitigate overlooking from the external areas of the site. A combination of these measures is considered sufficient to safeguard against overlooking. First floor windows to flats 9 and 10 will also be obscurely glazed, again to mitigate overlooking.

With regards to the properties on Nicholson Street to the west which present rear elevations and gardens to the site, the floor levels of flats 5 and 6 will also be reduced to match external ground level and again this is considered sufficient to address concerns with overlooking.

With regards to future occupiers, there are windows in the first floor rear outriggers of 22 and 24 Crosfield Street facing the site which will allow limited views into the windows serving flats 3 and 4. However, potential occupiers will be aware of this relationship when deciding whether or not to occupy these flats.

In terms of first floor openings, the side windows to flats 7 and 8 face the blank gable ends of 22 and 24 Crosfield Street respectively so do not present any issues with overlooking whilst the lounge/kitchen to each of these flats as well as flats 1 and 2 includes a window facing Bank Park.

As stated, the side windows to first floor flats 9 and 10 are to be fitted with obscure glazing although clearly glazed roof lights will provide additional natural light to these flats as well as flats 7 and 8.
In terms of noise and disturbance, an issue cited in some objections, the church was until recently in active use so it is reasonable to assume that services occurred on a regular basis. It should also be borne in mind that the church could be put to use for a variety of other purposes within the D1 use class without the need for planning permission and this includes crèches, day nurseries, day centres and a school.

The site is also in an Air Quality Management Area (AQMA). WBC Environmental Protection recommends a condition requiring installation of a mechanical ventilation system which incorporates NOx filtration. This will give occupiers an alternative to opening windows as a means of providing ventilation to the apartments.

It is considered that the measures outlined above will safeguard the amenities of adjoining neighbours. With regards to future occupiers, it is acknowledged that many of the flats have limited outlooks due to the inherent constraints of the site. However, it has to be borne in mind this is a conversion scheme wherein achieving the interface standards of new build properties is simply not possible. Furthermore, the outlooks from the flats is not dissimilar to the outlook from the windows in the rear of the adjacent terraced properties and ultimately, the decision whether or not to reside in a particular flat is a matter for potential occupiers. Approving this scheme will also safeguard the future of the church.

On the basis of the above, it is considered that the scheme proposed would not lead to detrimental harm to the occupiers of the existing adjacent residential properties and would provide satisfactory living conditions for its occupiers.

Ecology

A number of residents have raised concerns regarding the potential presence of bats in the roof space of the church. These concerns have been relayed to GMEU who in response requested a bat assessment be undertaken by a suitably qualified ecologist.

The assessment concludes that the building does not host any bats. GMEU has considered the assessment and concur with its findings.

WNCF have provided comments on the bat assessment and raise a number of issues with the survey methodology. These are noted and have been relayed to GMEU for comment. Following consideration of the WNCF comments, GMEU do not wish to raise any further matters and consider their initial comments on the bat survey are adequate to enable the application to be determined.

Notwithstanding the bat assessment results, GMEU recommend a condition which requires the submission of a further bat survey if works do not commence before April 2018. A condition is also recommended requiring the applicant to undertake the works in accordance with the precautionary
measures set out in the bat assessment. Finally, an informative is recommended reminding the application that under the Habitat Regulations, it is an offence to disturb, harm or kill bats and that if a bat is found, all external works should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s).

**Highways**

WBC Highways advise that as the development is located in the town centre, application of the Councils Parking Standards require a minimum of 1 unallocated parking space in addition to 1 cycle parking space per unit which equates to a requirement for 10 unallocated parking spaces and 10 cycle parking spaces.

Additional spaces would not be required for visitors as it is assumed that public transport use will be higher and it is also likely there will be availability within the publicly available car parks in the area.

The town centre has higher levels of accessibility and public transport availability than anywhere else in the Borough, there is easy access to two mainline rail stations providing direct links to many areas of the country and direct bus links to all areas of the borough from the bus interchange. As such, the absence of allocated parking provision is considered to be acceptable in this particular case.

The location and type of cycle parking provides a key role in persuading cyclists to actually use it. Long stay cycle parking is appropriate for residential developments as the user is likely to park their bike for a significant period of time and the proposed cycle parking is acceptable for the proposed development given it is secure, covered and well-located.

In the vicinity of the development, Crosfield Street is the subject of a resident parking scheme although the scheme is currently at capacity with no further permits available for eligible residents as provision is severely limited on Crosfield Street.

If an occupier of one of the proposed flats did apply for a permit and the Crosfield Street scheme has no capacity in the future, as is the case at the present time, the permit application would be refused by the Council. For these reasons, a condition is not necessary as it would duplicate other existing controls.

Such a condition would not it meets the 6 tests set out in paragraph 206 of the NPPF which states that conditions should only be imposed when they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Subject to requiring implementation of the cycle parking detailed on the plans, there are no objections to the scheme being ‘car free’ from a highways perspective.
Recommendation

Approve with 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 Design and Access Statement received on 25th August 2017.

   (b) Submitted drawing numbers/titles – 100022432 (Location Plan) and 170509-01 (Existing Layout and Elevations) received on 25th August 2017.

   (c) Submitted drawing numbers/titles – 170509-03 Rev D (Proposed Layout and Sections) received on 9th November 2017.

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

3. The development hereby permitted shall only be carried out in accordance with the measures detailed on page 11 of the Protected Species Survey Statement (Sensible Ecological Survey Solutions) received on 8th November 2017.

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

4. If the external works to the building do not commence prior to April 2018, a bat emergence survey shall be carried out immediately prior to the commencement of such works. The findings of the survey (including mitigation measures if deemed appropriate) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of external works on the building and any mitigation measures specified in the bat emergence survey shall be
implemented in full.

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

5. Prior to the first occupation of any apartment, cycle parking shall be provided and made available for use in accordance with the cycle shelter specification detailed on approved drawing no. 170509-03 Rev D (Proposed Layout and Sections). The cycle shelter shall be retained and maintained as such at all times thereafter.

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

6. The roof lights installed to flats 7, 8, 9 and 10 shall be conservation grade, the details of which shall first be submitted to and approved in writing by the Local Planning Authority prior to installation. Roof lights shall only be installed in accordance with the approved details.

Reason: In the interests of preserving the character and appearance of the church and to comply with Policy QE7 of the Warrington Local Plan Core Strategy and the Warrington SPD: Design and Construction

7. The finished floor level to flats 3, 4, 5 and 6 shall be lowered so as to match that of the external ground level in accordance with approved drawing no. 170509-03 Rev D (Proposed Layout and Sections) prior to first occupation. The lowered finished floor level to flats 3, 4, 5 and 6 shall be retained as such in perpetuity.

Reason: To safeguard the amenities of the occupiers of the surrounding properties from detrimental overlooking and to comply with Policy QE6 of the Warrington Core Strategy.

8. Prior to first occupation, all windows in the first floor side elevations of the building serving flats 9 and 10 shall be fitted with obscurely glazed (level 5) non-opening windows. Obscurely glazed non-opening windows shall be retained and maintained as such at all times thereafter.

Reason: To safeguard the amenities of the occupiers of the surrounding properties from detrimental overlooking and to comply with Policy QE6 of the Warrington Core Strategy.

9. Notwithstanding the bin storage scheme detailed on the approved plans, none of the apartments hereby permitted shall be occupied
unless and until an alternative bin storage scheme has been submitted to and approved in writing by the Local Planning Authority. The alternative scheme shall propose bin storage set behind the front elevation of the church and shall be implemented in full prior to the first occupation of any of the apartments hereby approved.

Reason: In the interests of visual amenity, the amenities of local residents and to accord with Policy QE6 and QE7 of the Warrington Local Plan Core Strategy.

10. Prior to the commencement of works to convert the building to apartments, the applicant shall submit, in writing to the Local Planning Authority, details of a mechanical ventilation scheme to mitigate against exposure to poor air quality and to reduce the need to open windows for noise purposes. Clean ventilation air (including use of NOx filters) shall be brought into each habitable room to minimise the need to open windows on the building façades that exceed the air quality objectives for ventilation purposes. The system shall be capable of providing adequate boost abilities to assist with rapid ventilation and summer cooling. The system proposed should consider whether trickle vents are required (for positive input ventilation) or whether trickle vents would be disruptive to the system operation and therefore not required (whole house ventilation system). Once all submitted details have been approved in writing and trickle vent provision has been determined, the agreed scheme shall be implemented in full and shall be retained and maintained for the duration of any residential use class on site.

A validation report, detailing all mitigation measures installed including photographic evidence of the filter system and locations of vents within the building to validate the submitted proposal scheme, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the apartments hereby permitted.

Reason: To protect the health and amenity of future occupants through the introduction of appropriate mitigation measures for protection against poor air quality and in accordance with: Policy QE6 of the Warrington Local Plan Core Strategy (July 2014); and Paragraph 124 of the National Planning Policy Framework (March 2012); and Section 3 of the Environmental Protection Supplementary Planning Document (May 2013)

11. Prior to the commencement of the development hereby approved, a scheme to provide a privacy screen above the top of the existing boundary walls between the site and 22 and 24 Crosfield Street shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed in such a way so as the occupiers of the flats, in particular flats 5 and 6, are not able to overlook the outdoor amenity space at the rear of 22 and 24 Crosfield Street. The scheme shall be implemented in full prior to the first
occupation of any of the apartments hereby permitted and shall be retained and maintained as such at all times thereafter.

Reason: To secure a satisfactory relationship between the occupiers of 22 and 24 Crosfield Street and the occupiers of the apartments and in accordance with Policy QE6 of the Warrington Local Plan Core Strategy.
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.
Appendix 1

Existing and Proposed East Elevation

Existing Front Elevation

Proposed Front Elevation with new door and slate roof

Existing and Proposed North Elevation

Existing North Elevation

Proposed North Elevation
Existing and Proposed South Elevation

Proposed South Elevation

Proposed Floor Plans

Proposed Ground Floor

Proposed First Floor
## Development Control Committee Date 10-Jan-2018

### Item 2

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2017/31442</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>Land adjacent to the access road for, 282, Winwick Road, Warrington, WA2 8HJ</td>
</tr>
<tr>
<td>Ward:</td>
<td>Bewsey and Whitecross</td>
</tr>
<tr>
<td>Development</td>
<td>Full Planning - Proposed erection of 2.4m high weld mesh fencing and 6m wide dual swing gate</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>25-Oct-2017</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Warrington Borough Council</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>19-Dec-2017</td>
</tr>
</tbody>
</table>

This application has been deferred from 20th December 2017 committee to be considered at the January 10th Committee at the request of Councillor Hannon.

### Reason for Referral to Committee

The site is Council-owned and the applicant is Warrington Borough Council. Councillor Hannon also objects to the development proposed.

### 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 Proposal

Planning permission is sought for the erection of a 2.4m high green weld mesh fence to a length of 135 metres along part of an existing unadopted road, which provides access to and from an existing skip hire business to
Winwick Road. A 6 metres wide access gate is also proposed onto the existing access road from the land to the north.

The proposed fence is required to both secure the site and to enable the completion of the treatment/eradication of Japanese Knotweed, (which is currently not possible in view of the location of a number of skips/vehicles). Details of the proposed positions and appearance of the fence are included at the end of this report.

The site is located within a predominantly industrial/commercial location to the east of Winwick Road 1.5 kilometres to the north of the town centre. A number of existing trees are located on the site, fronting both Winwick Road and the existing access road. None of the existing trees are to be removed to facilitate the new fence.

