A G E N D A

Part 1

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

Item

1. **Apologies for Absence**

   To record any apologies received.

2. **Code of Conduct - Declarations of Interest**

   **Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012**

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

To confirm the minutes of the meeting held on 20 September 2017 as a correct record.

4. Planning Applications (Main Plans List)


Attached as a separate document

Part 2

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

Nil
DEVELOPMENT MANAGEMENT COMMITTEE

20 September 2017

Present: Councillor T McCarthy (Chairman)
Councillors J Grime, B Barr, G Friend,
P Carey (substitute for K Mundry), J Wheeler, S Woodyatt, B Maher
(Substitute for J Flaherty), C Mitchell, S Wright.

DM50 Apologies for Absence

Apologies for absence were received from Councillors K Mundry and J Flaherty.

DM51 Code of Conduct – Declarations of Interest

<table>
<thead>
<tr>
<th>Councillor</th>
<th>Minute</th>
<th>Reason</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cllr J Wheeler</td>
<td>DM54 &amp;</td>
<td>Cllr Wheeler was a Ward Councillor for the area and also a local Parish</td>
<td>Cllr Wheeler remained in the meeting and took part in the discussions and votes</td>
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<tr>
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<td>DM58</td>
<td>Councillor</td>
<td></td>
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<tr>
<td>Cllr P Carey</td>
<td>DM55</td>
<td>Cllr Carey knew the application</td>
<td>Cllr Carey stood down from the committee and took no part in discussions or vote</td>
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<tr>
<td>Cllr J Grime</td>
<td>DM56</td>
<td>Cllr Grime was a Ward Councillor, she had not had any discussions in</td>
<td>Cllr Grime remained in the meeting and took part in the discussion and vote</td>
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<tr>
<td></td>
<td></td>
<td>relation to the application</td>
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<tr>
<td>Cllr J Woodyatt</td>
<td>DM57</td>
<td>Cllr Woodyatt Was a Ward Councillor for the area and also a local Parish</td>
<td>Cllr Woodyatt remained in the meeting and took part in the discussion and vote</td>
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<td></td>
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<td>Councillor</td>
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DM52 Minutes

Resolved,

That the minutes of the meeting held on 30 August 2017 were agreed as a correct record and signed by the Chairman.
Agenda Item 3

DM53  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.

DM54  2016/28173 - Two Acre Park, Warrington Road, Higher Walton, Warrington, WA4 6PN - Full Planning - Proposed permanent retention of use of land as a residential caravan site for 20 gypsy families, with a total of 30 caravans, including retention of hardstanding, day room and 3 amenity buildings.

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

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

Resolved,

That application 2016/28173 be approved as per the officer recommendation subject to conditions as detailed in the report.

DM55  2017/30714 – The Barn, 1 The Springbrook off Chester Road, Walton, Warrington, WA4 6FQ - Full Planning - Proposed demolition of existing building, whilst retaining the existing boundary walls and part of the rear wall adjacent to the neighbouring aviary. Proposed new dwelling to be built away from the retained boundary walls

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

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

Resolved,

That application 2017/30714 be approved as per the officer recommendation and subject to conditions as detailed in the report.

DM56  2017/30747 – House Of Beauty, Malham Court, Warrington Road, Warrington, WA3 5SJ - Full Planning - Proposed change of use from a beauty salon (Sui Generis) To Class A3 small cafe and Class A1 flower shop

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation for approval subject to conditions.
Representations were heard in support of and against the officer recommendation.

Resolved,

That application 2017/30747 be approved as per the officer recommendation and subject to conditions as detailed in the report. Members agreed to a further condition regarding the operation of the A3 café use in accordance with submitted details in relation to cold food and warming of food only.

**DM57 2017/30905 – 39, Elm Tree Road, Lymm, Warrington, WA13 0NJ - Householder - Proposed reworked entrances to driveway, new boundary wall/fence, extended drive and new detached garage/granny flat to rear for ancillary accommodation to 39 Elm Tree Rd (Revision of application 2017/30219)**

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

Representations were heard in support the officer recommendation.

Resolved,

That application 2017/30905 be approved as per the officer recommendation and subject to conditions as detailed in the report.

**DM58 2017/30992 – Land between New Lane and Lumb Brook Rd, Appleton Thorn, Warrington, WA4 4QS - Full Planning - Proposed New storage container for storage of football goals and equipment used by Appleton AFC at council owned sports pitches on land between New Lane and Lumb Brook Rd**

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

Members noted the content of the update report.

Representations were heard in support of the officer recommendation.

Resolved,

That application 2017/30992 be approved as per the officer recommendation and subject to the information set out in the update report.

**DM59 Appeal Decisions**

Members received a report from the Executive Director of Economic Regeneration, Growth and Environment that provided a summary of planning appeal decisions received since April 2017.
Resolved,

That Members noted the content of the report.

Signed

Dated
## DEVELOPMENT MANAGEMENT COMMITTEE

**Wednesday 11th October 2017**

**Start 18:30**

<table>
<thead>
<tr>
<th>Item</th>
<th>Page</th>
<th>App number</th>
<th>App Location/Description</th>
<th>Recommendation</th>
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<tbody>
<tr>
<td>1</td>
<td>3</td>
<td>2016/28345</td>
<td>16, Oak Street, Croft, Warrington, WA3 7HH</td>
<td>Approve</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Full Planning - Proposed two storey detached 3-bed dwelling</td>
<td></td>
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<tr>
<td>2</td>
<td>16</td>
<td>2017/30115</td>
<td>Land At Winwick Lane, Croft, Warrington</td>
<td>Approve</td>
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<td></td>
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<td></td>
<td>Full Planning - Proposed works to improve entrance to track off Winwick Lane Croft. - A579</td>
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<tr>
<td>3</td>
<td>24</td>
<td>2017/30731</td>
<td>Lymm High Voluntary Controlled School, Oughtrington Lane, Lymm, Warrington, WA13 0RB</td>
<td>Approve</td>
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<td></td>
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<td>Full Planning - Proposed recovering and repairs to pitched slated roofs and recovering flat felted roofs, replacement and repairs to roof lights and rainwater goods and lead work</td>
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<tr>
<td>4</td>
<td>34</td>
<td>2017/30732</td>
<td>Lymm High Voluntary Controlled School, Oughtrington Lane, Lymm, Warrington, WA13 0RB</td>
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<td></td>
<td></td>
<td></td>
<td>Listed Building - Proposed recovering and repairs to pitched slated roofs and recovering flat felted roofs, replacement and repairs to roof lights and rainwater goods and lead work</td>
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</tr>
</tbody>
</table>
5  43  2017/30791  Walton Hall, Walton Hall Gardens, Walton Lea Road, Walton, Warrington, WA4 6SN  
Change of use - Proposed change of use of the ground floor interpretation area to be used as a retail space (Use Class A1) and the first floor for Community Use [Use Class D1 & D2], Installation of a platform lift at the back of the cafe to enable access to the upstairs room.

6  57  2017/30792  Walton Hall, Walton Hall Gardens, Walton Lea Road, Walton, Warrington, WA4 6SN  
Listed Building - Listed Building application for Proposed development to the interior of the Walton Heritage Yard Building for Proposed change of use of the ground floor to be used as a retail space (Use Class A1) and the first floor for Community Use [Use Class D1 & D2]. Installation of a platform lift at the back of the cafe to enable access to the upstairs room. Remove a temporary structure that is built inside the room.

7  67  2017/31027  The Rosebank Centre, Pepper Street, Lymm, Warrington, WA13 0JG  
Full Planning – Proposed change of use from mixed use C3 (Dwelling House) and D1 (Children’s Nursery) to D1 (Children’s Day Nursery), demolition of existing detached garage, extension to opening hours (from 8:00am to 6:00pm to 7:30am to 6:00pm) and increase maximum number of child places (from 50 to 60).
DEVELOPMENT CONTROL COMMITTEE DATE 11-Oct-2017

ITEM 1

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2016/28345</th>
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<tbody>
<tr>
<td>Location:</td>
<td>16, Oak Street, Croft, Warrington, WA3 7HH</td>
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<tr>
<td>Ward:</td>
<td>Culcheth, Glazebury and Croft</td>
</tr>
<tr>
<td>Development</td>
<td>Full Planning - Proposed two storey detached 3-bed dwelling</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>20-Jul-2016</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Mr &amp; Mrs M. Webb</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>13-Sep-2016</td>
</tr>
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</table>

Reason for Referral

Croft Parish Council object to the application and have requested that the application is referred to Development Management Committee.

Human Rights

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

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

Site and Proposal

The application site relates to the side garden area of 16 Oak Street which is situated within the Inset Green Belt settlement of Croft, as defined by the Local Plan Core Strategy Policies Map. The surrounding land use is residential, with gardens adjoining the site to the east and south.

The application seeks full planning permission for a detached 3 bed dwellinghouse, including parking provision for the proposed dwelling and existing dwelling (number 16).

Since the application was submitted, revised plans have been received and neighbours/ parish council were re-consulted. The revised plans alter the size
of the dwelling and the proposed parking arrangement and increase the separation to No. 7 Arkenshaw Road.

Planning Policy Context

National Planning Policy Framework (NPPF)

Local Plan Core Strategy (2014) (LPCS)
CS1 – Delivering Sustainable Development
CS2 – Quantity and Distribution of Development
SN1 – Distribution and Nature of New Housing
QE3 – Green Infrastructure
QE4 – Flood Risk
QE6 – Environment and Amenity Protection
QE7 – Ensuring a high quality place
MP1 – General Transport Principle
MP7 – Transport Assessments and Travel Plans

Supplementary Planning Documents
Environmental Protection SPD
Design and Construction SPD
Standards for Parking in New Development SPD
House extensions guidelines SPG (interface distances).

Relevant History

2016/27988 Householder - Proposed single storey rear extension to form new kitchen / sun lounge
Approved with conditions 28/06/2016

2003/00166 Outline application for the erection of a two storey dwelling
Refused 17/06/2003 for the following reasons:

1. The proposed development would result in the loss of car parking for the existing house. This would lead to increased on street parking, with implications for the safe and free flow of traffic along Oak Street. The proposal is therefore contrary to the provisions of Policies DCS1 and HOU2 of the Warrington UDP (Revised Draft).

2. The proposed development would cause an unreasonable loss of amenity for the occupiers of the adjacent property 7 Arkenshaw Road. This would be as a result of the significant loss of light and outlook to rooms within this property which have windows that face in a westerly direction. The proposal is therefore contrary to the provisions of Policies DCS1, HOU2 and HOU13 of the Warrington UDP (Revised Draft).