**Relevant Planning History**

91/27005 – Concrete crushing plant – approved

A01/42578 – Healthcare waste recycling facility – Refused – appeal allowed

A02/44903 - Healthcare waste recycling facility – Refused


2009/15275 – Change of use from B2 to B8 (open storage of building materials) - approved

**Planning Policies**

National Planning Policy Framework (NPPF)

Para: 17 - Planning decisions should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings and encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;

Para: 56 - Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Para: 57 - It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Para:120 - Where a site is affected by former contamination, the responsibility rests with the land owner.
Warrington Local Plan Core Strategy

Policy CS1 – Overall spatial strategy
Policy QE6 – Environmental and amenity protection
Policy QE7 – Ensuring a high quality place
Policy IW1 – The A49 corridor

Consultation Responses

Warrington BC Highways – No objection

Warrington BC (Environmental Protection) – No objection subject to informative

National Grid – No objections – gas pipelines in vicinity of site – informative required to ensure that contact is made with National Grid prior to works commencing.

Notification Responses

Councillor Hannon

Strongly objects on the following grounds:

A) The application is a premature/presumptuous one submitted by the Council and appears as a back door way of developing the site.

B) The proposal should be considered as part of the overall future development of the site for a waste transfer station to be submitted at a future date.

C) Bearing in mind current financial constraints, Warrington BC should not be spending significant amounts of money on a site that does not have planning permission.

Comment

A) Planning permission is being sought for a length of new fencing rather than is a pre-cursor to the possible future development of the land for another purpose. Any subsequent planning application for the development of the site would be considered on its merits in the normal way and approval of the current application would not prejudice the consideration of any subsequent planning application.

B) A planning application has been submitted and the Council are thereby obliged to determine it.

C) The planning application has been submitted in an attempt to treat the contamination of the site. The Japanese Knotweed is located in the general area where skips/vehicles are currently located.

Neighbouring Skip hire business:

The initial objection from the neighbouring skip hire business, shown below, has now been removed following an amendment to the plans that has increased the width of the passing place to allow for ease of movement of the skip hires vehicles.
‘Strongly objects:

A) Pre-application contact was one sided and dismissive of concerns raised.
B) The fence would encroach upon land that forms part of an existing lease allowing use of the access road and would have significant implications for the viability of the existing skip hire business if the amount of land available on the access road is reduced. A number of jobs are therefore also under threat.
C) The proposed fence is not necessary and pre-empts the future use of the land to accommodate a waste transfer station. A fence could easily be erected on the boundary which would leave the existing access free from encroachment. Assistance has been offered in this respect, (free of charge therefore saving the council approximately £15k+vat) but this suggestion was ignored.
D) The reduction in width of the existing access road to 4m leaves no room for safe pedestrian access causing an immediate concern for the safety of staff, customers and the public.
E) The proposed layby is completely insufficient for the type and volume of the trucks operated from the adjoining skip hire business and would create a bottleneck created that will cause trucks to have to wait in the main carriageway of the A49.
F) The site already has a gated access point on Athlone Road which can easily accommodate access for trucks, plant and any equipment necessary and save money.

Comment:

A) Prior to the submission of the planning application the applicant held a meeting with Winwick Skip Hire on 7th September 2017 in order to discuss the proposals, with copies of the Councils’ proposals sent to the adjoining business on 12th September 2017. Following discussions with the adjoining business, the proposals were modified to show vehicles of different sizes in the proposed layby indicating that two vehicles, (including a larger vehicle) could manoeuvre and fit into the layby at one time.
B) The adjoining skip hire business has rights of access (for vehicles to travel to and from Winwick Road) but there are no rights to leave skips or vehicles on the land where the fence is proposed.
C) The planning application seeks consent for the erection of a fence in order to allow the treatment/eradication of Japanese Knotweed, as stated by the applicant. Any further development proposals for the site would be considered as and when received. The determination of the current planning application would not pre-determine any possible future uses of the land.
D) Pedestrian movement along the route is low and there are no pedestrian facilities. Any movement is already affected by the presence of the haphazard siting of skips and containers along the route. The access road is straight and allows good visibility between opposing vehicles.
E) The position of this existing gate/fence line allows for three large tipper units accessing the site to queue before impacting on the flow of traffic along the A49. The proposed passing place at the midpoint would allow
opposing large tipper and skip hire vehicles to pass. The proposed layby would formalise the existing situation whereby skips/wagons parked on the access road create an obstruction where gaps (i.e.: informal passing places) exist.

F) The lack of need for a new access point is not a reason in itself to refuse planning permission.'

Appraisal

Amenity/design/appearance of fencing

The nearest residential properties are located in excess of 80 metres distance, (to the eastern side of Winwick Road). The proposal is not likely to be seen from such properties in view of the location of existing trees and the general orientation of the 3 storey dwellings themselves. The nearest part of the proposed fence would be sited 35 metres westwards (away from the access roads junction with Winwick Road) and as such would be visually inconspicuous/unlikely to be viewed by pedestrians using Winwick Road.

Existing boundary treatment includes palisade fencing to a similar height as that proposed and the new fencing would therefore not be viewed as an alien visual feature in this location. It should also be noted that a 2m fence could be erected as permitted development and the difference in height is therefore 0.4m.

It is considered that the proposal complies with the criteria contained within Policies QE6, QE7 and IW1 of the Local Plan Core Strategy.

Impact on vehicular/pedestrian use of existing access road

The position of the proposed fence would maintain a 4 metres wide route, (to a length of 135 metres) between the existing junction of the access road with Winwick Road in a westerly direction (towards the existing skip hire business).

The position of the proposed fence would reduce the existing width of the access road from between 6 -7 metres to 4 metres (in two 35 metre long stretches). The proposed fence line would create 2 x single vehicle width sections of access road along with a centrally placed passing place (to a total length of 50 metres) which would enable 2 vehicles to pass each other. The existing 35 metres long two-way stretch of access road directly adjoining Winwick Road would be retained, thereby enabling 3 large tipper units/skip vehicles to queue before entering the A49. The proposed passing place would allow opposing large tipper/skip wagons to be accommodated. The access road is straight and therefore allows good visibility between opposing vehicles.

Pedestrian movement along the existing access road is low with no defined pavements/paths. Ay existing pedestrian movements are already affected by the presence of the existing skips/containers and the position of the new fence is not likely to adversely affect the safety of pedestrians as a result.

It is not considered that the proposal would negatively impact on the existing
access arrangements along the access road and the queuing area from the A49 remains unaffected; still allowing for three large vehicles to wait. The creation of a formal passing place is likely to offer some improvement to existing movements along the road.

The proposed development would not have an unacceptable impact upon highway safety, in accordance with Policy QE6.

**Impact on adjoining skip hire business**

The Council are able to secure the removal of the existing skips/wagons via an action for trespass, nuisance or breach of tenancy. The voluntary removal of the existing skips/vehicles has been previously sought but failed. The removal of the skips/vehicles located on the Councils land (via the approval/implementation of the proposed fence) would result in the need for the adjoining skip hire business to provide sufficient space for those vehicles/skips within the confines of their own site. In this respect, planning permission was granted for the adjoining skip hire business by the Planning Inspectorate, (following the Councils refusal of planning permission on the grounds that additional vehicle movements/manoeuvres onto/from/across the A49 would result in unacceptable harm to highway safety/the free and safe flow of traffic). In approving planning permission, the Inspector considered that a condition be attached which restricted the storage of skips to within the extent of their site only. The proposed position of the fence would not therefore prevent the continued implementation of the planning permission for the site.

**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 17.10.2017


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

Proposed site layout

[Diagram showing the proposed site layout with annotations like "Existing palisade fence to remain", "Existing chainlink fence to remain", and "Proposed fence" in the text.

Proposed fence:

[Photograph of a proposed fence with dimensions and details as indicated in the text, captioned "FIGURE 1: PROPOSED 2.4m HIGH WELD MESH FENCING EXAMPLE"]
Proposed gate:
Existing access road looking east towards Winwick Road

Existing access road looking west
Existing access road looking west from Winwick Road junction
DEVELOPMENT CONTROL COMMITTEE DATE 10-Jan-2018

ITEM 3

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2017/31426</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>365, Warrington Road, Culcheth, Warrington, WA3 5JQ</td>
</tr>
<tr>
<td>Ward:</td>
<td>Culcheth, Glazebury and Croft</td>
</tr>
<tr>
<td>Development</td>
<td>Full Planning (Major) - Proposed demolition of existing buildings and erection of 15 dwellings with associated parking, access, amenity space and landscaping.</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>17-Oct-2017</td>
</tr>
<tr>
<td>Applicant:</td>
<td>C &amp; S Hart Ltd</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>15-Jan-2018</td>
</tr>
</tbody>
</table>

Reason for Referral

The application has been referred to Development Management Committee as it is considered expedient to do so. The previous refusal of planning permission at this site was contrary to Officer recommendation and is currently at appeal.

The applicant has indicated that he would not be minded to withdraw the appeal if permission is granted for this revised proposal.

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 Proposal

The application site relates to the existing Trucks 2 Go site which is a dealership for used trucks, commercial vehicles, plant machinery and trailers. The site is accessed off Warrington Road via two vehicular access points with
a car park to the frontage and ancillary buildings. To the rear, the site is comprised of grassland. For ease of reference, the site could best be described as being comprised as three distinct parts – parcel A, B and C – this is illustrated in figure 1 below. Parcel A to the north falls within the washed over Green Belt settlement of Mee Brow/Fowley Common and is previously developed. Parcel B falls within the defined Green Belt, and is also previously developed. Parcel C falls within the Green Belt and is greenfield.

Parcels – A, B and C

To the north and west are the defined inset settlements, with a residential property immediately to the east, with countryside beyond but also other urban forms of development such as the wastewater treatment works further south east. The defined inset settlements of Glazebury and Culcheth are close by, to the northeast and west respectively. The application site is both previously developed and greenfield.

The application is a resubmission of a previously refused planning application ref 2017/30589 for 16No dwellings. The application was refused by Members at DMC on 30th August 2017 for the following reason:
‘The proposal would result in a cramped form of development with contrived and difficult parking arrangements within the site, which is considered to constitute overdevelopment of the site as a result of the scale and amount of development proposed and the resultant layout. The proposal would fail to take opportunities to improve the character and quality of the area. The proposal is not consistent with the requirement to plan positively for the achievement of high quality design within the National Planning Policy Framework (para. 57, 60, 61 & 64), and policy QE7 of the Warrington Core Strategy’.

As previously, the current planning application proposes the demolition of the two existing buildings and the redevelopment of the previously developed part of the site with 15 dwellings – one fewer than the previous proposal. The formation of a new access onto Warrington Road is again proposed; existing access points would be stopped up.

As previously, this application includes the creation of an area of amenity space and biodiversity enhancement within parcel C to the rear of the site.

**Relevant Planning History**

2017/30589 Full Planning (Major)- Proposed demolition of existing buildings and construction of 16 dwellings with associated parking, access, amenity space and landscaping.
Refused 01/09/2017.

2014/23704 Full Planning - Proposed erection of galvanised steel arched building to be used as a vehicle store and maintenance workshop (Resubmission of 2013/22672)
Refused

2013/22672 Full Planning - Proposed construction of galvanised steel arched building to be used as a vehicle store and maintenance workshop.
Refused

2009/15202 Proposed change of use from the display and sale of touring caravans, servicing and repairs to the display and sale of commercial vehicles
Approved with conditions 04/11/2009

2004/02242 Proposed display and sale of touring caravans together with ancillary servicing & repairs, and the sale of related accessories.
Approved with conditions 12/03/2004

2003/01251 Proposed demolition of existing buildings; erection of new building for use as caravan showroom; accessories shop; reception area; offices; toilets and staff kitchen: Erection of four bay workshop building, including parts store, office and toilet/wash room.
Refused 11/11/2003

A01/42645 Single storey side extension to include room in roof space
Approved with conditions 21/03/2001

A01/42589 Change of use from residential to a private children’s day nursery
Approved with conditions 27/03/2001

Planning Policy Context

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

Consultation Responses

Highways

No objection revised plans received by the Local Planning Authority on 28/07/2017, subject to various informatives and the following conditions:
- Surface water drainage scheme
- Provision of visibility splays to driveways
Parking provision
- Scheme for the provision of electric vehicle charging points, or passive provision
- Submission of a Construction Management Plan

Environmental Protection

No objection subject to various informatives and the following conditions:
- Contaminated Land (Characterisation, Remediation Strategy and Completion)
- Acoustic Mitigation - Glazing Specifications
- Acoustic Mitigation - Acoustic Fence Specifications
- Acoustic Ventilation System - Façade 1 properties
- Acoustic Ventilation System - façade 2 properties
- Construction Environmental Management Plan

Flood Risk Team

Request a condition in relation to detailed design for the surface water drainage layout and attenuation.

Ecology

No objection. Request a condition in relation to further details of biodiversity enhancement, including new pond creation and management.
Environment Agency

No objection subject to the following conditions:
Remediation strategy
Verification report
Unexpected contamination
Piling methodology

United Utilities

No objection subject to the following conditions:
- Foul and surface water shall be drained on separate systems.
- 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
- Management and Maintenance of Sustainable Drainage Systems

Education

Financial contribution of £48,513 required to secure appropriate enhancements at Culcheth Highway School.

Planning Policy

A commuted sum of £300,762 is required to secure affordable housing provision in the Borough.

Notification Responses

Ward Councillor (s):

No representations received at the time of report preparation.

Culcheth Parish Council

The Parish Council do not request that the application is referred to DMC and have no objection in principle to development, nor to the re-alignment of the Public Right of Way. The Parish Council also state that they support the area referred to as ‘C’ remaining as grassland. The Parish Council do however oppose certain aspects of the proposal which includes:

- the number of 5 bedroomed houses- now increased to 10 - is not appropriate for our villages. We are still concerned that the parking is inadequate and the visitor parking is not the 5 spaces required. We still consider this to be cramped overdevelopment.

1. Area A, next to the main road and in the washed over Green Belt village of Mee Brow -
The three bedroomed houses Nos. 1 and 15 are welcome, although we would
prefer more. Their access is from the internal road so there is a possibility of obstructive parking there. Please consider parking restrictions within the entrance as well as on Warrington Road.

The pavement on the main road to the left of the entrance is narrower than on the right: please increase the width of this pavement so that the ratio of grass to pavement is the same on either side of the entrance.

2. Area B, the brownfield section - We are still concerned about the lack of visitor parking and the turning head being obstructed. We question whether the houses are of an appropriate scale and size - there should be more 3 and 4 bedroomed houses.

3. Area C, the existing grassland - this should be protected during construction as well as afterwards.

4. General Points:

- Please remove permitted development rights.

- It is important for neighbours on both sides that boundary trees and hedges are retained.

- Whatever happens to the PROW please consider ways of discouraging anti-social behaviour.

- Traffic on Warrington Road is heavy in the morning, afternoon/evening and whenever the local motorways are blocked. Turning right onto Warrington Road at these times will be difficult and time consuming given the number of cars generated by this proposal. Crossing the road will also be difficult. We already have an unresolved problem with cars trying to turn right out of Fowley Common Lane opposite. This will be made worse if there are cars parked on Warrington Road on the application side. A joint solution to these two problems should be considered.

We are disappointed that an opportunity to provide appropriate housing for our villages and also make a main road and two access points safer had been missed.

Neighbours

No representations received at the time of report preparation.

Appraisal

Principle

The application site is situated within the Green Belt, as defined by the Local Plan Core Strategy Policies Map. LPCS policy CS1 has regard to, among other things, the priority afforded to the protection of the Green Belt and the character of the countryside, with policy CS2 providing that within the Green Belt area, development will only be allowed where it is considered to be
appropriate in accordance with national policy.

LPCS policy C5 recognises the purposes of the Green Belt relevant to Warrington which are:
- To check the unrestricted sprawl of large built-up areas
- To prevent neighbouring towns from merging into one another
- To assist in safeguarding the countryside from encroachment; and
- To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Policy C5 states that development proposals within the Green Belt will be approved where they accord with relevant national policy.

As part of the site falls within the washed over settlement, LPCS policy CC1 is also relevant and states, among other things, that new build development may be appropriate where it can be demonstrated that the proposal constitutes limited infill development of an appropriate scale, design and character in that it constitutes a small break between existing development which has more affinity with the built form of the settlement as opposed to the openness of the Green Belt; unless the break contributes to the character of the settlement. The site however does not constitute a small break in an otherwise built up frontage due to the width of approximately 48 metres along Warrington Road and the absence of built form along the frontage. Nonetheless, LPCS policies CS2 and CS5 are clear that development proposals should accord with the relevant national policy.

The site is both previously developed and greenfield and is made up of three distinct parts – parcel A, B and C. Parcel A to the north falls within the washed over Green Belt settlement of Mee Brow/Fowley Common and is previously developed. Parcel B falls within the defined Green Belt, and is also previously developed. Parcel C falls within the Green Belt and is greenfield. The proposed residential development of 15No dwellings would be wholly sited within parcels A and B which is previously developed land. The area proposed for biodiversity enhancement would occupy Parcel C.

Paragraph 89 (bullet point) of the NPPF allows for the limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development.

In order to fall within this exception it is therefore necessary to establish whether or not the proposed development has a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Openness

The NPPF at paragraph 79 is clear that the essential characteristics of Green Belts are their openness and their permanence. Openness is affected by the
occupation of space which was previously open.

Parcels A and B are previously developed and occupied by a truck dealership which is spread fully across this area. It is wholly laid to hard-standing and occupied by three buildings to the northeastern corner of the site, a car park to the frontage, and truck storage / parking across the remainder of the commercial site. The sizes of trucks stored do vary but on average can be around 4 metres in height, including tractor units, plant and machinery such as cherry pickers of various sizes. The boundaries are formed by palisade fencing of approximately 2.2 metres in height, with flood lighting at various points across the site with columns reaching approximately 7 metres in height. The site (Parcels A and B) is highly urbanised as a result of the amount of hard-standing, commercial paraphernalia and the use commercial use of the land. The site has more of an affinity to the built form of the washed over settlement of Mee Brow than it does with the countryside.

In terms of built development, the existing site arrangements for parcels A and B account for approximately 6566.85 msq of hard- standing which is used for parking / storage areas of trucks and other plant and machinery across the site and a building footprint of approximately 257.69 msq from ancillary two storey and single storey buildings (the figure of 4221.74 msq of hard-standing which was reported in the original application was incorrect) . The proposed development would have a building footprint of 1701.29 msq and hard standing of 2406.51msq associated with 15No two storey detached dwellings, garages, parking areas and the highway network, including footpaths.

The proposal would result in a significantly increased building footprint with detached dwellings and associated paraphernalia, with ridge heights varying but achieving a maximum of approx. 8.9 metres. The height of the development across parcels A and B would be almost double the height of the largest truck, however the built form would be broken up by landscaped areas, greenery and residential gardens. The increased height would be balanced against a reduction in the spread of hard-standing which currently occupies the whole area of parcels A and B and also the existing commercial activity associated with the presence of trucks, plant and equipment across the entirety of the same area, including other commercial paraphernalia. It is not considered that the proposal would have a greater impact on the openness of the Green Belt than the existing development.

Purposes of the Green Belt

The purposes of the Green Belt relevant to Warrington are set out in LPCS policy C5 which are:
- To check the unrestricted sprawl of large built-up areas
- To prevent neighbouring towns from merging into one another
- To assist in safeguarding the countryside from encroachment; and
- To assist in urban regeneration by encouraging the recycling of derelict and other urban land

The proposed development would be contained within parcels A and B which
is already fully developed with an active commercial use. Parcel C is currently grassland which is defined to the boundaries by palisade fencing, thereby preventing access, although the PROW definitive maps identifies a route within the site. This area would be enhanced for amenity and biodiversity value and would become publically accessible as part of the proposal, with connectivity to the development and wider area. The land originally formed the planning unit of Barrons Caravan site, although it is undeveloped. The proposals include the enhancement of parcel C with landscaping and biodiversity benefits, although there would be no built development. It would accord with The NPPF at paragraph 81 which seeks to enhance the beneficial use of the Green Belt. It is not considered that the proposal would conflict with the purposes of the Green Belt as set out in policy CS5.

The proposed residential development is not inappropriate development in the Green Belt having regard to paragraph 89 bullet point 6.

**PROW**

The proposed development would affect the definitive route of Culcheth & Glazebury footpath no.141 which would be obstructed by plots 10 and 11. Separate to this current planning application, a footpath diversion order under section 257 (1A) of the Town & Country Planning Act 1990 has been submitted to alter to the route of the footpath outside the application site to the route which is actually observed in practice. This is being considered separately to this planning application.

The application proposes to remove the existing palisade fencing which adjoins the footpath and to open up parcel C to allow access. The Parish Council suggests that ways of discouraging antisocial behavior along the PROW should be considered. Along the boundary with plots 10 to 16, timber fencing is proposed at 2.4 metres high (1.8 metre fence with an addition 600mm trellis above). As the scheme is residential and the rear gardens back on to the PROW it is necessary to ensure privacy of private garden areas but also the amenity of users of the footpath. It is considered that boundary treatment proposed is acceptable for both privacy and visual terms. The fencing terminates after plot 10 and the footpath would open up into the proposed amenity / biodiversity area. Natural surveillance would occur from the presence of residential properties.

It is considered that the proposed development would enhance the environmental credentials of the route which is already confined to both sides by development. The proposal would accord with LPCS policy MP3.

**Highways**

The Parish Council raise concerns in relation to parking provision which they consider to be inadequate and visitor parking does not accord with the parking standards. The parking standards require unallocated parking to be provided as part of residential schemes, with the development generating a requirement of 4.5 spaces, rounded up to 5. The submitted plan show a
parking bay outside of plot 6 which provides 2No spaces, with the remainder i.e. 3 being provided on-street. Some plots also have additional parking spaces above the standards which could accommodate visitor parking for the respective dwellings. This is satisfactory to the Highways Officer as the carriageway would be of a sufficient width to accommodate visitor parking and the swept path drawings demonstrate that a large vehicle, such as a refuse vehicle, can adequately access and manoeuvre within the site.

The Parish Council raise other concerns such as the vehicular access of plots 1 and 15 obstructing parking along the internal highway. No objections have been raised by the Highways Officer in relation to this arrangement, and the only alternative location would be Warrington Road which could raise other highways safety issues.

It is noted that the footpath to the east of the access is slightly narrower than the west, however it accords with the 2 metre standard as set out in Manual for Streets and the Council’s Design Guide.

Subject to other conditions in relation to a Construction Management Plan, a scheme for the provision of electric vehicle charging points, or passive provision and provision of visibility splays to driveways the proposal would be acceptable in highways safety terms and would accord with LPCS policies QE6 (bullet point 10), QE7 (bullet point 2), MP1 (bullet point 3) and MP3; and Supplementary Planning Document: Standards for Parking in New Development.

**Amenity**

The proposal provides an acceptable level of amenity for future occupiers having regard to private garden areas and separation distances within plots.