3. The proposal would unnecessarily add to the available housing land surplus within the Borough, contrary to the provisions of policy HOU2 of the Warrington UDP (Revised Deposit Draft).
Consultation Responses

Highways
No objection to the revised plans. Advice is summarised in the appraisal section of the report in relation to parking provision and access/ visibility.

Environmental Protection
No objection subject to land contamination conditions.

Notification Responses

Ward Councillor (s)
No comments received at time of report preparation.

Croft Parish Council –
The Parish Council objected to the revised scheme for the following reasons:

- over development within the green belt.
- adverse impact on the visual amenity of neighbours.

Neighbours –
3No objections were received in relation to the application and the plans originally submitted and the comments are summarised below:

- Previous refusal on this site
- Overshadowing of rear /side garden and property of 7 Arkenshaw Road
- Disruption with the digging of foundations and proximity to boundary with 7 Arkenshaw Road
- Lack of off road parking for existing property as a result of the proposal
- Oak Street is narrow and becomes congested, could cause an obstruction to emergency services and delivery vehicles
- Direct overlooking to 19 Oak Street

1 further letter of representations has been received in relation to the revised drawings, stating that the style/looks of the house is not in keeping with the other houses in the street, the car parking has not been truly resolved, leaving cars parked close to a tee junction and overlooking will still occur from the upstairs windows.

Appraisal

Principle
The Local Plan Core Strategy housing target was quashed by the High Court in February 2015 and therefore the Council currently unable to demonstrate a 5 year housing land supply. In line with the National Planning Policy Framework at paragraph 49, the relevant policies for the supply of housing should not be considered up-to-date and paragraph 14 is triggered. There is a tilted balance in favour of housing applications, except where:
- any adverse impacts would significantly and demonstrably outweigh the
benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

The site lies within the Inset Green Belt Settlement of Croft where Local Plan Core Strategy policy CC1 allows for new build, conversions and redevelopment proposals. The principle of residential development on this site is therefore acceptable in principle, in policy terms.

Whilst it is acknowledged that there has been a previous refusal for a dwelling house on this site, the policy context has changed with the introduction of the NPPF in 2012 and the adopted of the Local Plan Core Strategy in 2014. In addition, the Council cannot currently demonstrate a 5 year supply of housing land, whereas there was a surplus of housing in 2003.

**Design**

Since the original submission, the layout and appearance of the dwelling has been amended in order to achieve a more satisfactory form of development. A sufficient sized rear garden area would be retained for the existing property, including a front garden and newly formed access with driveway to accommodate tandem parking to the side of the dwelling. The proposed dwelling would also have a tandem parking arrangement, with a front garden area and adequately sized rear and side garden areas.

The proposed dwelling has been reduced in height and footprint, with the roof being changed to a full hip, reflecting that of number 16 and the wider row of houses. It is considered that the plans demonstrate that the proposal would sit comfortably in the plot, whilst accommodating off-street parking and providing adequate garden areas to the frontage and side. A similar new-build examples can be found within Oak Street at No. 2a, and it is not considered that the proposal would be harmful to the streetscene or visual amenities of the area. A landscaping scheme would also be conditioned to secure further enhancements, particularly to the frontage.

The proposal would comply with Local Plan Core Strategy policy QE7.

**Amenity**

A neighbouring objection has been raised by the occupier of 7 Arkenshaw Road in relation to impacts of overshadowing to the rear / side garden and the rear of this property. Number 7 also benefits from planning permission for a two storey side extension (planning permission 2016/28683), although this has not been implemented. No. 7 also has an existing conservatory to the rear.

Since the proposal was submitted, the plans have been amended and the footprint of the proposed dwellinghouse has been moved further away from the common boundary with 7 Arkenshaw Rd. The House Extension Guidelines provide a useful guide in assessing proposals and appropriate separation distances. The guidance advises that a distance of 13 metres
should be maintained between principal windows and a black gable wall. The separation distances are intended to apply to relationships where they are directly facing.

The proposed dwelling is not directly facing number 7 Arkenshaw Road and would be sited at an angle which projects away from the common boundary with number 7 Arkenshaw Road. When measured at the nearest point to the common boundary (i.e. the corner of the single storey rear projection of the proposed dwelling), the proposal would be 10.6 metres in distances when drawn in a straight line from number 7 (distance A on the drawing below).

The distance from the ground floor lounge and first floor rear bedroom window of No. 7 would be approx. 11.1m (distance B on the drawing below). Whilst this is below the 13m recommended in the house extension guidelines SPG it is considered that this is not a directly facing gable wall due to the orientation of the proposed dwelling away from the shared boundary with No. 7.

Accordingly, it is considered that the proposed relationship with No. 7 as shown on the amended scheme is acceptable and would not be overbearing or visually intrusive to number 7. The application site is situated to the west of 7 Arkenshaw Road, and would give rise to some overshadowing and loss of light to the garden in the afternoon, however the garden is relatively large with a side garden area (even when taking into account the approved side extension) and the proposed dwelling would be sited between approximately 3 metres and 6.9 metres from the common boundary. It is not considered that this would result in significant adverse harm to warrant refusal of the application.
There are no windows proposed in the side east facing elevation of the proposed dwelling and therefore there would be no overlooking or loss of privacy to the garden area of number 7 Arkenshaw Road, or the two storey extension approved under 2016/28683.

Due to the first floor layout and the relationship with properties to the rear, there would be no direct overlooking in this respect. An objection has been received from 19 Oak Street in relation to overlooking from the proposal. The proposed dwelling is on the opposite side of the road from number 19 Oak Street with a separation of around 16 metres, at an angle. This is slightly below the average separation in the street which is around 19 metres, however it is not considered that the proposal would give rise to adverse impacts of overlooking to this property, or other properties opposite.

Although the proposal would result in the loss of a large proportion of the garden to number 16 Oak Street, the retained garden would be of an adequate size to serve the existing house and would be commensurate with other surrounding properties. There would be no adverse amenity impacts on the existing dwellinghouse.

The proposal would offer an acceptable standard of amenity for future occupiers, with adequate sized private amenity areas, again commensurate with others in the area.

Having regard to the above, the proposal is considered to comply with Local Plan Core Strategy policy QE6.
Highways
During the course of the application, revised plans have been submitted in order to address highways matters. The proposed dwelling and the existing dwelling are both 3 bed. The application proposes 2No allocated parking spaces for each dwelling, with visitor parking, equating to 1No space to be provided on-street. The Highways Officer is satisfied that there is adequate capacity on-street to accommodate this visitor space.

A new access and driveway is proposed to serve number 16, as the existing provision would be affected by the new dwelling. The new access is unable to provide the required visibility splays of 2.4 metres by 25 metres, as set out in Manual for Streets, due to the visibility splay to the east intersecting the adjacent property’s boundary by 0.3m. This is however marginal and the Highways Officer considers this to be satisfactory due to Oak Street being lightly trafficked and slow speed (20mph).

Having regard to the above, the proposal would provide a satisfactory level of off-street parking provision, with the shortfall of 1No visitor space being accommodated on-street. The visibility splay is slightly below standards, however this would not be detrimental to highways safety. The proposal would accord with Local Plan Core Strategy policy QE6.

Conclusion
The application would make a contribution to the Council’s housing land supply and would deliver residential development in a sustainable outlying settlement. The proposal would not result in adverse impacts of highways safety, harm to the streetscene or the amenity of neighbouring residential occupiers or future occupiers of the proposal. The proposal development would accord with the relevant policies of the Development Plan and material considerations, and is therefore recommended for approval accordingly, subject to conditions.

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:

   Location Plan
3. Samples of roofing and facing materials (CONDITION D7 may also be needed)

Prior to the commencement of the development hereby approved, details of the external roofing and facing materials shall be submitted to the Local Planning Authority for approval. The development shall be constructed in accordance with the approved details.

Reason: In the interests of the appearance of the development in the streetscene and to accord with Local Plan Core Strategy (2014) policy QE7 and Supplementary Planning Document: Design and Construction.

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

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

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

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

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

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

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

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

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

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

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

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

Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion. In accordance with Local Plan Core Strategy (2014) QE6, Paragraph 121 of the National Planning Policy Framework and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).
6. Prior to first occupation of the dwellinghouse hereby approved a satisfactory programmed landscaping scheme which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of the development, shall be submitted to the Local Planning Authority for approval. The approved scheme shall be implemented during the first planting season following the completion of development and any tree or shrub planted which dies or is felled, uprooted, willfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced by the applicants or their successors in title.

Reason: In the interest of the appearance of the development in the streetscene and to comply with Local Plan Core Strategy (2014) QE6 and Supplementary Planning Document: Design and Construction.

7. The dwellinghouse hereby approved shall not be occupied until the vehicular access arrangements as shown on the approved drawing number 1604 PL 01 REV P4 (received by the Local Planning Authority on 19/09/2017) to serve both the existing dwelling at 16 Oak Street and the new dwelling are provided and made available for use. The visibility splays shall be maintained and nothing should be subsequently erected or allowed to grow to a height in excess of 0.6 metres within the splays.

Reason: To define the permission and in the interests of highways safety to ensure that the approved access arrangements are provided to serve both the existing dwelling (16 Oak Street) and the proposed development. In order to comply with Local Plan Core Strategy (2014) policy QE6.
Appendix 1: Proposed drawings (as amended)
DEVELOPMENT CONTROL COMMITTEE DATE 11-Oct-2017

ITEM 2

<table>
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<tr>
<th>Application Number:</th>
<th>2017/30115</th>
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<tr>
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<td>Full Planning - Proposed works to improve entrance to track off Winwick Lane Croft. - A579</td>
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<tr>
<td>Date Registered:</td>
<td>11-May-2017</td>
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<td>Applicant:</td>
<td>Lancashire Aero Club</td>
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<td>8/13/16 Week Expiry Date:</td>
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Reason for Referal

Croft Parish Council object to the application.

Human Rights

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

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

Site and Proposal

The application is linked to planning permission A/16/81895/MAJOR submitted by Lancashire Aero Club to layout an airstrip with associated car parking area and improvements to existing farm track to allow access. This was approved by Wigan Council as the relevant Local Planning Authority. This was approved with conditions 30/08/2016. The land subject of this application (including the access track) lies within the boundary of Wigan Council. However condition 3 of this consent is relevant in that the commencement of use is restricted until an access of 4.8 metres wide, with visibility splays of 9 metres by 215 metres at the junction of Winwick Lane have been provided. Winwick Lane is within the boundary of Warrington and is a classified road and therefore the works to the access require consent.
The precise wording of the condition is below:

The use hereby permitted shall not commence until a vehicular access to the site of minimum 4.8m width and visibility splays of 9m by 215m at the junction of the access to the track and Winwick Lane has been constructed and brought into use in accordance with a specification previously approved. The access track and parking area hereby permitted shall be constructed with a porous or permeable surface which shall be retained thereafter.