Plot 10 is situated close to the western boundary, however no habitable windows are proposed at first floor, only secondary hallway window and bathroom window which are identified as being obscured glazed. As such there would be no overlooking or loss of privacy to neighbouring gardens. Due to the proximity of plot 10 to the boundary it is considered necessary to control permitted development rights in relation to any additional windows or dormers which could give rise to overlooking or loss of privacy impacts to the nearest neighbouring properties at Eden Avenue. Although the Parish Council request that permitted development rights are removed for all properties, this is not considered necessary or reasonable in the absence of any identified harm which could be mitigated by such a condition.

The application is accompanied by an acoustic report which identifies Warrington Road a having high levels of noise from road traffic. This is confirmed by the Council’s noise mapping data. Noise mitigation is recommended in the form of acoustic fencing to the boundaries of identified plots closest to Warrington Road; specified glazing for various plots; and also acoustic trickles vents for some properties. Environmental Protection advise that the acoustic fencing and glazing specifications are acceptable, however
that mechanical ventilation will be required as this will reduce the need for windows to be opened, particularly when external ambient noise levels being high. Subject to the provision of the noise mitigation and conditions recommended by Environmental Protection, future occupiers of the development would not be adversely affected by noise.

Land contamination conditions are recommended by Environmental Protection and the Environment Agency and these would be attached accordingly. A Construction Management Plan has also been recommended by EP and Highways, and this would ensure acceptable levels of amenity during the construction phase of the development.

The proposed residential development would be a compatible form of development with the neighbouring residential estate and would not give rise to adverse amenity impacts on neighbouring properties or future occupiers. The proposal would comply with LPCS policy QE6.

**Ecology**

The application is accompanied by an ecological report which has been assessed by GMEU, the Council’s appointed ecologists. GMEU state that the buildings have low potential to support bats and raise no objections on nature conservation grounds. They recommend conditions in relation to details of pond creation and management. The proposal is acceptable in nature conservation terms and would result in significant biodiversity enhancements which are a clear benefit of the scheme. The application would accord with LPCS policy QE5.

**Design**

The current application proposes a reduced scheme of 15 dwellings, one fewer than the refused scheme, with two "dual frontage" properties fronting Warrington Road. Like the previous scheme, the proposed dwellings would be arranged around a central spine road which terminates at the head of the development with a cul-de-sac. The proposed layout would fit in with the pattern of the adjacent residential estate, and would be acceptable in terms of overall scale and appearance of the dwelling types proposed.

**Recommendation**

Approve subject to Section 106 Agreement

**Conditions & Reasons**

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

   **Reason:** To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 91 (as amended) of the Town & Country Planning Act 1990.
2. The development shall be carried out in accordance with the following approved plans:

WN-LP-001 REV B Location Plan  
WN-PL-101 REV B Planning Layout Colour  
WN-CPL-101 REV B Car Parking Layout  
WN-LL-101 REV A Landscaping Layout  
WN-EF-101 REV B External Finishes Layout  
WN-G-P BRN-01-SP REV A Brandon Special  
WN-G-PWOO-01 REV B Woodhall  
WN-G-P BOR-01 REV A Bordesley  
WN-G-P MEL-01REV A Mellor Type 1 Floor Plans  
WN-G-PMEL-02 REV A Mellor Type 1 Elevations  
WN-G-PMEL-03 REV A Mellor Type 2 Elevations  
WN-G-PLIN-01 REV A Lincoln Type 1  
WN-G-PLIN-02 REV B Lincoln Type 2  
WN-G-PKEL-01 REV A Kelsall Special Floor Plans  
WN-G-PKEL-02 REV A Kelsall Special Elevations  
WN-G-PHAL-01 REV A Halstead Floor Plans  
WN-G-PHAL-02 REV B Halstead Elevations  
WN-G-PGAR-01 REV C Garages

Reason: For the avoidance of doubt and to specify the plans to which the permission relates

3. The boundary treatments shall be implemented in accordance with the submitted boundary treatment plans:

05036/04  
Ext Works Fence G16 REV A  
Ext Works Fence G09 REV A  
Ext Works Fence G08 REV A  
Ext Works Fence G06 REV A  
Ext Works Fence G05 REV A

Reason: In accordance with the submitted details and in the interests of the appearance of the development in the locality, having regard to Local Plan Core Strategy (2014) policy QE7.

4. The development shall be carried out in accordance with the external finishes schedule REV C and WN-EF-101 REV B, unless any variation is approved in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the development in the locality having regard to Local Plan Core Strategy (2014) policy QE7.

5. The development shall be carried out in accordance with the glazing mitigation measures detailed in the Environoise Noise Assessment Ref 20841R02PKmdw (dated 19th September 2017) at table 6.1 and
No individual dwelling shall be occupied until a validation report confirming the installed measures for each individual dwelling has been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the residential amenity of future occupiers from the impacts of elevated road traffic noise and to ensure compliance with both the internal and external residential noise requirements of BS8233:2014. To comply with Local Plan Core Strategy (2014) policy QE6.

6. The development shall be carried out in accordance with the acoustic fence mitigation measures detailed in the Environoise Noise Assessment Ref 20841R02PKmdw (dated 19th September 2017) at paragraph 7.1.8 and figure 7.1.

No individual dwelling shall be occupied until a validation report confirming the installed measures for each individual plot or the site has been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the residential amenity of future occupiers from the impacts of elevated road traffic noise and to ensure compliance with both the internal and external residential noise requirements of BS8233:2014. To comply with Local Plan Core Strategy (2014) policy QE6.

7. Details of an acoustically treated mechanical ventilation system for Façade 1 dwellings - Plot 1, Plot 2 and Plot 15 - as identified in figure 6.1 of the Environoise Noise Assessment Ref 20841R02PKmdw (dated 19th September 2017) shall be submitted to and approved in writing by the Local Planning Authority.

The system shall provide inlet ventilation to all habitable rooms on ground and first floor levels and remove air from kitchens and bathrooms/wc areas. The system shall be provided with a suitable boost facility to increase ventilation rates to minimise the need to open windows.

The individual plots shall not be occupied until the approved system has been implemented and a validation report for the relevant plot has been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the residential amenity of future occupiers from the impacts of elevated road traffic noise and to ensure compliance with both the internal and external residential noise requirements of BS8233:2014. To comply with Local Plan Core Strategy (2014) policy QE6.
QE6.

8. Details of an acoustically treated mechanical ventilation system for Façade 2 dwellings - Plot 3, Plot 4, Plot 5, Plot 12, Plot 13, Plot 14 – as identified in figure 6.1 of the Environoise Noise Assessment Ref 20841R02PKmdw (dated 19th September 2017) shall be submitted to and approved in writing by the Local Planning Authority.

The system shall provide inlet ventilation to all habitable rooms on first floor levels and remove air from first floor bathrooms and ensuite areas. The system shall be provided with a suitable boost facility to increase ventilation rates to minimise the need to open windows.

The individual plots shall not be occupied until the approved system has been implemented and a validation report for the relevant plot has been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the residential amenity of future occupiers from the impacts of elevated road traffic noise and to ensure compliance with both the internal and external residential noise requirements of BS8233:2014. To comply with Local Plan Core Strategy (2014) policy QE6.

9. 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 Local Plan Core Strategy (2014) policies QE4 and QE6; the Framework; and Planning Practice Guidance.

10. Prior to the commencement of the development hereby approved, a detailed design scheme for surface water drainage and attenuation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Local Plan Core Strategy (2014) policies QE4 and QE6; the Framework; and Planning Practice Guidance.

11. No development shall take place, including any site works or demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority.

This shall include a review of all construction operations proposed on site including demolition and shall cover as a minimum the following
areas of work on a phase by phase basis, identifying appropriate mitigation measures as necessary. The Construction Management Plan shall also include the following details:

The parking of vehicles of site operatives and visitors
Loading and unloading of plant and materials
Storage of plant and materials used in constructing the development
The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
Schedule for large vehicles delivering/exporting materials to and from site and details of manoeuvring arrangements
Wheel washing facilities
Measures to control the emission of dust and dirt during construction
A scheme for recycling/disposing of waste resulting from demolition and construction works
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.
Phasing of works including start/finish dates

For the avoidance of doubt all construction vehicles shall load/unload within the confines of the site and not on the highway.

The approved Construction Management Plan shall be adhered to throughout the construction period, unless any variation is agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to safeguard the amenities of neighbouring residential occupiers during construction. To accord with Local Plan Core Strategy (2014) policy QE6 and Supplementary Planning Document: Environmental Protection (May 2013) Sections 3 and 6.

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

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

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

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

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

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

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

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

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

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

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

14. The parking provision as shown approved plan WN-CPL-101 REV B Car Parking shall be provided and made available for use prior to first occupation of the dwelling to which it relates. The parking provision shall not be used for any other purpose other than the parking of vehicles. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that order), no building works, which would reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that appropriate provision for parking vehicles is made and maintained and to prevent indiscriminate parking in accordance with Local Plan Core Strategy (2014) policy QE6 and Supplementary Planning Document: Standards for Parking in New Development (March 2015).

15. Prior to occupation of each dwelling hereby approved, electric vehicle charging points shall be provided within each plot and retained thereafter; or alternatively the provision of ducting and power supply to enable the retrofit of a recharge point.

Reason: To secure the necessary infrastructure for electric vehicles and in accordance with Supplementary Planning Document: Standards for Parking in New Development (March 2015).

16. Prior to occupation of Plot 10 the windows shown to be obscured glazed shall be implemented as such, and any replacement windows shall also be obscure glazed.

Reason: To safeguard neighbouring properties from overlooking and loss of privacy in accordance with Local Plan Core Strategy (2014) policy QE7.

17. 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): no windows or
dormer windows shall be added to the dwelling of Plot 10 other than
those expressly authorised by this permission, unless planning
permission for such development has been granted by the Local
Planning Authority.

Reason: To safeguard neighbouring properties from overlooking and
loss of privacy in accordance with Local Plan Core Strategy (2014)
policy QE7.

18. Prior to the occupation of any part of the development hereby
approved, or in accordance with a timeframe first agreed in writing with
the Local Planning Authority, the approved landscaping details as
shown on drawing number WN-LL-101 REV A Landscaping Layout
shall be carried out in full. Any trees, plants or shrubs so planted which
die or are felled, uprooted, wilfully damaged or destroyed within five
years of the date of planting shall be replaced by the applicants or their
successors in title.

Reason: To ensure a satisfactory form of development and to enhance
the visual amenities of the locality. To comply with Local Plan Core
Supplementary Planning Document: Design and Construction.

19. Prior to the creation of the pond as shown on approved drawing
number WN-LL-101 REV A Landscaping Layout full construction
details including levels shall be submitted to and approved in writing by
the Local Planning Authority. The pond shall be provided in accordance
with the approved details prior to occupation of the last dwelling.

Reason: Further details are required in relation to the pond and the
timeframe is necessary in order to deliver biodiversity enhancements
as part of the scheme. In accordance with Local Plan Core Strategy

20. Prior to the commencement of the development hereby approved a
detailed Biodiversity Management Plan shall be submitted to and
approved in writing by the Local Planning Authority. The Biodiversity
Management Plan shall include the following:

(a) Description and evaluation of features to be managed, including the
pond
(b) Any ecological trends and constraints on site that might influence
management.
(c) Aims and objectives of management.
(d) Appropriate management options for achieving aims and objectives.
(e) Prescriptions for management actions.
(f) Preparation of a work schedule
(g) Details of the Management Company responsible for long-term management of the plan.
(h) Any ongoing monitoring and remedial measures.
(i) Details of the legal and funding mechanisms by which the long-term management of the plan will be secured by the developer with the Management Company

The plan shall also set out how contingencies and remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The development shall be carried out in accordance with the approved Biodiversity Management Plan.

Reason: Further details are required in relation to biodiversity enhancement and the need to secure the delivery of the enhancement and the management of the site. In accordance with Local Plan Core Strategy (2014) policy QE5; Supplementary Planning Document: Design and Construction (Chapter 9); and the Framework.

21. The following visibility splays shall be provided for each dwelling prior to their occupation and subsequently maintained thereafter:
   2.4 metre by 25 metre vehicular visibility splay for each driveway.
   2 metre by 2 metre pedestrian visibility splays at the back of footway

Nothing shall be built, planted /allowed to grow above 600mm in height

Reason: To ensure the maintenance of visibility splays in the interests of pedestrian and vehicles safety and to accord with Local Plan Core Strategy (2014) policies QE6 and MP3.

22. Prior to the commencement of the development hereby approved (excluding site works and demolition) plans showing existing and proposed levels across the site and including finished slab levels of all proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The plans shall include a level (e.g. highway or footpath) adjacent to the site that will remain fixed/ unchanged and shall include levels adjoining the site.

Reason: No details have been submitted with the application and such details require approval by the Local Planning Authority in the interests of neighbouring residential amenity and the visual amenities of the area. In accordance with Local Plan Core Strategy (2014) policies QE6 and QE7.
Proposed Layout
## DEVELOPMENT CONTROL COMMITTEE DATE 10-Jan-2018

### ITEM 4

<table>
<thead>
<tr>
<th><strong>Application Number:</strong></th>
<th>2017/31484</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location:</strong></td>
<td>49-51, Winwick Street, Warrington, WA2 7TT</td>
</tr>
<tr>
<td><strong>Ward:</strong></td>
<td>Bewsey and Whitecross</td>
</tr>
<tr>
<td><strong>Development</strong></td>
<td>Change of Use - Proposed change of use from Shop (A1) to Restaurant (A3) including external alterations to the ground floor front &amp; side windows and the installation of external extraction flue to the rear</td>
</tr>
<tr>
<td><strong>Date Registered:</strong></td>
<td>20-Nov-2017</td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>Mr Gil Gil</td>
</tr>
<tr>
<td><strong>8/13/16 Week Expiry Date:</strong></td>
<td>14-Jan-2018</td>
</tr>
</tbody>
</table>

#### Reason for Referral

The site is owned by the 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 and Proposal

The site is 49-51 Winwick Street which is a vacant 3 storey shop unit, in a primarily commercial area with a hot food takeaway adjacent and surface car park and car hand wash facility on the opposite side of Winwick Street. The site is in both the Town Centre and Inner Warrington as defined by Policies CS 7 and CS 9 of the Warrington Local Plan Core Strategy (LPCS). The site is also at the northern end of the Winwick Street Conservation Area and within an Area of Archaeological Potential. The property is at the northern end of a terraced row of properties. The southernmost of these (The Boultings), as well as its rear car park is a Grade II Listed Building.
The adjacent hot food takeaway has an extraction flue to its rear which rises just above eaves level of that property. The proposal is for the change of use to a Restaurant (Use Class A3) at ground floor as well as associated external alterations to the ground floor front and side windows and the installation of an external extraction flue to the rear. The applicant has clarified that the intention is to operate a Turkish restaurant and this would be open 11.00 to 23.00 hours 7 days a week. The restaurant would extend to 158m2 at ground floor with the first floor being used for storage and the second floor remaining as an unchanged roofspace. A total of 5 full time equivalent employees would be employed.

**Relevant Planning History**

74/0587 – 51 Winwick St - Change of use from restaurant to Office – Refused – 22nd August 1974

83/15067 - 49 Winwick St – Change of use from residential to shop (ground floor) - Approved with Conditions - 21st September 1983.

83/15139 – 49 Winwick St – Proposed shopfront - Approved with Conditions - 21st October 1983.

89/23274 – 51 Winwick St – Change of use part ground floor to restaurant area and erection of new shopfront - Approved with Conditions 31st May 1989.

**Notification Responses**

The application was publicised by means of a neighbour notification letters and the display of a site notice. One letter from the Faisal Rashid MP has been received on behalf of one of his constituents, who owns the adjacent hot food takeaway business. Although it recognises that the proposal would bring back a vacant property into use and competition increases choice it raises the following concerns:

- If the business is a Turkish takeaway it will result in loss of earnings for the constituent
- The Council should only consider applications for restaurants and restrict them to not providing takeaways – in this case that would protect the constituent’s business.

**Consultation Responses**

*Ward Councillors*
No comments received.

**Environmental Protection**
No objections subject to conditions regarding food equipment scheme, noise insulation, refuse and delivery/dispach of goods hours and informatives regarding working hours for development contaminated land, SPD and
lighting.

**Highways**
No objections subject to a condition regarding staff cycle parking.

**Observations**

**Principle**
The site is located within the Town Centre & Inner Warrington and the principle of development that generates jobs growth and contributes to the economy and secures benefits from the re-use of vacant land are supported by Policies CS 7 and CS 9 of the LPCS.
The proposal would also be likely to help secure the continued vitality and viability of this part of the town centre. Part of the site has also historically been granted permission to be used as a restaurant. Overall therefore it is considered that the principle of the proposal would be acceptable.
In terms of the objection received the proposal is for a restaurant and not a takeaway. Whilst an ancillary element of takeaway could be offered by any restaurant, it would only be possible to impose a condition to prevent this if there is a sound planning reason for doing so. In this case a condition would be ultra vires if it was attached to protect a business.
The main issues to consider with the proposal are its impact on heritage assets, residential amenity; the impact on highway safety, and the design of the proposal.

**Impact on Heritage Assets**
The relatively minor alterations to some of the windows in the property would be likely to have little impact on the character and appearance of the building itself or the Conservation Area. It is considered that the proposals would improve the appearance of the property and therefore the character and appearance of the Conservation Area by bringing back a vacant unit into use.

Details have been provided regarding the proposed extraction system and the proposed rear elevation drawing indicates flue ducting at the rear of the premises which would rise just above the eaves level of the premises. Should this alter the applicant would need to make a further application to amend this.

The flue ducting would be sited at the rear of the premises close to the curtilage of the Listed Building The Boultings, which is a hardsurfaced car park enclosed by a high brick wall. Given its scale and simple design, and the character of the curtilage of the Listed Building, it is not considered that the provision of the flue ducting would have a materially harmful impact on the Listed Building or its curtilage. There is already flue ducting in place at the rear of one of the other units on this row of properties which is closer to the Listed Building than the ducting proposed here.

The flue ducting would be screened from view from the north given the large outrigger at the rear of the property. It is considered that as a result of the size, height and siting of the flue ducting, it would not be an obtrusive feature
when viewed from public areas. It is considered therefore that the ducting would preserve the character and appearance of the Conservation Area.

The proposal would accord with Policies CS 1 and QE 8 of the LPCS.

**Residential Amenity**

The area is predominantly commercial in nature and therefore it is considered that the change of use to a restaurant would not have a particularly detrimental impact on the area or on any sensitive receptors. However the adjacent unit which has a hot food takeaway at ground floor is a dual use with a residential flat above. This could potentially be impacted on by the proposal as a result of noise and odour associated with the proposed kitchen extraction equipment. To prevent this, conditions are recommended to protect amenity including a kitchen extraction condition and an associated noise condition.

Although it is recognised that supporting information has been submitted that relates to extraction equipment, further detailed information is required to confirm that the apparatus fitted would be suitable. A refuse collection and goods delivery/dispatch restriction on hours condition is also recommended.

Given these considerations it is not considered that it would be likely that there would be an adverse impact on residential amenity as a result of the proposal in accordance with Policy QE 6 of the LPCS.

**Highway Safety**

The Council’s Highways team has not raised objections subject to the provision of staff cycle parking which is recommended to be dealt with by condition. It is considered that there are sufficient public car parks in the vicinity of the site that would be convenient for customers of the business to use.

**Design**

The exterior alterations to the building fabric are limited to the enlargement of a window in the side elevation and the replacement of 3 relatively small windows with one large window to the front elevation. These are considered to have little impact on the overall design and character of the premises, and would be acceptable in accordance with Policy QE 7 of the LPCS.

**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 approved plans:

- 251017 Rev. A - Site Location Plan
- 251017 Rev. P1 - Existing and Proposed Elevations and Floor Plans

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

3. Prior to the first use of the premises hereby approved, details of the provision of 2 cycle parking spaces which shall be secure, lit and readily accessible, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first use of the premises hereby approved, and shall be retained thereafter.

Reason: To facilitate sustainable transport options in accordance with Policy MP 1 of the Warrington Core Strategy and the Parkins Standards SPD.

4. Refuse Collection & the Delivery & Dispatch of Goods Hours

The collection of refuse and the delivery and despatch of goods to and from the site shall be limited to the hours of 07:00 and 22:00 on Mondays to Fridays on any day.

Reason: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area in accordance with Policy QE6 of the Warrington Core Strategy and the Environmental Protection SPD.

5. Insulation Of Buildings (Activities, Plant and/or Equipment) Scheme

The building - including all proposed activities and any associated plant and/or equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the LPA before any development commences. The scheme shall ensure, through an appropriate noise assessment, that the cumulative rated noise level from all proposed activities, plant and/or equipment does not exceed the existing background noise level at the boundary of the nearest noise sensitive property - in accordance with BS4142:2014 methodology. The approved scheme shall be implemented in full prior to the commencement of the use hereby permitted and shall be maintained and retained, in full, for the duration of the use.
Reason: To protect the amenity of nearby occupiers in accordance with Policy QE6 of the Warrington Core Strategy and the Environmental Protection SPD.

6. Food Premise Equipment Scheme

The applicant shall submit details of the cooking equipment and associated air extraction and filtration system to the Local Planning Authority prior to the commencement of the use hereby permitted. The details shall form part of a scheme to control odour from the proposed development and to reduce the impact at nearby residential properties. The scheme shall identify an appropriate level of odour abatement for implementation which is commensurate to the level of odour likely to arise from the proposed use.

Once the scheme is approved in writing by the Local Planning Authority, it shall be implemented as approved prior to the commencement of trading, the installed equipment shall thereafter be operated and maintained in accordance with the manufacturer’s instructions and shall be used at all times when any cooking activities are occurring. To enable the Local Authority Planning Department to assess the suitability of a ventilation scheme, information should be provided as set out in the 2005 DEFRA note - Guidance on the Control of Odour and Noise from Commercial Kitchens.

Reason: To safeguard the local environment from disturbance or loss of amenity caused by odour, fumes, food droplets to nearby properties in accordance with Policy QE6 of the Warrington Core Strategy and the Environmental Protection SPD.

7. The use hereby approved shall be as applied for namely a restaurant (Use A3) for the ground floor of the premises only (with ancillary storage only at first & second floor) and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and The Town and Country Planning (Use Classes) Order 1987 (as amended), (or any order revoking and re-enacting those Orders with or without modification), upon the grant of this planning permission no development/change of use shall take place unless a planning application for that development has been first submitted to and approved by the Local Planning Authority.