Reason: To provide for the safety and convenience of users of the highway, for the free flow of traffic, and to safeguard the amenity of neighbouring premises, and to ensure that the site is satisfactorily drained, having regard to Policies CP7, CP10 and CP17 of the Wigan Local Plan Core Strategy.

The access falls within the boundary of Warrington Borough Council and also within the Green Belt, as defined by the Local Plan Core Strategy Policies Map.

Relevant Planning History

(Wigan LPA) A/16/81895/MAJOR To layout airstrip with associated car parking area and improvements to existing farm track to allow access. Approved with conditions 30/08/2016

Planning Policy Context

National Planning Policy Framework (NPPF)
Local Plan Core Strategy (2014) (LPCS)

Material Considerations

Supplementary Planning Document ‘Design and Construction’
Supplementary Planning Document ‘Environmental Protection’ (May 2013)

Consultation Responses

Highways
No objection subject to a condition requiring visibility splays to be maintained, and cessation of use of the access if visibility splays are not maintained.

Ecology
No objection on nature conservation grounds.

Archaeology Planning Advisory Service, Cheshire Shared Services
No objection.
Notification Responses

Ward Councillor(s)

No representations received at the time of report preparation.

Croft Parish Council

The Parish Council welcomes the safety intentions of this proposal but objects to it on the grounds that the access area is located just after the blind bend at Sandy Brow Lane and very close to the popular and busy Kenyon Hall Farm access. The proposal would add traffic and congestion to a road that is already under vehicular pressure. Given the close proximity of two access/egress points (the proposal and Kenyon Hall Farm) on opposite sides of the road there might be an increased risk of accidents caused by faster moving vehicles overtaking slower vehicles leaving one site and being faced with a slow moving vehicle leaving the other site.

The Council also wishes to see the existing hedgerows and trees preserved.

Neighbours

No representations received at the time of report preparation.

Appraisal

Principle

The application seeks improvements to an existing access as required under planning permission A/16/81895/MAJOR which relates to an airstrip for light recreational aircraft. An access of 4.8 metres in width is required, in addition to visibility splays of 9 metres x 215 metres.

The principle issues in the determination of this application relating to improvements to an existing access is whether or not the proposal would be acceptable in highways safety terms, in addition to the loss of existing hedgerows along Winwick Lane.

An assessment of land use matters relating to Green Belt was undertaken as part of the planning permission granted by Wigan Council.

Hedgerows

The Parish Council state that they wish to see the existing trees and hedgerows preserved, however the visibility splays as required under planning permission A/16/81895/MAJOR cannot be achieved without the removal of large sections of the existing hedgerows along the boundary to Winwick Lane. This would involve the removal of the following sections of hedgerow in order to achieve visibility splays of 9 metres by 215 metres:

- Approximately 133 metres (south)
- Approximately 201 metres (north)
- Approximately 18 metres along the internal track

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As the proposal forms part of a planning application, i.e. improvements to the access track to serve the permanent airstrip approved by Wigan Council under A/16/81895/MAJOR; and is in order to implement that permission, the hedgerow regulations do not apply.

The proposal would entail the removal of substantial sections of hedgerows along Winwick Lane, which is an attractive feature along this section of the road, adding to the rural character of the area. The application seeks to mitigate the loss of the hedgerow through replacement planting to the rear of the visibility splay, set further back from the road frontage. A scheme for replacement planting could be secured by condition and this would satisfactorily mitigate the loss of the existing hedgerow in visual terms, whilst ensuring highways safety.

The application is accompanied by an ecological report which identifies that the hedgerow does not contain protected species listed in the Wildlife and Countryside Act 1981; or endangered, vulnerable and rare species that are identified in the British Red Data books; or woody species and associated features as specified in the Hedgerow Regulations. The Council’s appointed Ecologist at GMEU advises that there are no objections on nature conservation grounds.

Hedgerows do however provide ecological value within the landscape, and such value would be conserved through a replacement hedgerow scheme of native species.

Subject to a condition to secure a replacement hedgerow scheme, the proposal would comply with Local Plan Core Strategy policies QE5 and QE7 and Supplementary Planning Document: Design and Construction in respect of biodiversity, maintaining local landscape character and enhancing the visual quality of the development.

**Highways**

The Parish Council have objected to the application due to the location of the access just after the blind bend at Sandy Brow Lane, proximity to Kenyon Hall Farm, additional traffic and congestion and increased risk of accidents.

In terms of proximity to other accesses, the Highways Officer advises that the site access is located approximately 150 metres from the Kenyon Hall Farm access, 170 metres from Main Lane and over 500 metres from Sandy Brow Lane. The is in excess of the standards contained in the Warrington Design Guides which recommends a minimum spacing for accesses on the opposite side of the road to be 45 metres and 90 metres for adjacent accesses.

The access is located on a section of Winwick Lane that is subject to the national speed limit. This would require a visibility splay of 2.4 metres x 215 metres, however the application is capable of achieving 9 metres x 215 metres, as required by condition of planning permission A/16/81895/MAJOR. The proposed access improvements would also accommodate two way traffic flow at 4.8 metres.
The visibility splays however, are not in the ownership of the applicant. Notice has been served on the relevant land owners and letters have been submitted as part of the application to state that the land owners give their permission for Lancashire Aerodrome to set out the access and the required visibility splays as contained in the application, including the removal and replanting of hedgerows.

Given the indication of the land owners permission to allow the implementation of the access improvements which are required as part of planning permission A/16/81895/MAJOR for the airstrip, there are at least reasonable prospects that the access works and visibility splays will be provided and maintained. If they are not provided or maintained, this would be in breach of the conditions of the original planning permission and Wigan Council, as the relevant Local Planning Authority, would be able to take enforcement action within their jurisdiction. In terms of the access works, a condition could be attached to require the cessation of use of the access in the event that the visibility splays are not provided or maintained. Warrington Council, as the relevant Local Planning Authority, would be able to enforce any breach of this condition. This condition would ensure highways safety.

The Parish Council raise concerns in relation to additional traffic and congestion, however the A579 Winwick Lane is a classified A road and therefore intended to provide large-scale transport links within or between areas. The Highways Officer advises that Winwick Lane is more than capable of accommodating the traffic generated from the proposal. The Chairman of the club has estimated that the vehicle usage of the track will be approximately 20 – 40 cars per week.

The access would meet the required standards and no objection is raised from the Highways Officer, subject to a condition controlling the maintenance of the visibility splays. Having regard to above, the application would be acceptable in highways safety terms and would accord with Local Plan Core Strategy policy QE6.

Amenity
There are no residential properties in close proximity to the proposed access and it is not considered that the proposal would adversely affect residential amenity.

Conclusions
The application has been submitted in order to satisfy condition 3 of planning permission A/16/81895/MAJOR which was imposed by Wigan Council and relates to an airstrip. The access width of 4.8 metres and the required visibility splays of 9 metres x 215 metres can be achieved, although this would involve the removal of large sections of hedgerows along Winwick Lane and at the access. This can however be mitigated with replacement planting and would be subject to condition in the interests of biodiversity, maintaining local landscape character and enhancing the visual quality of new development.
The proposal complies with the relevant policies of the Development Plan and is therefore recommended for approval, subject to conditions.

**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:

   01 01 REV A Improvements to existing farm track for access (received by the Local Planning Authority on 27/06/2017)
   53 LAC01 10 REV 05

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

3. Prior to the commencement of the development hereby approved, a scheme for replacement hedgerow planting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of species, sizes and planting numbers and shall also incorporate trees. The approved scheme shall be implemented no later than the first planting season following the first use of the improved access hereby approved. Any planting which dies or is felled, uprooted, willfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced by the applicants or their successors in title.

   Reason: To ensure satisfactory mitigation for the loss of hedgerows to accommodate the visibility splays in the interests of local landscape character and the visual quality of the development; and to conserve biodiversity value. To comply with Local Plan Core Strategy (2014) policies QE5 and QE7 and Supplementary Planning Document: Design and Construction.

4. The access hereby approved shall not be brought into use until the visibility splays as shown on approved drawing number 01 01 REV A Improvements to existing farm track for access (received by the Local Planning Authority on 27/06/2017) are provided.

   Reason: To ensure adequate visibility at the access in the interests of
5. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) nothing shall be erected, planted, or allowed to grow in excess of 0.6 metres in height within the visibility splays as shown on approved drawing number 01 01 REV A Improvements to existing farm track for access (received by the Local Planning Authority on 27/06/2017). In the event that the visibility splays are not maintained, the use of the access shall cease.

Reason: To ensure that adequate visibility splays are maintained in order to ensure safe and efficient use of the access in the interests of highways safety and to accord with Local Plan Core Strategy (2014) policy QE6.

6. Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall not be undertaken between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections which shall be submitted to and approved in writing by the Local Planning Authority prior to the works taking place.

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

The Council has an interest in this site.

Human Rights

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

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

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

Site and Proposals

Full Planning - Proposed recovering and repairs to pitched slated roofs and recovering flat felted roofs, replacement and repairs to roof lights / lanterns and rainwater goods and lead work on a Grade II listed building. A Listed Building Application has also been submitted for the proposed works.

School site is identified as a major developed site in the Green Belt, located
on the eastern side of Oughtrington Lane.

St. Peters Church on other side of the lane is also Grade II listed.

There are several dwellings on opposite side of lane to school site

Listed Building Description;

SJ 68 NE LYM C.P. OUGHTRINGTON LANE (east side) 2/67
Portion of Lymm Grammar School which formerly comprised
Oughtrington Hall II Oughtrington Hall (now part of Lymm Grammar
School) circa 1830. Rendered walls with hipped grey slate roof. Canted
centrepiece contains unfluted Greek Doric portico with paired inner
columns and single corner columns, with 3 windows above. The wings
are of 1 window. The lower windows, in segmental-arched recesses,
have 3 sashes (a: b: a) divided by pilasters and with pilasters in
reveals. Plain recessed sashes in upper storey; all sashes have 2
panes. Glazed porch in portico, probably late C19. 2 under-sized ridge
chimneys, symmetrically placed. Interior: The hall has marble mantel
with 2 cornucopiae and shouldered architrave. Staff room (right) has
heavily moulded plaster cornice and a mantel of marble. Front and rear
libraries (left) have moulded plaster ceilings of geometrical panels and
folding partition in moulded case with square pediment; the front room
has good marble fireplace doubtfully ascribed to Adam, the rear room
has Gothick glazed bookcase above low range of cupboards. Open
well stair (behind hall) has 2 flights with oak steps, acanthus-decorated
open string, 2 barleysugar and 1 fluted baluster per step, mahogany
rail with curtail and rectangular glazed lantern above.