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 highway safety in accordance with Policies CS 1, QE 6 and MP 1 of the Warrington Core Strategy.
Appendix 1 – Photographs/Plans
## DEVELOPMENT MANAGEMENT COMMITTEE

**Wednesday 10th January 2018**

### DECISIONS

<table>
<thead>
<tr>
<th>Item</th>
<th>Page</th>
<th>App number</th>
<th>App Location/Description</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>2017/31060</td>
<td>Hope Church, Crosfield Street, Bewsey And Whitecross, Warrington, WA1 1UD</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Full Planning - Proposed conversion of the Church into ten self-contained apartments.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Refused – Overdevelopment/ too many flats/ low quality development and impact of no on-site parking provision</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>17</td>
<td>2017/31442</td>
<td>Land adjacent access road for 282 Winwick Road, Warrington, WA2 8HJ</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Full Planning - Proposed erection of 2.4m high weld mesh fencing and 6m wide dual swing gate</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Approved as recommendation</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>29</td>
<td>2017/31426</td>
<td>365 , Warrington Road, Culcheth, Warrington, WA3 5JQ</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Full Planning (Major) - Proposed demolition of existing buildings and erection of 15 dwellings with associated parking, access, amenity space and landscaping. Approved subject to S106 Agreement and additional condition to withdraw permitted rights to build extensions</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>50</td>
<td>2017/31484</td>
<td>49-51, Winwick Street, Warrington, WA2 7TT</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Change of Use - Proposed change of use from Shop (A1) to Restaurant (A3) including external alterations to the ground floor front &amp; side windows and the installation of external extraction flue to the rear Withdrawn by applicant prior to meeting</td>
<td></td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>----------</td>
<td>-------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>11/12/2017</td>
<td>2017/31605</td>
<td>Orchard House, Hatfield Gardens, Appleton, Warrington, WA4 5QJ</td>
<td>Non material amendment - Amendment to previously approved plans on application 2015/26954 consisting of additional windows, doors, internal walls and staircase</td>
<td>Refused</td>
</tr>
<tr>
<td>12/12/2017</td>
<td>2017/31555</td>
<td>LYNWOOD, BROOMFIELDS ROAD, APPLETON, WARRINGTON, WA4 3AE</td>
<td>Householder - Proposed First Floor Study/Office over existing garage with change in roof style and height</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>15/12/2017</td>
<td>2017/31476</td>
<td>2, EVERSLEY CLOSE, APPLETON, WARRINGTON, WA4 5NW</td>
<td>Lawful Development Certificate - Proposed single storey kitchen extension to rear elevation and single storey entrance canopy to front</td>
<td>Approved</td>
</tr>
<tr>
<td>15/12/2017</td>
<td>2017/31600</td>
<td>20, FIELD LANE, APPLETON, WARRINGTON, WA4 5JR</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/12/2017</td>
<td>2017/31017</td>
<td>Land Adjacent to Sevenoaks, Old Pewterspear Lane, Appleton, Warrington, WA4 5NH</td>
<td>Section 191 Certificate - Existing wooden garden outbuilding</td>
<td>Refused</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31597</td>
<td>Walnut Tree Business Centre, Walnut Tree Farm, Northwich Road, Stretton, Warrington, WA4 4PG</td>
<td>Discharge of Condition - Proposed Discharge of Condition 4(Cowling) on application 2017/30812</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31511</td>
<td>21, WOODBRIDGE CLOSE, WARRINGTON, WA4 5RD</td>
<td>Householder - Proposed single storey rear extension with balcony and loft conversion with dormer windows</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31355</td>
<td>66, WILLOW LANE, APPLETON, WARRINGTON, WA4 5EA</td>
<td>Section 192 certificate - Proposed single storey side extension</td>
<td>Approved</td>
</tr>
<tr>
<td>21/12/2017</td>
<td>2017/31538</td>
<td>Barn At Tanyard Farm, Well Lane, Lower Stretton, Warrington, WA4 4PA</td>
<td>Class Q Prior Approval - Proposed conversion of barn to a four bedroom dwelling</td>
<td>Refused</td>
</tr>
<tr>
<td>21/12/2017</td>
<td>2017/31558</td>
<td>21, BEAMISH CLOSE, STRETTON, WARRINGTON, WA4 5RJ</td>
<td>Section 192 (Lawful Development Certificate) - Proposed demolition of existing single storey extension and replace with new.</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>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>----------------------------------------------------</td>
<td>--------------------------------------------------------------------</td>
<td>-----------------------------------</td>
</tr>
<tr>
<td>21/12/2017</td>
<td>2017/31647</td>
<td>43, PARKLAND CLOSE, APPLETON, WARRINGTON, WA4 4RH</td>
<td>Householder - Proposed single storey rear orangery</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Bewsey and Whitecross

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/12/2017</td>
<td>2017/31429</td>
<td>Former Mr Smith's Night Club, Arpley Road, Warrington</td>
<td>Full Planning - Retrospective planning application for the use of the former nightclub building footprint as a temporary car park, and associated car park infrastructure</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>12/12/2017</td>
<td>2017/31520</td>
<td>Unit A1 to B1 Cockhedge Shopping Centre, Prince Henry Street, Bewsey and Whitecross, Warrington, WA1 2QH</td>
<td>Advertisement - Proposed replacement signage</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>13/12/2017</td>
<td>2017/31513</td>
<td>19, WILSON PATTEN STREET, BEWSEY AND WHITECROSS, WARRINGTON</td>
<td>Full Planning - Proposed change of use from existing office space into six residential apartments with the construction of a 2 storey rear extension.</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>15/12/2017</td>
<td>2017/31660</td>
<td>K AND N FILTERS, JOHN STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA2 7UB</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 2 (Scheme for markings and signage at access) and Condition 7 (Scheme of Noise Mitigation) following Planning Reference 2017/30313 and 2017/31120.</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>18/12/2017</td>
<td>2017/30954</td>
<td>Land within Warrington Town Centre located to the North of Academy Way, to the East of Bridge Street and to the South of Dolmans Lane, Within the Bridge Street Quarter Development</td>
<td>Discharge of Condition - Proposed discharge of Condition 4 (Salvaged Materials) Condition 5 (Building method statement), Condition 7 (Remediation and verification), Condition 11 (Construction Environmental Management Plan) on previously approved application 2015/27175.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>18/12/2017</td>
<td>2017/30955</td>
<td>Land within Warrington Town Centre bounded by, 51-73, Bridge Street, Academy Way and Bank Street</td>
<td>Discharge of Condition - Proposed discharge of condition 3 (Construction Environmental Management Plan) and Condition 15 (Remediation and verification strategy) on previously approved application 2015/27183.</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>18/12/2017</td>
<td>2017/30957</td>
<td>Land off Dolmans Lane, between Bridge Street and Union Street, Warrington</td>
<td>Discharge of condition - Proposed discharge of condition 4 (Remediation and verification) Condition 8 (Construction Environmental Management Plan) and Condition 14 (Building Method Statement) on previously approved application 2016/28606.</td>
<td>Condition Discharged</td>
</tr>
</tbody>
</table>
### Bewsey and Whitecross

<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>18/12/2017</td>
<td>2017/30956</td>
<td>Land within Warrington Town Centre, bounded by Academy Street, Academy Way and Bank Street, Warrington</td>
<td>Discharge of Conditions - Proposed discharge of condition 5 (Remediation and Verification) and Condition 7 (Construction Environmental Management Plan) on previously approved application 2015/27123</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>18/12/2017</td>
<td>2017/30953</td>
<td>Land within Warrington Town Centre bounded by Academy Street, Bank Street, Moulders Lane, Bridge Street, Union Street, Horrocks Lane, Warrington</td>
<td>Discharge of Condition - Proposed discharge of Condition 4 (Characterisation, Remediation and Verification) and Condition 7 (Construction Environmental Management Plan) on previously approved application 2014/24473</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>18/12/2017</td>
<td>2017/31409</td>
<td>Land off Dolmans Lane between Bridge Street and Union Street, Warrington</td>
<td>Discharge of Condition - Application for details reserved by Condition 21 (Piling Method Statement) following Planning Approval 2016/28606.</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>19/12/2017</td>
<td>2017/31390</td>
<td>Penketh Autobody, Green Street, Warrington, WA5 1TW</td>
<td>Full Planning - Proposed two storey annexe to existing autobody workshop</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31548</td>
<td>11-15, Bridge Street, Bewsey and Whitecross, Warrington, WA1 2EY</td>
<td>Full Planning - Proposed Relocation of 2No existing A.C condenser units from second floor flat roof to basement level light well. New pipework to be installed onto new wall mounted tray and fed to meet existing pipework tray. New 100mm penetration created at ground floor level to accommodate for new Pipework.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31549</td>
<td>11, BRIDGE STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2EY</td>
<td>Listed Building - Proposed Relocation of 2No existing A.C condenser units from second floor flat roof to basement level light well. New pipework to be installed onto new wall mounted tray and fed to meet existing pipework tray. New 100mm penetration created at ground floor level to accommodate for new Pipework.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31552</td>
<td>46, Delamere Street, Bewsey and Whitecross, WARRINGTON, WA5 1PD</td>
<td>Householder - Proposed Ground Floor Rear Extension with Alterations to Front and Gable Elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>----------</td>
<td>--------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>19/12/2017</td>
<td>2017/31390</td>
<td>Penketh Autobody, Green Street, Warrington, WA5 1TW</td>
<td>Full Planning - Proposed two storey annexe to existing autobody workshop</td>
<td>Withdrawn</td>
</tr>
</tbody>
</table>
### Burontwood and Winwick

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
</tr>
</thead>
<tbody>
<tr>
<td>13/12/2017</td>
<td>2017/31521</td>
<td>Dominos Manufacturing Warehouse, Plot 1A, Zone 1, WARINGTON, Omega South, WA5 7XQ</td>
<td>Advertisement - Proposed package of branded and directional/information signage including Internally illuminated Fascia Signage and other various illuminated and non-illuminated signage</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/12/2017</td>
<td>2017/31666</td>
<td>36, FARINGDON ROAD, Winwick, Warrington, WA2 8NE</td>
<td>42 Day Householder Prior Approval - Proposed single storey rear extension to extend beyond the rear of the original dwelling by 5 metres, maximum height 4 metres and the height at the eaves 2.3 metres.</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31453</td>
<td>LUMBER LANE NURSERY, LUMBER LANE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 4AR</td>
<td>Full Planning - Retrospective application for additional barbed wire to the top of existing wooden fence and metal gate</td>
<td>Refused</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>----------</td>
<td>--------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>15/12/2017</td>
<td>2017/31666</td>
<td>36, FARINGDON ROAD, Winwick, Warrington, WA2 8NE</td>
<td>42 Day Householder Prior Approval - Proposed single storey rear extension to extend beyond the rear of the original dwelling by 5 metres, maximum height 4 metres and the height at the eaves 2.3 metres.</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>----------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td>11/12/2017</td>
<td>2017/31399</td>
<td>THE MALTINGS, BEWSEY FARM CLOSE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 9PB</td>
<td>Full Planning - Proposed new external pergola over existing external seating area of public house 1 external fixed booth seating, 1 length external drinks shelf, 2 square timber posts 2.5m high to support external festoon lighting over existing seating area.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>12/12/2017</td>
<td>2017/31561</td>
<td>4, LEXINGTON WALK, WASHINGTON DRIVE, GREAT SANKEY, WARRINGTON, WA5 8GG</td>
<td>42 Day Householder Prior Approval - Proposed single storey rear extension to extend beyond the rear wall of the original dwelling by 3.85 metres, maximum height 3.0 metres and height of the eaves 3.0 metres</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31461</td>
<td>4, WARD CLOSE, GREAT SANKEY, WARRINGTON, WA5 8XY</td>
<td>Householder - Retrospective application for additional windows added to rear elevation and side elevation</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Delegated Decisions