Planning History

Numerous previous applications, the most significant of which are as follows:

• 75/1951 – Environmental Studies area & playing fields – approved 3.10.75
• 76/3861 – Environmental Science building – approved 3.3.77
• 89/24389 – Extn. for 8-form entry & 210 6th form – approved 28.2.90
• A01/43117 – 2-storey 6th form block – approved 1.8.01
• 93/30394 – Dining area extension – approved 10.3.93
• 96/35564 + 96/35565 (LBC) – 2-storey 8-classroom language block –
  approved 2.11.96
• 2004/02089 – 3-storey classroom/office/toilet extn. – approved 12.5.04
• 2007/12125 – Single storey side extn. – approved 12.2.08
• 2008/13392 + 2008/13391 (LBC) – 3-storey extn. to 6th form centre –
  approved 14.11.08
• 2009/15125 + 2009/15133 (LBC) – Extn. & conversion of changing room
to school shop & office – approved 4.11.09
• 2011/17851- Proposed two storey extension to sixth form block and single
storey extension to front elevation. Approved subject to conditions.
• 2014/24990 Planning and Listed Building applications for an upgrade to
the fire alarm system. Approved subject to conditions.
• 2015/25525 & 25470 Full planning and Listed Building application for the recovering of the existing flat roofs with a built up felt system, including insulation and the renewal of rainwater goods. The scheme also includes the removal of a wall mounted cable tray and its relocation to the new roof surface. Approved

Other planning & LBC applications mainly relate to mobile classrooms, internal/external alterations & relatively minor proposals within school site.

**National Planning Policy Framework**  
Key paragraphs are 126, 132, 134

**Local Plan Core Strategy**  
Policy QE8 – Historic Environment.  
Policy CS5 - Overall Spatial Strategy – Green Belt.

**Supplementary Planning Documents**  
Design & Construction

**Notification Responses**

Parish Council – No objections.

**Consultation Responses**

Historic England – application to be determined in line with national advice and local policy guidance.

**Observations**

**Principle of Development**  
The proposed scheme seeks to replace and upgrade the existing roof, including lanterns and roof lights on the building. The extent of the works proposed takes them beyond a simple refurbishment of the existing fabric as it is proposed to provide insulation to the roof which would have the effect of raising its height. The increase in the height has implications for other architectural features on the roof and has the potential to impact on the appearance of the listed building.

The increase in roof height would be approximately 1300mm. When viewed from ground level, the difference would be indiscernible. The modification to the other roof features would also be minimal and would be unlikely to visually impact on the roof scape due to the variation in roof pitches.

The proposal would accord with Policy QE8 of the Core Strategy, in that it would ensure that the fabric and setting of the historic asset is protected and enhanced. Although the existing use of the building is not that for which it was designed, it is compatible with the buildings fabric and structure and would allow for the continued occupation of the building and secure its viability for the future.
Impact on Heritage

The proposed works to the roof are required to address the deterioration to some parts of the fabric of the building, principally the roof coverings, concrete fascia’s and soffits and also the rainwater goods and roof lights.

Some of the work that has been specified in the submission has already been granted consent under an earlier application.

It is proposed to re-cover the existing flat roofs which currently have either a bituminous or an asphalt covering. This covering will be removed and replaced with a new roofing felt system with insulation underneath.

Leadwork will be repaired or replaced where necessary. Slates will be re-laid and leadwork repaired on the roof. Where insufficient slates are available, these will be replaced like for like.

The scheme also includes replacement roof lights and the repair of the two existing roof lanterns. The rectangular glazed roof lantern over the staircase is referred to in the listing. This feature is a significant feature of the building. In order to repair the roof and add the necessary insulation, it is necessary to increase the depth of the plinth on which the lantern sits. The lantern will be temporarily removed and reinstated on the higher plinth. A new internal timber trim will be added and the lantern will be protected by a new aluminium frame lantern that will sit directly over the timber lantern. This lantern will be designed so that the glazing bars match those of the timber lantern. This replicates the existing arrangement on the roof.

Scaffolding will be free standing with tie backs to windows where required, the upstand to the new roof lantern is to be built up in timber with a softwood internal trim, painted white to match the internal decorations.

The metal railings to the porch will be refurbished, including the removal of rust using traditional methods and re-painting.

Traditional lead flashings will be used and any damage to the building resulting from the works will be made good [controlled by condition].

The existing cast iron rainwater goods [rwg] on the listed building shall be retained and only replaced where they are beyond repair. Replacement should be on a like for like basis, to match the existing.

The proposed works would have a minimal impact on the listed building and its setting, provided that the works are carried out sensitively and the aforementioned traditional materials are used. The works will allow the continued occupation of the building thereby ensuring its survival and upkeep.

The scheme would ensure that the significance of the listed building is retained and the proposal would accord with section 66 of the Planning [Listed Building and Conservation Areas] Act 1990.
Recommendation

Approve subject to Conditions

Conditions & Reasons

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

(a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on 10/7/2017 and 29/9/2017
(b) Submitted drawing No's:

Site Access Plan – 11019.003C
Roof Layout Plan – 11019.004B
Scope of Works -11019.300
Photographic Schedule – 11019.301
Existing Roof 5 Plan
received on {29/9/2017},
Existing Roof Plan Block B - 11019.001
Proposed Gulley Guard Detail - 11019.005
Standard Taper Scheme - B143358-LTF-001
Euroglaze Rooflight - BA-X2-B-01-SF
Euroglaze structural glazed hipped end ridgelight rooflight - plans and section- SGE/12828/01
Standard Detail and Lead Spout and Hopper Detail J11B
Upstand Detail - A13B
Detail to pitched roof - A15A
Welted Drip to external gutter - C06aC
Edge detail timber kerb with new GRP trim- D01D
Detail through Gutter/chute - J11A

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

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

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

3. Any works to the external elevations, or internal architectural detailing on the Listed Building shall be made good using matching and where available original materials.

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

4. The rainwater goods on the listed buildings shall be retained and repaired where necessary. Where new rain water goods are required, the profile and decorative finish of the proposed rainwater goods shall match the existing rain water goods which they are intended to replace.

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

5. 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 – Drawings

Location Plan Identifying the relevant areas covered by the current scheme.
Appendix 2 – Photographs of Site

Photograph 7: - Block B inner slope P5 showing RL7 & CH3

Photograph 8: - Block B roof light P2

Photograph 9: - Block B – Part R16

Photograph 10: - Block B R16 hopper outlet internally under P4

Photograph 11: - Block B – P2 from underside

Photograph 12: - Stairwell below P2
Photograph 13: - Block B Front elevation showing P6, P7 and P9

Photograph 14: - Block B, front right corner showing P7 lead gutter and projection

Photograph 15: - Block B P7 lead gutter between P6 pediment and CH6

Photograph 16: - Block B, single storey pitched roofs P11 and R15 with RL4

Photograph 1: - Block B Inner slope P5 by CH2

Photograph 2: - Block B Inner slope P5 by CH1
DEVELOPMENT CONTROL COMMITTEE DATE 11-Oct-2017

ITEM 4

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<tr>
<th>Application Number:</th>
<th>2017/30732</th>
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<tr>
<td>Location:</td>
<td>Lymm High Voluntary Controlled School, Oughtrington Lane, Lymm, Warrington, WA13 0RB</td>
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<td>Ward:</td>
<td>Lymm South</td>
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<tr>
<td>Development</td>
<td>Listed Building - Proposed recovering and repairs to pitched slated roofs and recovering flat felted roofs, replacement and repairs to roof lights and rainwater goods and lead work.</td>
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<tr>
<td>Date Registered:</td>
<td>10-Jul-2017</td>
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<tr>
<td>Applicant:</td>
<td>Gwynn Williams</td>
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<td>8/13/16 Week Expiry Date:</td>
<td>03-Sep-2017</td>
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**Reason for Referral to Committee**

The Council has an interest in this site.

**Human Rights**

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

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

**Site and Proposals**

Listed Building application - Proposed recovering and repairs to pitched slated roofs and recovering flat felted roofs, replacement and repairs to roof lights / lanterns and rainwater goods and lead work on a Grade II listed building.

Listed Building Description;

* SJ 68 NE LYMM C.P. OUGHTRINGTON LANE (east side) 2/67
Portion of Lymm Grammar School which formerly comprised Oughtrington Hall II Oughtrington Hall (now part of Lymm Grammar School) circa 1830. Rendered walls with hipped grey slate roof. Canted centrepiece contains unfluted Greek Doric portico with paired inner columns and single corner columns, with 3 windows above. The wings are of 1 window. The lower windows, in segmental-arched recesses, have 3 sashes (a: b: a) divided by pilasters and with pilasters in reveals. Plain recessed sashes in upper storey; all sashes have 2 panes. Glazed porch in portico, probably late C19. 2 under-sized ridge chimneys, symmetrically placed. Interior: The hall has marble mantel with 2 cornucopiae and shouldered architrave. Staff room (right) has heavily moulded plaster cornice and a mantel of marble. Front and rear libraries (left) have moulded plaster ceilings of geometrical panels and folding partition in moulded case with square pediment; the front room has good marble fireplace doubtfully ascribed to Adam, the rear room has Gothick glazed bookcase above low range of cupboards. Open well stair (behind hall) has 2 flights with oak steps, acanthus-decorated open string, 2 barleysugar and 1 fluted baluster per step, mahogany rail with curtail and rectangular glazed lantern above.

Planning History

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- 96/35564 + 96/35565 (LBC) – 2-storey 8-classroom language block – approved 2.11.96
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Other planning & LBC applications mainly relate to mobile classrooms, internal/external alterations & relatively minor proposals within school site.

National Planning Policy Framework
Key paragraphs 126, 132, 134
Local Plan Core Strategy
Policy QE8 – Historic Environment.
Policy CS5 - Overall Spatial Strategy – Green Belt.

Supplementary Planning Documents
Design and construction

Notification Responses
Parish Council – No objections.

Consultation Responses
Historic England – application to be determined in line with national advice and local policy guidance.
Amenity Societies – No comments to date
Warrington Civic Society – no comments to date

Observations

Impact on Heritage
The proposed works to the roof are required to address the deterioration to some parts of the fabric of the building, principally the roof coverings, concrete fascia’s and soffits and also the rainwater goods and roof lights.