### Culcheth, Glazebury and Croft

<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>11/12/2017</td>
<td>2017/31423</td>
<td>27, FOWLEY COMMON LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5JJ</td>
<td>Section 192 Certificate - Proposed two storey rear extension and a detached garage/outbuilding</td>
<td>Approved</td>
</tr>
<tr>
<td>12/12/2017</td>
<td>2017/31297</td>
<td>CLOUGH FARM, WILTON LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4BA</td>
<td>Householder - Proposed two storey rear extension with dormer.</td>
<td>Refused</td>
</tr>
<tr>
<td>13/12/2017</td>
<td>2017/31388</td>
<td>13, BURTON CLOSE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4BW</td>
<td>Householder - Proposed New Dormer Windows and Single Storey side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/12/2017</td>
<td>2017/31264</td>
<td>LAND BOUNDED BY TAYLOR BUSINESS PARK, WARRINGTON ROAD AND NEW HALL LANE, CROFT, WARRINGTON, WA3 6BH</td>
<td>Discharge of Condition - Proposed discharge of Conditions 2 (Temporary Use), 5 (Drainage), 6 (Trees Felling &amp; Nesting Birds) &amp; 7 (Landscaping scheme) on Application 2016/28853</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>19/12/2017</td>
<td>2017/31477</td>
<td>82, NEW LANE, CROFT, WARRINGTON, WA3 7JL</td>
<td>Householder - Proposed two storey extension to front of dwelling</td>
<td>Refused</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31473</td>
<td>22, LOWTHER AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4JZ</td>
<td>Householder - Proposed re-modelling of dormer bungalow including first floor side extension, installation of dormers and porch to front elevation, alteration to rear dormer, conversion of part of garage, re-roofing, rendering and replacement of windows.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31385</td>
<td>3, WADESON WAY, CROFT, WARRINGTON, WA3 7JW</td>
<td>Section 192 Certificate - Proposed Single storey rear extension</td>
<td>Approved</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31679</td>
<td>15, HURST MILL LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5NR</td>
<td>42 Day Householder Prior Approval - Proposed removal of existing conservatory and construction of single storey rear extension to extend beyond the rear wall of the original dwelling by 3.6 metres, maximum height 3.65 metres and height of the eaves 2.6 metres</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31662</td>
<td>2, PRESTWICH AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4NA</td>
<td>Householder - Proposed single storey rear extension (in addition to previous approved application ref: 2017/31114)</td>
<td>Withdrawn</td>
</tr>
</tbody>
</table>
### Culcheth, Glazebury and Croft

<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>20/12/2017</td>
<td>2017/31641</td>
<td>9, SUTTON AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4LN</td>
<td>Section 192 (Lawful Development Certificate) - Proposed single storey extensions to side and rear of dwelling</td>
<td>Approved</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31599</td>
<td>24, HAMPSON AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5RY</td>
<td>42 Day Householder Prior Approval - Proposed single storey extension to the rear to extend beyond the rear wall by 3.60 metres, maximum height of 3.53 and height at the eaves 2.55 metres.</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31553</td>
<td>48, EDEN AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5HX</td>
<td>Householder - Retrospective permission for the erection of a single storey front porch extension and canopy</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31571</td>
<td>LEIGH END, 464, WARRINGTON ROAD, WARRINGTON, WA3 5NX</td>
<td>Section 192 (Lawful Development Certificate - Proposed single storey extension to the rear</td>
<td>Approved</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31591</td>
<td>Removal of existing conservatory and ere, 71, Hob Hey Lane, Culcheth and Glazebury, WARRINGTON, WA3 4NR</td>
<td>Householder - Proposed removal of existing conservatory and erection of new two storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31519</td>
<td>33, LODGE DRIVE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4ES</td>
<td>Householder - Proposed Two Storey side, front and rear extension with removal of existing front porch and rebuilding of relevant section of elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>----------</td>
<td>-------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>14/12/2017</td>
<td>2017/31496</td>
<td>THE RING O BELLS, CHURCH STREET, FAIRFIELD AND HOWLEY, WARRINGTON, WA1 2TL</td>
<td>Discharge of Condition - Proposed discharge of conditions 1 (Full Planning Permission), 2 (Approved Plans and Documents), 3 Food Premise Equipment Scheme), 4(Noise), 5 (Brickwork), 6 (Windows and doors), 7 (Flue), 8(Paint) &amp; 9(Basement Window) following Planning Approval 2017/30717.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>14/12/2017</td>
<td>2017/31525</td>
<td>131, CHURCH STREET, FAIRFIELD AND HOWLEY, WARRINGTON, WA1 2TL</td>
<td>Discharge of Condition - Proposed discharge of conditions 1 (Full Planning Permission), 2 (Approved Plans and Documents), 3 Food Premise Equipment Scheme), 4(Noise), 5 (Brickwork), 6 (Windows and doors), 7 (Flue), 8(Paint) &amp; 9(Basement Window) following Planning Approval 2017/30718.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>15/12/2017</td>
<td>2017/31625</td>
<td>Site adjacent to 182, Manchester Road, Warrington, WA1 3RL</td>
<td>Discharge of Conditions-Condition 4(Colour of Containers) on previously approved 2017/30975</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31556</td>
<td>23, PEACOCK AVENUE, FAIRFIELD AND HOWLEY, WARRINGTON, WA1 3RJ</td>
<td>Full Planning - Proposed double and single storey side extensions to semi-detached house.</td>
<td>Refused</td>
</tr>
</tbody>
</table>
## Grappenhall

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/12/2017</td>
<td>2017/31402</td>
<td>24, KILDONAN ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2LJ</td>
<td>Householder - Demolition of existing garage and erection of two storey side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/12/2017</td>
<td>2017/31566</td>
<td>3, Queens Drive, Stockton Heath, WARRINGTON, WA4 2LB</td>
<td>Householder - Proposed single storey side and rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/12/2017</td>
<td>2017/31499</td>
<td>5, MARLBOROUGH CRESCENT, STOCKTON HEATH, WARRINGTON, WA4 2EE</td>
<td>Householder - Proposed conversion of existing outbilding and extension to form shower room and utility room with associated garden room</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/12/2017</td>
<td>2017/31544</td>
<td>8, GLEBE AVENUE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2SQ</td>
<td>Householder - Proposed single storey side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>21/12/2017</td>
<td>2017/31647</td>
<td>43, PARKLAND CLOSE, APPLETON, WARRINGTON, WA4 4RH</td>
<td>Householder - Proposed single storey rear orangery</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Great Sankey North and Whittle Hall

<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>13/12/2017</td>
<td>2017/31710</td>
<td>Land adjacent to Omega Boulevard, Omega South, Burtonwood and Westbrook, WARRINGTON, WA5 7XQ</td>
<td>Discharge of Condition - Proposed discharge of Condition 5 (Contaminated Land) on approved application 2017/31105</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>15/12/2017</td>
<td>2017/31678</td>
<td>36, CHAPELSIDE CLOSE, GREAT SANKEY, WARRINGTON, WA5 1RA</td>
<td>42 Day Householder - Proposed pitched roof (Lean to) Monopitch rear extension with 2 roof lights to extend beyond the rear wall of the original dwelling by 3.265 metres, maximum height 3.590 metres and height of the eaves 2.290 metres</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31550</td>
<td>4, BROOK DRIVE, GREAT SANKEY, WARRINGTON, WA5 1RY</td>
<td>Lawful Development Certificate - Proposed single storey side extension</td>
<td>Approved</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31491</td>
<td>1, STANLEY AVENUE, GREAT SANKEY, WARRINGTON, WA5 3JQ</td>
<td>Householder - Proposed side and rear extensions and alterations to existing bungalow</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Great Sankey South

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
</tr>
</thead>
<tbody>
<tr>
<td>20/12/2017</td>
<td>2017/31349</td>
<td>68, BIRDWELL DRIVE, GREAT SANKEY, WARRINGTON, WA5 1XB</td>
<td>Lawful Development Certificate - Proposed single storey brick extension with pitched tiled roof and new access to side with bi-fold doors</td>
<td>Approved</td>
</tr>
</tbody>
</table>
## Latchford East

<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>14/12/2017</td>
<td>2017/31602</td>
<td>GOSPEL HALL, DOVER ROAD, LATCHFORD, WARRINGTON, WA4 1NB</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 9 (Contaminated Land: Characterisation &amp; Remediation Strategy) and Condition 10 (Contaminated Land Condition: Completion) following Planning Approval 2017/31117.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>----------</td>
<td>--------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>13/12/2017</td>
<td>2017/31444</td>
<td>38, Gainsborough Road, Latchford, WARRINGTON, WA4 6BS</td>
<td>Householder - Proposed side extension to dormer bungalow with increased sized rear dormer</td>
<td>Refused</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31509</td>
<td>1 Quayside, Greenalls Avenue, Latchford, WARRINGTON, WA4 6HL</td>
<td>Full Planning - Proposed change of use from vacant office suite (B1) to small cafe/canteen provision (A3)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31463</td>
<td>1, WETHERBY AVENUE, LATCHFORD, WARRINGTON, WA4 6FT</td>
<td>Householder - Proposed single storey rear orangery extension</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
### Lymm North and Thelwall

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/12/2017</td>
<td>2017/31168</td>
<td>South Lodge, Reddish Lane, Lymm, Warrington, WA13 9RY</td>
<td>Discharge of Condition - Proposed discharge of conditions 3 (Materials), 4 (Landscape Layout), Condition 5 (Characterisation,Remediation and Verification), Condition 6 (Remediation and Verification,Contamination,Long term monitoring and maintenance) 7 (Landscape &amp; Habitat Creation), 8 (Tree Protection) and 9 (Car Parking Layout) On approved application 2016/28124</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>19/12/2017</td>
<td>2017/31454</td>
<td>99, WHITBARROW ROAD, LYMM, WARRINGTON, WA13 9AY</td>
<td>Householder - Proposed Single Storey Rear and Two Storey Side Extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/12/2017</td>
<td>2017/31517</td>
<td>59, WEASTE LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 3JR</td>
<td>Householder - Proposed replacement of existing previously approved shallow pitched roof coverings in two locations with 45 degree pitched roof covering to match the rest of the existing roof structure therefore creating additional habitable loft space following application 2017/31081</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31536</td>
<td>36, MOTTRAM CLOSE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2XU</td>
<td>Householder - Proposed Single store rear extension and internal garage alterations</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31482</td>
<td>40, CAWTORNE AVENUE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2LP</td>
<td>Section 192 (Lawful Development Certificate) - Proposed side extension</td>
<td>Approved</td>
</tr>
</tbody>
</table>
## Lymm South

<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>11/12/2017</td>
<td>2017/31601</td>
<td>124, CHERRY LANE, LYMM, WARRINGTON, WA13 0ST</td>
<td>Non-Material Amendment - Application for non-material amendment to previously approved plans on application 2014/24977</td>
<td>Refused</td>
</tr>
<tr>
<td>11/12/2017</td>
<td>2017/31412</td>
<td>10 , Park Road, Lymm, WARRINGTON, WA13 0RU</td>
<td>Householder - Proposed construction of a two storey side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>12/12/2017</td>
<td>2017/31387</td>
<td>FIELD HOUSE, HIGHER LANE, LYMM, WARRINGTON, WA13 0RL</td>
<td>Discharge of Condition - Proposed discharge of conditions 3 (Garage Door), Condition 4 (Vehicular access) and Condition 5 (Car parking spaces) on application 2015/26758</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>12/12/2017</td>
<td>2017/31455</td>
<td>10, WOODLAND DRIVE, LYMM, WARRINGTON, WA13 0BL</td>
<td>Householder - Proposed demolition of existing conservatory and proposed single storey side/ front extension with internal modifications</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>13/12/2017</td>
<td>2017/31217</td>
<td>ST PETERS CHURCH, OUGHTRINGTON LANE, LYMM, WARRINGTON, WA13 0QY</td>
<td>Full Planning - Proposed conversion of part of a field to the west of the churchyard for an extension to the existing churchyard for burials</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>14/12/2017</td>
<td>2017/30782</td>
<td>WILLOWPOOL, BURFORD LANE, LYMM, WARRINGTON</td>
<td>Variation of condition (Major) - Proposed variation of condition 23 (acoustically treated mechanical ventilation to the proposed park homes) attached to the planning permission approved under 2015/26642</td>
<td>Approved subj. to Section 106 Agreement</td>
</tr>
<tr>
<td>14/12/2017</td>
<td>2017/31516</td>
<td>COTEBROOK HOUSE, OUGHTRINGTON LANE, LYMM, WARRINGTON, WA13 0QY</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 6 (Construction environmental plan (CEMP) biodiversity, Condition 23 (External Lighting) following Planning Approval 2017/30375</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>15/12/2017</td>
<td>2017/31472</td>
<td>COTEBROOK HOUSE, OUGHTRINGTON LANE, LYMM, WARRINGTON, WA13 0QY</td>
<td>Discharge of Condition - Proposed Discharge of Condition 3 (Construction Environmental Management Plan), Condition 8 (Non-native species protocol), Condition 14 (Utility service routes) and Condition 25 (Proposed levels) on previously approved application 2017/30375</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
</tbody>
</table>
### Lymm South

<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>15/12/2017</td>
<td>2017/31493</td>
<td>Willowpool, Burford Lane, Lymm, Warrington</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 10 (Scheme for electric vehicle charging points) following Planning Approval 2017/30782.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>18/12/2017</td>
<td>2017/31504</td>
<td>Cotebrook House, Oughtrington Lane, Lymm, Warrington, WA13 0QY</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 20 (Surface Water Drainage Scheme) following Planning Approval 2017/30375.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31440</td>
<td>8, Parkwood Close, Lymm, Warrington, WA13 0NQ</td>
<td>Householder - Proposed two storey front and rear extension, front porch, front boundary wall 0.6m high, side boundary fence 1.8m high and dropped kerb</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31490</td>
<td>30, Higher Lane, Lymm, Warrington, WA13 0AZ</td>
<td>Householder - Proposed part single storey part two storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31317</td>
<td>15, Cherry Tree Avenue, Lymm, Warrington, WA13 0NS</td>
<td>Householder - Proposed rear conservatory</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31720</td>
<td>24, Limefield Avenue, Lymm, Warrington, WA13 0QB</td>
<td>Non Material Amendment - Proposed raising of the eaves at the rear of the side extension to line in with the existing eaves at the rear to avoid the need for a rear dormer window, resulting in ridge of the extension being no more than 300mm higher than the original proposal, rear bi folding doors to snug amended to a window, 3 no existing rear first floor windows to be replaced with new double glazed units</td>
<td>Refused</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31700</td>
<td>10, Bridgewater Street, Lymm, Warrington, WA13 0AB</td>
<td>Non Material Amendment - Proposed substitution of plans on original application due to changes to internal layout and other elements of the refurbishment</td>
<td>Refused</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31569</td>
<td>8, Wychwood Avenue, Lymm, Warrington, WA13 0NE</td>
<td>Section 192 (Lawful Development Certificate) Proposed rear single storey extension and garage conversion</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>
</tr>
<tr>
<td>---------------</td>
<td>-------------------</td>
<td>----------</td>
<td>--------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31700</td>
<td>10, BRIDGEWATER STREET, LYMM, WARRINGTON, WA13 0AB</td>
<td>Non Material Amendment - Proposed substitution of plans on original application due to changes to internal layout and other elements of the refurbishment</td>
<td>Refused</td>
</tr>
</tbody>
</table>
## Orford

<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>15/12/2017</td>
<td>2017/30610</td>
<td>LIGHTCLIFFE SKODA, WINWICK ROAD, WARRINGTON, WA2 8QF</td>
<td>Full Planning - Proposed extension to an existing workshop unit</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/12/2017</td>
<td>2017/31716</td>
<td>Orford Day Centre, Festival Avenue, Warrington, WA2 9EP</td>
<td>Non Material Amendment - Proposed extension to testing services through the demolition of internal wall for additional 22sqm floor space for testing uses, provision of an additional parking space and increase of examiners on site from 4 to 6.</td>
<td>Approved</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31568</td>
<td>18, BIRTLES ROAD, ORFORD, WARRINGTON, WA2 9AG</td>
<td>Section 192 Certificate - Proposed construction of Garage.</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>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>----------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>--------------</td>
</tr>
<tr>
<td>19/12/2017</td>
<td>2017/31716</td>
<td>Orford Day Centre, Festival Avenue, Warrington, WA2 9EP</td>
<td>Non Material Amendment - Proposed extension to testing services through the demolition of internal wall for additional 22sqm floor space for testing uses, provision of an additional parking space and increase of examiners on site from 4 to 6.</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>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>----------</td>
<td>-------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>11/12/2017</td>
<td>2017/31457</td>
<td>15, CUERDLEY ROAD, PENKETH, WARRINGTON, WA5 2UB</td>
<td>Householder - Proposed garage alterations to provide kitchen facilities</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31557</td>
<td>45, CORONATION DRIVE, PENKETH, WARRINGTON, WA5 2DD</td>
<td>Full Planning - Proposed two storey rear extension with juliet balcony</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>--------------</td>
<td>--------------------</td>
<td>----------</td>
<td>--------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31557</td>
<td>45, CORONATION DRIVE, PENKETH, WARRINGTON, WA5 2DD</td>
<td>Full Planning - Proposed two storey rear extension with juliet balcony</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>----------------------------------------------------</td>
<td>-----------------------------------------------------------------------------------------</td>
<td>-----------------------------------</td>
</tr>
<tr>
<td>12/12/2017</td>
<td>2017/30835</td>
<td>Bishops Court, Winwick, Warrington, WA2 8QY</td>
<td>Full Planning - Proposed infill unit for use classes B1-B8 inclusive</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31596</td>
<td>30A, MILL LANE, WINWICK, WARRINGTON, WA2 0SU</td>
<td>Householder - Proposed single storey front and side extension</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Poulton North

<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>13/12/2017</td>
<td>2017/31535</td>
<td>57, WHITCHURCH CLOSE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 4JP</td>
<td>Householder - Proposed garage conversion</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/12/2017</td>
<td>2017/31772</td>
<td>17, Carpenter Grove, Poulton-With-Fearnhead, WARRINGTON, WA2 0QR</td>
<td>Non Material Amendment - Proposed reduction in extension width and change to roof profil from flat to duo-pitch</td>
<td>Approved</td>
</tr>
<tr>
<td>19/12/2017</td>
<td>2017/31437</td>
<td>8, AVIEMORE DRIVE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA2 0TQ</td>
<td>Section 192 Certificate - Proposed single storey rear extension</td>
<td>Approved</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>---------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>11/12/2017</td>
<td>2017/31066</td>
<td>GLAZEBROOK RAIL STATION, GLAZEBROOK LANE, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 5BA</td>
<td>Listed Building - Proposed new waiting shelters to both platforms and installation of ticket vending machine</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>12/12/2017</td>
<td>2017/31452</td>
<td>10, DAM LANE, WOOLSTON, WARRINGTON, WA1 4HH</td>
<td>Householder - Proposed ground floor side/rear extension replacing existing conservatory.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>12/12/2017</td>
<td>2017/31522</td>
<td>24, LAWSON CLOSE, WOOLSTON, WARRINGTON, WA1 4EG</td>
<td>42 Day Householder Prior Approval - Proposed single storey ground floor rear extension to extend beyond the rear wall by 5 metres, maximum height of 3.4 metres, and height at the eaves 2.6 metres</td>
<td>Refused</td>
</tr>
<tr>
<td>14/12/2017</td>
<td>2017/31609</td>
<td>18, COTTERILL DRIVE, WOOLSTON, WARRINGTON, WA1 4AS</td>
<td>Householder - Proposed porch to front west elevation</td>
<td>Approved with Conditions</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>11/12/2017</td>
<td>2017/31334</td>
<td>7, MERTOUN ROAD, WALTON, WARRINGTON, WA4 6JB</td>
<td>Lawful Development Certificate - Proposed dropped kerb to extend the access to allow two cars to be parked on the driveway and replacement of grass verge with tarmac</td>
<td>Approved</td>
</tr>
<tr>
<td>13/12/2017</td>
<td>2017/31450</td>
<td>48-50, London Road, Warrington, WA4 6HP</td>
<td>Advertisement - Proposed signage</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>14/12/2017</td>
<td>2017/31449</td>
<td>48-50, London Road, Warrington, WA4 6HP</td>
<td>Full Planning - Proposed change of use to Restaurant, full internal remodel and changes to front facade including new bi folding windows, awning and facade treatment</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/12/2017</td>
<td>2017/31494</td>
<td>85, WHITEFIELD ROAD, STOCKTON HEATH, WARRINGTON, WA4 6NB</td>
<td>Discharge of Conditions of Planning Approval 2017/30391 - Condition 5 (External roofing and facing materials) and Condition 7 (Method Statement for protection of tree)</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>20/12/2017</td>
<td>2017/31554</td>
<td>100, GRAPPENHALL ROAD, STOCKTON HEATH, WARRINGTON, WA4 2AX</td>
<td>Householder - Proposed removal of existing garage and replace with part two storey and part single storey rear and side extension</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Westbrook

<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>11/12/2017</td>
<td>2017/31218</td>
<td>33, BARMOUTH CLOSE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 9RU</td>
<td>Householder - Retrospective application for fencing on the frontage of the dwelling</td>
<td>Refused</td>
</tr>
<tr>
<td>14/12/2017</td>
<td>2017/31575</td>
<td>MARKS AND SPENCER, EUROPA BOULEVARD, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 7WG</td>
<td>Advertisement - Proposed integral illumination and screen to ATM Fascia. ATM Fascia with backspray black surround and white internally illuminated lettering Free Cash Withdrawals. White LED Halo illumination to the ATM Surround.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>14/12/2017</td>
<td>2017/31377</td>
<td>EUROPA HOUSE, EUROPA BOULEVARD, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 7XR</td>
<td>Full Planning - Proposed extension of the existing car park by 37 car parking spaces</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>--------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------------------------</td>
<td>------------------------------</td>
</tr>
<tr>
<td>14/12/2017</td>
<td>2017/31377</td>
<td>EUROPA HOUSE, EUROPA BOULEVARD, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 7XR</td>
<td>Full Planning - Proposed extension of the existing car park by 37 car parking spaces</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
Item 1 - 2017/31060 - Hope Church, Crossfield St

An additional condition is recommended, as follows:-

*The rooflights proposed to be installed in the north facing roof plane (ie that which faces 24 Crosfield Street), and any subsequent replacement(s), shall be non-opening and shall be finished in obscure glazing.*

*Reason – In the interests of the privacy of occupiers of 24 Crosfield Street in accordance with policy QE6 of the Local Plan Core Strategy for Warrington.*

Item 3 – 2017/31426 – 365 Warrington Road, Culcheth

The applicant confirms if the application is approved they will be minded to withdraw the current appeal for 16 dwellings (application ref: 2017/30589).

In relation to the Highways comments, the report incorrectly advises that the comments were received on 28/07/2017 however they were received on 15/11/2017.

Item 4 – 2017/31484 – 49-51 Winwick Street, Warrington

Withdrawn by the applicant.