Some of the work that has been specified in the submission has already been granted consent under an earlier application.

It is proposed to re-cover the existing flat roofs which currently have either a bituminous or an asphalt covering. This covering will be removed and replaced with a new roofing felt system with insulation underneath.

Leadwork will be repaired or replaced where necessary.

Slates will be re-laid and leadwork repaired on the roof. Where insufficient slates are available, these will be replaced like for like.

The scheme also includes replacement roof lights and the repair of the two existing roof lanterns. The rectangular glazed roof lantern over the staircase is referred to in the listing.

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Scaffolding will be free standing with tie backs to windows were required. The upstand to the new roof lantern is to be built up in timber with a softwood internal trim, painted white to match the internal decorations. The metal railings to the porch will be refurbished, including the removal of rust using traditional methods and re-painting.

Traditional lead flashings will be used and any damage to the building resulting from the works will be made good [controlled by condition].

The existing cast iron rainwater goods [rwg] on the listed building, shall be retained and only replaced where they are beyond repair. Replacement should be on a like for like basis, to match the existing.

The proposed works would have a minimal impact on the listed building and its setting, provided that the works are carried out sensitively and the aforementioned traditional materials are used. The works will allow the continued occupation of the building thereby ensuring its survival and upkeep.

The scheme would ensure that the significance of the listed building is retained and the proposal would accord with section 66 of the Planning [Listed Building and Conservation Areas] Act 1990.

**Recommendation**

Approve subject to Conditions

**Conditions & Reasons**

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

   (a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on 10/7/2017 and 29/9/2017
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Standard Detail and Lead Spout and Hopper Detail J11B
Upstand Detail - A13B
Detail to pitched roof - A15A
Welted Drip to external gutter - C06aC
Edge detail timber kerb with new GRP trim- D01D
Detail through Gutter/chute - J11A

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

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

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

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

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

4. Any works to the external elevations, or internal architectural detailing on the Listed Building shall be made good using matching and where available original materials.

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

5. The rainwater goods on the listed buildings shall be retained and repaired where necessary. Where new rain water goods are required, the profile and decorative finish of the proposed rainwater goods shall match the existing rain water goods which they are intended to replace.

Reason: To safeguard the setting of this Grade II listed building in accordance with policy QE8 of the Warrington Core Strategy.
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Location Plan Identifying the relevant areas covered by the current scheme.
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DEVELOPMENT CONTROL COMMITTEE DATE 11-Oct-2017

ITEM 5

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<th>Application Number:</th>
<th>2017/30791</th>
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<tr>
<td>Location:</td>
<td>Walton Hall, Walton Hall Gardens, Walton Lea Road, Walton, Warrington, WA4 6SN</td>
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<tr>
<td>Ward:</td>
<td>Appleton</td>
</tr>
<tr>
<td>Development</td>
<td>Change of use - Proposed change of use of the ground floor interpretation area to be used as a retail space (Use Class A1) and the first floor for Community Use [Use Class D1 &amp; D2], Installation of a platform lift at the back of the cafe to enable access to the upstairs room.</td>
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<tr>
<td>Date Registered:</td>
<td>13-Jul-2017</td>
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<td>Applicant:</td>
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<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>06-Sep-2017</td>
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Reason for Referral to Committee

Walton Hall and its estate, is owned, maintained and managed by Warrington Borough Council.

Human Rights

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

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

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

Site

The application site is located in Higher Walton and forms part of the Walton Estate, it is accessed via Walton Lea Road.
The site boundaries are formed by Walton Lea Road to the North, Houghs Lane to the East and Walton Hall Golf Club to the South and West off Park Lane.

The building is positioned on the edge of Walton Hall Estate, close to the entrance to the parkland and forms part of the original stable buildings. The stables date from approximately 1830 and are referred to as the Heritage Yard. The application relates to the northern stable block only.

Walton Hall is Grade II listed. The collection of buildings are curtilage listed structures. The site is located in the Green Belt.

There are some residential properties in and around the Estate, the closest being located on the eastern boundary of the ‘conservatory complex’, Bridge House which is Grade II listed.

Proposals

The ground floor of the building is currently used as a café and interpretation area and the first floor is used as an area for general storage with occasional mess facilities for volunteers.

Planning permission is sought for the change of use of that part of the ground floor that is currently used as an interpretation centre, to retail use [area of 35 square metres] and the retention of the café at ground floor level. In addition, it is proposed that the first floor is used for community activities. In order to accommodate the new uses, the building will require upgrading and refurbishment in order to meet modern standards.

In summary, the proposals include;
- The installation of a lift, to include internal modifications.
- Modifications to the existing external staircase to make it safe and compliant
- Provision of internal glazing to the existing slit vent holes
- Glazing of the hayloft door
- Internal boarding and insulation of the roof
- Removal of internal partitions at first floor level [later additions]
- General repairs and refurbishment; replacement of roof tiles; repairs to brick work, redecoration; new flooring; provision / update of lighting and power to first floor.

Planning History

The Walton Hall Estate has been the subject of a number of planning applications since the mid 1970’s, more recent relevant applications include;

2012/19541 - Application for listed building consent for conversion of shop and museum to café. Approved subject to conditions.
Planning Policies

National Planning Policy Framework
Chapter 12 – Conserving and enhancing the Historic Environment.
Chapter 9 – Protecting the Green Belt.
Chapter 8 – Promoting Healthy Communities.

Core Strategy
Policy CC3 – Walton Hall Estate
Policy PV5 – Enhancing the Town Centre Economy
Policy QE8 – Historic Environment
Policy CS5 – Green Belt.
Policy PV7 – Promoting the Visitor Economy

Supplementary Planning Documents
Design & construction SPD

Notification Responses

Parish Council – no objections.
Neighbours – no comments to date.

Consultation Responses

Environmental Protection – No objections.

Highways – no objections. The scheme would not result in any noticeable highway impact. There is existing car parking provision and an established servicing route, although for the scale and nature of the development, this would not be an onerous requirement.

Observations

Principle of Development
The current scheme is intended to provide a refurbishment and upgrade of an existing building on the Estate, with a view to improving access particularly to the first floor of the building. The building which sits on the northern side of the courtyard forms part of the Heritage Yard and along with the other buildings that make up the courtyard, they were historically used for stabling and associated uses.
A stable block forms the southern side of the courtyard. The individual stables have, over a period of years and on a seasonal basis, been used for the sale and display of craft items, paintings, photographs etc. The café that is now housed in the northern stable range also previously included an A1 retail element.

It is proposed to reintroduce the retail use at ground floor level. The layout and access points would permit either the creation of an independent unit, operating separately to the café or as an extension of the goods and services currently on offer at the café. The extent of the retail space is 35 square metres. It is proposed that the type of retail use would be ancillary to the operation of the estate as a public park and community facility. It will not be a destination in its own right. It is intended to provide items for visitors to the park to purchase to enhance their visit and its operational hours will reflect those of the café use.

Policy PV5 identifies the Town Centre as the focus for office, retail, leisure and recreational facilities, as well as arts, tourism and culture developments. Proposals for these uses that are proposed outside of the Town Centre need to be justified.

Policy CC3 supports development proposals at Walton Hall Estate, subject to detailed criteria. The current scheme would accord with this policy in the following respects;

- It would preserve public access to the Estate and would permit access to those parts of the building, that are currently inaccessible, as a result of the installation of an internal lift and upgraded external staircase.
- It would preserve and enhance the primary function of the Estate as a sport, recreation, leisure and hospitality destination, by reinvigoration the wider estate and by becoming a focus of community activity.
- It would not conflict with the tranquil setting of the gardens as the uses are primarily contained within the enclosed yard areas, close to the site entrance, thereby limiting any potential adverse impact on the wider parkland.
- The scheme would make the best use of existing buildings.
- The development would improve the quality and range of amenities to diversify interest for visitors.

This policy also supports proposals for uses other than recreation, leisure and hospitality, provided that they are ancillary in nature and appropriate in scale and where proven critical to supporting the Estate to become financially self-sustaining.

Policy PV7 recognises that Walton Hall is a key attraction that contributes to tourism in the borough and the local economy, including attracting visitors from outside of the borough. The policy supports the provision of new visitor attractions and facilities subject to them being appropriate in their scale and
nature to their location and they are accessible by public transport.

The conservatory range project that has recently been given consent, is to include the provision of interpretation facilities for the site. This element of the existing use would not therefore be lost but would be presented in a more interactive way, for members of the public to enjoy.

Given the scale of the proposed uses; their ancillary nature in terms of the operation of the wider site; the positive benefit that would accrue to the heritage asset as a result of its occupation and maintenance, and the positive contribution to the vitality and viability of the wider Estate and the tourism and visitor economy, the scheme is considered to be acceptable and would not have an adverse impact on the vitality and viability of the Town Centre.

Heritage
Policy QE8 – The Council seek to recognise the significance of heritage assets by identifying their positive influence on the character of the environment and an area’s sense of place; their ability to contribute to economic activity and act as a catalyst for regeneration.

The scheme would ensure that part of this important range of out buildings within the Estate complex would be sensitively repaired, refurbished, upgraded and brought back into viable use. The works, once completed, would make a positive contribution to the character and distinctiveness of the area and its reuse is likely to result in wider social, cultural, economic and environmental benefits, providing opportunities to support the regeneration of the estate.

Clear benefits of the project would include:
- Protect the heritage – Seeking to repair damage and to ensure appropriate future maintenance.
- Adapt for, and allowing access for public enjoyment.
- Adapt for accessibility – Seeking to provide disabled access to all areas (including the first floor) by means of the installation of an internal lift and improvements to the external stair.
- Securing the future of the building which would be viable for the foreseeable period without major change or addition.
- Conversion of the building without compromising the architectural character and historic fabric.
- No adverse impact on setting of the building or adjacent listed buildings.
- Avoidance of the fragmentation of the asset and the long term management of the buildings.

The new use is considered to be compatible with the listed structure and represents a viable and sustainable use of the building.
Green Belt
The application site is located within the Green Belt wherein strict policies apply to ensure that inappropriate development is not allowed as this is considered to be harmful to the Green Belt.

The policy identifies those types of development that are considered to be appropriate, subject to the preservation of openness and provided that they do not conflict with the five purposes of including land in the Green Belt. This includes the re-use of buildings provided that the buildings are of permanent and substantial construction.

The applicant has submitted a structural report that confirms that the building is of permanent and substantial construction. The building is two storeys in height and of brick construction and is connected at the western end to a single storey building. The building is considered to be in good structural condition however further assessment will be required in order to ensure that the structure can be structurally adapted to accommodate the new uses and the installation of the lift. These matters can be controlled by condition, to ensure that in the event that works to the fabric of the building are required, they can be satisfactorily achieved without resulting in detriment to this heritage asset.

The proposed scheme would accord with the five purposes and the fundamental aim of Green belt policy which is to prevent urban sprawl by keeping land permanently open.

Residential Amenity
The following hours of opening have been proposed by the applicant; Retail Unit – the opening hours would be linked to the opening hours of the café;

- 11.00 to 15.00 during school term time
- 10.00 to 16.00 during school holidays and weekends.

The first floor ‘community space’ would be available for hire by groups between 9.00 and 22.00.

It is proposed to condition the operation of the retail and community use as follows;
The community use hereby permitted shall not be open to customers except between the hours of [9.00 and 22.00]. These hours of operation would allow use of the community facility in the evenings. The scale and nature of the use of the building is unlikely to result in noise and disturbance to local residents.

Conclusion
The proposal would accord with the NPPF, in that it represents part of a larger positive strategy for the conservation and enjoyment of the historic environment of the Walton Estate; it will secure social, cultural, economic and environmental benefits, would act as a catalyst for regeneration and would accord with Policies CC3, PV7 and QE8 of the Warrington Core Strategy.
This proposal seeks to repair, upgrade and conserve the building in a sympathetic manner, retaining as much of the historic fabric and character of the buildings as possible. This will help to retain the building’s significance, particularly when viewed in the context of the wider functioning of the estate.

The proposal would accord with section 66 of The Planning[Listed Buildings and Conservation Areas] Act 1990 in that it would preserve the curtilage listed building; features of special architectural or historic interest which they possess and their setting. It would also preserve the setting of the Grade II listed Walton Hall.

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 13/7/2017 and 26/9/2017
   (b) Submitted drawing No's:
       Floor Plans - PMS07376-02
       Elevations - PMS07376-03
       received on 13/7/2017.
       Floor Layout Plan receieved 26/9/2017.

   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. Prior to works commencing on site a full schedule of works with detailed specifications shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include:
   1. Details of the lift to be installed and method of installation
   2. Details of the glazing to the vent slots
   3. Details of the boxing in of the hoist and method of installation.
   4. Details of the staircase upgrade.
5. Details of new doors.
6. Details of the installation of services [power/ lighting/intuder and fire alarm systems]
7. Details of any structural alteration/ reinforcements to the building required in association with the implementation of the change of use of the building.
8. Details of any proposed roof boarding and insulation to the roof.

Reason: In order to ensure a satisfactory form of development and as inadequate details of these matters have been submitted with the application and to comply with Policy QE7 and QE8 of the Warrington Core Strategy, NPPF and Warrington SPD: Design and Construction.

4. Any repairs to external brickwork shall be carried out by hand for individual brick replacements. Replacement bricks must match the original in size, colour, texture and bond. Prior to commencement of repairs precise areas of brickwork and numbers of individual bricks to be replaced shall be agreed and approved in writing by the local planning authority. All new mortar shall match the original in composition, texture, colour and joint thickness. Mortar mixes shall be to the approval of the local planning authority.

Reason: To ensure the use of appropriate materials to preserve the character and appearance of the Listed Building and to comply with Policy QE7 and QE8 of the Warrington Core Strategy and the NPPF.

5. The community use hereby permitted shall not be open to customers except between the hours of [9.00 and 22.00]. The retail use hereby permitted shall be linked to the opening hours of the café;
   11.00 to 15.00 during school term time
   10.00 to 16.00 during school holidays and weekends.

Reason: To ensure that the retail use remains ancillary to the functioning and use of the Estate and do not undermine public access thereto. This is to comply with Policy CC3 of the Warrington Core Strategy, Warrington SPD: Environmental Protection and Warrington SPD: Design and Construction.

6. Any repair/re-roofing of the building shall be carried out using the existing tiles/slates and any shortfall made up with tiles/slates of matching size colour and type. Method of fixings, and samples of tiles/slates proposed to make up any shortfall, shall be submitted to and approved in writing by the Local Planning Authority before work commences.

Reason: To preserve the character and appearance of the Listed Building and to comply with Policy QE7 and QE8 of the Warrington
Core Strategy and the NPPF.

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

For the avoidance of doubt calculated rated noise levels from any externally mounted plant or equipment at the boundary of the nearest noise residential property should not exceed the existing background level in accordance with the results of a BS4142:2014 noise assessment.

Reason: To prevent an increase in background noise levels and protect the amenity of any residents.

In accordance with: Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); and Paragraph 123 of the National Planning Policy Framework (March 2012); and Section 6 of the Environmental Protection Supplementary Planning Document (May 2013)
Appendix 1 – Drawings

Location Plan

Elevation

Internal location of lift builders work for ceiling and pit

Space size:
width - 1500mm
depth - 1600mm
pit depth - 50mm

C4 & A5

Now doors create additional door C2

*Area of roof tiles to be checked. Includes other side, assume 10% for replacement. C1

Staircase to be repaired and made compliant for use. Can mirror other staircase C3
Floor layout
Appendix 2 – Photographs of Site

Courtyard Elevation of Northern Stable Block in Heritage Yard.
Single Storey part of the building currently housing the interpretation centre.
DEVELOPMENT CONTROL COMMITTEE DATE 11-Oct-2017

ITEM 6

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<tr>
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<tr>
<td>Ward:</td>
<td>Appleton</td>
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<tr>
<td>Development</td>
<td>Listed Building - Listed Building application for Proposed development to the interior of the Walton Heritage Yard Building for Proposed change of use of the ground floor to be used as a retail space (Use Class A1) and the first floor for Community Use [Use Class D1 &amp; D2]. Installation of a platform lift at the back of the cafe to enable access to the upstairs room. Remove a temporary structure that is built inside the room.</td>
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<td>Date Registered:</td>
<td>13-Jul-2017</td>
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<tr>
<td>Applicant:</td>
<td>Warrington Borough Council, Economic Growth &amp; Regeneration</td>
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<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>06-Sep-2017</td>
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Reason for Referral to Committee

Walton Hall and its estate, is owned, maintained and managed by Warrington Borough Council.

Human Rights

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

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

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

The application site is located in Higher Walton and forms part of the Walton Estate, it is accessed via Walton Lea Road. The site boundaries are formed by Walton Lea Road to the North, Houghs Lane to the East and Walton Hall Golf Club to the South and West off Park Lane.

The building is positioned on the edge of Walton Hall Estate, close to the entrance to the parkland and forms part of the original stable buildings. The stables date from approximately 1830 and are referred to as the Heritage Yard. The application relates to the northern stable block only.

Walton Hall is Grade II listed. The collection of buildings are curtilage listed structures, including the building which is the subject of this listed building application.

The site is located in the Green Belt. There are some residential properties in and around the Estate, the closest being located on the eastern boundary of the 'conservatory complex', Bridge House which is Grade II listed.

Proposals

The ground floor of the building is currently used as a café and interpretation area and the first floor is used as an area for general storage with occasional mess facilities for volunteers.

Listed Building consent is sought for the alterations to the fabric of the building that are required in order to accommodate the proposed change of use to retail and community use on the ground and first floors respectively. The building will require upgrading and refurbishment in order to meet modern standards. This will include the following;

- The installation of a lift, to include internal modifications.
- Modifications to the existing external staircase to make it safe and compliant
- Provision of internal glazing to the existing slit vent holes
- Glazing of the hayloft door
- Internal boarding and insulation of the roof
- Removal of internal partitions at first floor level [later additions]
- General repairs and refurbishment; replacement of roof tiles; repairs to brick work, redecoration; new flooring; provision / update of lighting and power to first floor.

The scheme also includes the removal of some internal partitioning at first floor level. The partitioning has been used to create a small office area and is of poor quality and does not include original fabric. The partitioning also reduces the amount of light permeating the rest of the floor as it screen one of only two windows available at first floor level. The removal of the partitioning would not have an adverse impact on the significance of the building.
Planning History

The Walton Hall Estate has been the subject of a number of planning applications since the mid 1970’s, more recent relevant applications include;

2012/19541 - Application for listed building consent for conversion of shop and museum to café. Approved subject to conditions.

2016/29426 & 7 Planning and Listed Building applications for the conversion, repair and refurbishment of the shippon, vinery, potting sheds, lean-to-sheds and glass houses of Walton Estate. Approved

201730791- Change of Use of the ground floor to a retail space and first floor community use. Installation of a platform lift, at the back of the café to enable access to the upstairs room. Decision pending – Development Management Committee 11/10/2017.

Planning Policies

National Planning Policy Framework
Chapter 12 – Conserving and Enhancing the Historic Environment.

Core Strategy
Policy CC3 – Walton Hall Estate
Policy QE8 – Historic Environment
Policy PV7 – Promoting the Visitor Economy

Supplementary Planning Documents
Design and Construction SPD

Notification Responses

Parish Council – no objections.
Neighbours – no comments to date.

Consultation Responses

Historic England – does not fall within their remit for comment.

Amenity Societies – no comments received.

Warrington Civic Society – no comments received.

Observations

Principle of Development
The current scheme is intended to provide a refurbishment and upgrade of an existing building on the Estate, with a view to improving access particularly to the first floor of the building. The building which sits on the northern side of the courtyard forms part of the Heritage Yard and along with the other buildings
that make up the courtyard, they were historically used for stabling and associated uses.

A stable block forms the southern side of the courtyard. The individual stables have, over a period of years and on a seasonal basis, been used for the sale and display of craft items, paintings, photographs etc. The café that is now housed in the northern stable range also previously included an A1 retail element.

It is proposed to reintroduce the retail use at ground floor level. The layout and access points would permit either the creation of an independent unit, operating separately to the café or as an extension of the goods and services currently on offer at the café. The extent of the retail space is 35 square metres. It is proposed that the type of retail use would be ancillary to the operation of the estate as a public park and community facility. It will not be a destination in its own right. It is intended to provide items for visitors to the park to purchase to enhance their visit.

Given the scale of the retail use; its ancillary nature in terms of the operation of the wider site; the positive benefit that would accrue to the heritage asset as a result of its occupation and maintenance, and the positive contribution to the vitality and viability of the wider Estate and the tourism and visitor economy, this element of the scheme is considered to be acceptable.

Policy CC3 supports development proposals at Walton Hall Estate, subject to detailed criteria. The current scheme would accord with this policy in the following respects;

• It would preserve public access to the Estate and would permit access to those parts of the building, that are currently inaccessible, as a result of the installation of an internal lift and upgraded external staircase.
• It would preserve and enhance the primary function of the Estate as a sport, recreation, leisure and hospitality destination, by reinvigoration the wider estate and by becoming a focus of community activity.
• It would not conflict with the tranquil setting of the gardens as the uses are primarily contained within the enclosed yard areas, close to the site entrance, thereby limiting any potential adverse impact on the wider parkland.
• The scheme would make the best use of existing buildings.
• The development would improve the quality and range of amenities to diversify interest for visitors.

This policy also supports proposals for uses other than recreation, leisure and hospitality, provided that they are ancillary in nature and appropriate in scale and where proven critical to supporting the Estate to become financially self-sustaining.

Policy PV7 recognises that Walton Hall is a key attraction that contributes to tourism in the borough and the local economy, including attracting visitors from outside of the borough. The policy supports the provision of new visitor
attractions and facilities subject to them being appropriate in their scale and nature to their location and they are accessible by public transport.

The conservatory range project that has recently been given consent, is to include the provision of interpretation facilities for the site. This element of the existing use would not therefore be lost but would be presented in a more interactive way, for members of the public to enjoy.

Heritage
It is important that listed buildings are retained and maintained and the best way to achieve this, is to keep them in active use. The most appropriate use of an historic building is often that for which it has been designed, it is accepted that new compatible uses for listed buildings should be found where they can no longer reasonably be expected to serve their original use and particularly where the integrity of the building fabric is under threat. The main aim should be to identify the best viable use that is compatible with the buildings fabric, setting and character.

Policy QE8 – The Council seek to recognise the significance of heritage assets by identifying their positive influence on the character of the environment and an area’s sense of place; their ability to contribute to economic activity and act as a catalyst for regeneration.

The scheme would ensure that part of this important range of outbuildings within the Estate complex would be sensitively repaired, refurbished, upgraded and brought back into viable use. The works, once completed, would make a positive contribution to the character and distinctiveness of the area and its reuse is likely to result in wider social, cultural, economic and environmental benefits, providing opportunities to support the regeneration of the estate.

Clear benefits of the project would include:
- Protect the heritage – Seeking to repair damage and to ensure appropriate future maintenance.
- Adapt for, and allowing access for public enjoyment.
- Adapt for accessibility – Seeking to provide disabled access to all areas (including the first floor) by means of the installation of an internal lift and improvements to the external stair to be achieved by minimum and sensitive intervention.
- Securing the future of the building which would be viable for the foreseeable period without major change or addition.
- Conversion of the building without compromising the architectural character and historic fabric.
- No adverse impact on setting of the building or adjacent listed buildings.
- Avoidance of the fragmentation of the asset and the long term management of the buildings.

The new use is considered to be compatible with the listed structure and represents a viable and sustainable use of the building.
Conclusion

This proposal seeks to repair, upgrade and conserve the building in a sympathetic manner, retaining as much of the historic fabric and character of the buildings as possible. This will help to retain the building's significance, particularly when viewed in the context of the wider functioning of the estate.

The proposal would accord with the NPPF, in that it represents part of a larger positive strategy for the conservation and enjoyment of the historic environment of the Walton Estate; it will secure social, cultural, economic and environmental benefits, would act as a catalyst for regeneration and would accord with Policies CC3, PV7 and QE8 of the Warrington Core Strategy.

The proposal would accord with section 66 of The Planning [Listed Buildings and Conservation Areas] Act 1990 in that it would preserve the curtilage listed building; features of special architectural or historic interest which they possess and their setting. It would also preserve the setting of the Grade II listed Walton Hall.

Recommendation

Approve subject to Conditions

Conditions & Reasons

1. The development shall be carried out in accordance with the following documents:
   
   (a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on 13/7/2017 and 26/9/2017.
   
   Floor Layout received 26/9/2017

   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.

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

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

3. Prior to works commencing on site a full schedule of works with
detailed specifications shall be submitted to and approved in writing by
the Local Planning Authority. The schedule shall include;
1. Details of the lift to be installed and method of installation
2. Details of the glazing to the vent slots
3. Details of the boxing in of the hoist and method of installation.
4. Details of the staircase upgrade.
5. Details of new doors.
6. Details of the installation of services [power/ lighting/intuder and fire
alarm systems]
7. Details of any structural alteration/ reinforcements to the building
required in association with the implementation of the change of use of
the building.
8. Details of any proposed roof boarding and insulation to the roof.
The development shall thereafter be constructed in accordance with
the details approved.

Reason: In order to ensure a satisfactory form of development, to
protect the heritage asset and as inadequate details of these matters
have been submitted with the application and to comply with Policy
QE7 and QE8 of the Warrington Core Strategy, NPPF and Warrington
SPD: Design and Construction.

4. Any repairs to external brickwork shall be carried out by hand for
individual brick replacements. Replacement bricks must match the
original in size, colour, texture and bond. Prior to commencement of
repairs precise areas of brickwork and numbers of individual bricks to
be replaced shall be agreed and approved in writing by the local
planning authority. All new mortar shall match the original in
composition, texture, colour and joint thickness. Mortar mixes shall be
to the approval of the local planning authority.

Reason: To ensure the use of appropriate materials to preserve the
classic and appearance of the Listed Building and to comply with
Policy QE7 and QE8 of the Warrington Core Strategy and the NPPF.

5. Any repair/re-roofing of the building shall be carried out using the
existing tiles/slates and any shortfall made up with tiles/slates of
matching size colour and type. Method of fixings, and samples of
tiles/slates proposed to make up any shortfall, shall be submitted to
and approved in writing by the Local Planning Authority before work
commences.

Reason: To preserve the character and appearance of the Listed
Building and to comply with Policy QE7 and QE8 of the Warrington
Core Strategy and the NPPF.
Appendix 1 – Drawings

Location Plan

Elevation

Internal location of lift builders work for ceiling and pit

Space size:
width - 1500mm
depth - 1600mm
pit depth - 50mm

Now doors create additional door C2

*Area of roof tiles to be checked. Includes other side, assume 10% for replacement. C1

Staircase to be repaired and made compliant for use. Can mirror other staircase C3
Floor layout
Appendix 2 – Photographs of Site

Courtyard Elevation of Northern Stable Block in Heritage Yard.

Single Storey part of the building currently housing the interpretation centre.
### DEVELOPMENT CONTROL COMMITTEE DATE 11-Oct-2017

**ITEM 7**

<table>
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<th>Application Number:</th>
<th>2017/31027</th>
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<tr>
<td>Location:</td>
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<tr>
<td>Ward:</td>
<td>Lymm South</td>
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<tr>
<td>Development</td>
<td>Full Planning – Proposed change of use from mixed use C3 (Dwelling House) and D1 (Children’s Nursery) to D1 (Children’s Day Nursery), demolition of existing detached garage, extension to opening hours (from 8:00am to 6:00pm to 7:30am to 6:00pm) and increase maximum number of child places (from 50 to 60).</td>
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<tr>
<td>Date Registered:</td>
<td>14-Aug-2017</td>
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<tr>
<td>Applicant:</td>
<td>Mr King</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>08-Oct-2017</td>
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**Reason for Referral**

Lymm Parish Council objects to the application.

**Human Rights**

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

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

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

**Site and Proposal**

The application site comprises of 53 Pepper Street ‘The Rosebank Centre’ which is a large detached two storey property with modern single storey extensions to the rear.
The property is in mixed use as a children’s day nursery and dwelling house. The children’s day nursery was established in 1991 and has permission to accommodate up to 50 children with operating hours of 8:00am to 6:00pm.

This application seeks planning permission to increase the number of children to 60, extend the morning opening hours by 30 minutes to 7:30am and change the use of the remaining residential element of the site to children’s day nursery.

No external changes are proposed to the property itself. The existing domestic front garden serving the dwelling would be changed to an outdoor area associated with enlarged nursery. Internally, the parts of the property in residential use would be changed to activity rooms (x2) and a serving room at ground floor level whilst the first floor rooms would be changed to offices (x3) and storage rooms (x3).

The plans also propose the creation of 3 additional parking spaces facilitated by the demolition of a detached garage located at the rear of the site. Facilities for staff cycle storage are also proposed within the site.

**Relevant Planning History**

2010/16389 - Application for non-material amendment to permission 2009/15207 (reduction in depth and height of rear extension and addition of access door to North elevation) – Approved 8th June 2010

2009/15207 - Proposed single storey rear extension & side conservatory – Approved 30th October 2009

A01/43132 – Variation of condition 3 on planning application 96/35093 to restrict the maximum number of child places from 40 to 50 – Approved 1st October 2001

98/38484 – Variation of condition (P/A 96/35093) to extend the opening hours from 9:15am to 5:00pm to 8:00AM to 6:00PM – Approved 9th October 1998

96/35093 – Proposed extension to provide playroom & variation of conditions of hours of operation from 9:30am – 2:45pm to 9:15am – 5:00pm, number of children from 25 to 40, and removal of condition on separation of garden area – 25th September 1996

91/26893 – Change of use of vacant children’s home to single residential dwelling with pre-school activity centre – Approved 27th February 1991

**Planning Policies**

National Planning Policy Framework

Core planning principles
Chapter 4 – Promoting sustainable transport
Chapter 7 – Requiring Good Design

Local Plan Core Strategy

CS1 Overall Spatial Strategy – Deliver Sustainable Development
CS2 Overall Spatial Strategy - Distribution of Development
SN6 Sustaining the Local Economy and Services
QE6 Environment and Amenity Protection
QE7 Ensuring a High Quality Place
MP1 Transport Principles
MP7 Transport Assessments and Travel Plans
CC1 Inset and Green Belt Settlements

Supplementary Planning Documents

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

Consultation Responses

WBC Highways – No objections subject to conditions.

Environmental Protection – No objections, advice is summarised in main report.

Notification Responses

Lymm Parish Council – Object - Pepper Street is already a congested road and opening the nursery from 7:30am is considered to be too early for a high density residential area. This will also cause a nuisance for local residents and there is also considered to be a lack of car parking provision for staff.

Ward Councillor (s) - No response.

Neighbours – One objection:
- The proposal will add to the existing traffic problems during school terms times
- Local residents already suffer from traffic congestion, random parking and noise caused by car doors closing associated with Ravenbank Community Primary School and Ravenbank Nursery
- During peak times, it is impossible to drive out of Pepper Street without experiencing delays
- High traffic volumes are not just limited to peak times as the nurseries, primary school and after school clubs result in high volumes of traffic from 8am through to 5/6pm in the evening
- Indiscriminate parking is a problem which is exacerbated by parking opposite the car park and entrance to Pepper Street
Observations

Principle

Within villages, new build development, conversions and redevelopment proposals are acceptable in principle subject to national policy, and are sustainable in terms of Core Strategy policy CS1. Given the nature of this application – and that it relates to a long established children’s day nursery - there are no objections in principle.

Character and Appearance

No changes are proposed to the property itself. The only change externally will be the creation of three additional car parking spaces at the back of the site. The existing outdoor space associated with the childrens day nursery will also be extended by incorporating the front ‘domestic’ garden associated with the residential part of the site although no physical changes are proposed.

Impact on Living Conditions

The application site is surrounded by residential properties - being bounded directly to the west by residential uses. To the east and north, a public footpath runs along the boundary beyond which are residential properties. Pepper Street is to the south of the site. The existing outdoor space is bounded by the building to the north and west, existing garden to the south and public right of way to the east.

Children’s day nurseries can often be a source of noise arising from play and learning activities undertaken outdoors although WBC Environmental Protection advise that their records, which date back to 2009, show that the site has not been the subject of noise complaints.

This indicates that the nursery is well established and accepted in its location and/or that it is well managed whereby appropriate controls are in place to limit excessive noise arising from the learning activities undertaken at the site.

The plans propose increasing the outdoor space by incorporating the front domestic garden area into the nursery. The boundary of this part of the site is with Pepper Street and the driveway providing access to the rear of the site bounds it to the west. The boundary with Pepper Street is well established by virtue of existing planting and fencing. The site boundary with the adjoining property to the west comprises a brick wall which is approximately 2 meters high and beyond the driveway which leads to the rear of the application site. Within the application site, the boundary of the garden with the driveway is demarcated by a mid height timber fence. To the east is a public right of way which is demarcated by an established boundary. Changing the use of the front garden does not therefore give rise to concerns regarding noise impacts on adjoining properties.

Whilst the increase in numbers from 50 to 60 is likely to create some
additional noise, once the site is operating at the increased capacity, the comparative increase in noise when compared against the site operating with 50 children is unlikely to be significantly different.

With regards to the extended opening hours in the morning, WBC Environmental Protection do not raise any issues or concerns with this element of the application.

Overall, the proposal is considered to be acceptable subject to conditions restricting the maximum number of children to 60 and operating hours to between 7:30am and 6:00pm. It is considered the proposals comply with Policy CS1 and QE6.

Parking and Access Matters

Currently, the parking within the site is somewhat ad hoc and no spaces are marked out or designated. Of the 6 spaces available, the applicant advises that the existing residential element of the site takes up 3 spaces whilst there are 3 spaces available for staff.

The application proposes making 6 spaces available for staff parking. The spaces also meet the dimensions required by the Standards for Parking in New Development SPD. This will lead to a net increase of 4 spaces available to staff on site - which is sufficient to meet the needs of the increased staff numbers. This would prevent or reduce the demand for additional on street staff parking. The applicant will also provide a shelter for 6 cycles - which would also accord with the Council’s standards.

The site operates without specific drop-off facilities within the site - and none are proposed. The applicant considers that drop-off provision would raise pedestrian safety issues for users of Pepper Street. Furthermore, based on the limited space available within the site, it is unlikely a drop off area could be created.

Drop-offs are therefore undertaken on the public highway. As stated, the applicant has now reduced the proposed increase in child places from 65 to 60 so the impact of these extra 10 spaces is potentially 20 extra trips per day based on a worst case scenario wherein all children are dropped off by car.

The applicant has provided survey data which shows that most children arrive before 8:15am and only 10% arrive between 8:30am and 9:00am. The applicant’s survey data also supports the assertion that on street parking is readily available before 8.30am and limited thereafter when Ravenbank School opens at 8:40am.

The objection from the Parish Council and local resident are noted and it is clear that at peak times, Pepper Street experiences significant traffic flows and parking congestion problems. However, it has to be borne in mind that a large proportion of this can be attributed to Ravenbank School and Ravenbank Nursery which is School located at the very eastern end of
Pepper Street.

WBC Highways have considered the additional information provided by the application and do not raise objections to the application. Overall, taking into account the available information on existing traffic flows and the parking situation on Pepper Street, it is not considered that allowing a further 10 children to attend the nursery and extending the morning opening times would cause such detriment to highway safety that planning permission should be refused.

Allowing the site to operate from 7.30am would allow drop-offs to be spread over a greater time period in the morning, which is considered the most critical of the peak times.

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 and Design and Access Statement received on 14th August 2017

   (b) Dwg No. PP-06221211 (Existing Floor Plans) received on 14th August 2017.

   (c) Dwg No. PP-06221211 (Proposed Site/Floor Plans) received on 11th September 2017.

   (d) The Highways Statement received on 22nd September 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 childrens day nursery hereby permitted shall only operate between the hours of 7.30am to 6.00pm on Mondays to Fridays. There shall be no operation of the childrens day nursery on Saturdays and Sundays.
Reason: In order to protect the amenity of adjoining residents, in the interests of highway safety and in accordance with Policy CS1, QE6, MP1 and MP7 of the Warrington Local Plan Core Strategy and the Warrington SPD: Environmental Protection.

4. A maximum number of 60 children shall be allowed to attend the children's day nursery at any one time.

   Reason: In order to protect the amenity of adjoining residents, in the interests of highway safety and in accordance with Policy CS1, QE6, MP1 and MP7 of the Warrington Local Plan Core Strategy and the Warrington SPD: Environmental Protection.

5. Prior to the implementation of any elements of the permission hereby granted, namely; 7:30am opening time, increased child places or change of use of the dwelling to children’s day nursery, car parking shall be provided and made available for use in accordance with an amended Proposed Floor Plans (Dwg No. PP-06221211) drawing detailing parking spaces to the dimensions specified in the Council’s SPD: Standards for Parking in New Development which has first been submitted to and approved in writing by the Local Planning Authority. The parking spaces shall be retained and maintained as such at all times thereafter.

   Reason: The car parking spaces detailed on the submitted plan are not to the correct dimensions, to ensure on-site car parking is useable, in order to ensure that there is adequate car parking on the site in the interests of highway safety, in accordance with Policy QE6 and MP1 of the Warrington Local Plan Core Strategy and the Council’s car parking standards (Warrington SPD: Standards for Parking in new Development).

6. Prior to the implementation of any elements of the permission hereby granted, namely; 7:30am opening time, increased child places or change of use of the dwelling to children’s day nursery, cycle stands or secured covered cycle storage space shall be provided for 6 pedal cycles in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. Cycle stands/storage 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.
Appendix 1 – Proposed Site Plan
Appendix 2 – Site Photographs

View at rear of site showing garage to be demolished

View along driveway towards rear of site
View of site from Pepper Street
<table>
<thead>
<tr>
<th>Decision date</th>
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<tbody>
<tr>
<td>13/09/2017</td>
<td>2017/30361</td>
<td>TELFORD, CHESTER ROAD, WARRINGTON, WA4 5LP</td>
<td>Householder-Demolition of Garage, Conservatory and Annex, Erection of single and Double Storey Side Extension</td>
<td>Refused</td>
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<tr>
<td>13/09/2017</td>
<td>2017/30864</td>
<td>10, SHEPPERTON CLOSE, APPLETON, WARRINGTON, WA4 5JZ</td>
<td>Lawful Development Certificate - Proposed rear flat roof extension</td>
<td>Approved</td>
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<tr>
<td>14/09/2017</td>
<td>2017/30878</td>
<td>BYREWORTH, WINDMILL LANE, APPLETON, WARRINGTON, WA4 5JN</td>
<td>Householder - Proposed demolition and re-building of existing garage including proposed bedroom over.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/09/2017</td>
<td>2017/31091</td>
<td>Stretton View Farm, Moss Hall Lane, Stretton, Warrington, WA4 4QR</td>
<td>Prior Notification of agricultural or forestry development - Proposed agricultural building to store farm equipment</td>
<td>Prior Approval Not Required</td>
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<tr>
<td>15/09/2017</td>
<td>2017/30543</td>
<td>1, SHEPCROFT COTTAGES, SHEPCROFT LANE, APPLETON, WARRINGTON, WA4 5PN</td>
<td>Householder - Proposed single storey rear extension with ridged roof and two storey side extension with gable end roof</td>
<td>Approved with Conditions</td>
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<tr>
<td>19/09/2017</td>
<td>2017/30972</td>
<td>65, BEAMISH CLOSE, STRETTON, WARRINGTON, WA4 5RJ</td>
<td>Householder - Proposed single storey side and rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/09/2017</td>
<td>2017/30979</td>
<td>Woodbridge, Chester Road, Warrington, WA4 5LP</td>
<td>Householder - Proposed single storey to side and rear, two storey to side and detached garage</td>
<td>Withdrawn</td>
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<tr>
<td>20/09/2017</td>
<td>2017/30973</td>
<td>THE SHOP, WARRINGTON ROAD, HATTON, WARRINGTON, WA4 5NU</td>
<td>Householder - Proposed two storey rear extension including balcony</td>
<td>Refused</td>
</tr>
<tr>
<td>20/09/2017</td>
<td>2017/30911</td>
<td>115, BEAMISH CLOSE, STRETTON, WARRINGTON, WA4 5RJ</td>
<td>Lawful Development Certificate - Proposed single storey rear extension</td>
<td>Approved</td>
</tr>
<tr>
<td>22/09/2017</td>
<td>2017/30931</td>
<td>19, GOOSE LANE, HATTON, WARRINGTON, WA4 5PA</td>
<td>Lawful Development Certificate- Proposed hip to gable dormer loft conversion</td>
<td>Approved</td>
</tr>
<tr>
<td>26/09/2017</td>
<td>2017/30933</td>
<td>19, GOOSE LANE, HATTON, WARRINGTON, WA4 5PA</td>
<td>Householder-Proposed front entrance porch. Proposed single storey side and rear extension. Internal and external alterations. Proposed new access from Goose Lane.</td>
<td>Approved with Conditions</td>
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## Delegated Decisions

**Appleton**

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<tr>
<td>26/09/2017</td>
<td>2017/31054</td>
<td>7, LYONS LANE, APPLETON, WARRINGTON, WA4 5JG</td>
<td>Householder - Proposed first floor balcony to rear</td>
<td>Approved with Conditions</td>
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<tr>
<td>26/09/2017</td>
<td>2017/30924</td>
<td>17, SHEPPERTON CLOSE, APPLETON, WARRINGTON, WA4 5JZ</td>
<td>Householder - Proposed single-storey front extension and two storey rear extension.</td>
<td>Approved with Conditions</td>
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<tr>
<td>26/09/2017</td>
<td>2017/30993</td>
<td>BRIDGEWATER HIGH LOWER SCHOOL, HALL DRIVE, APPLETON, WARRINGTON, WA4 5JL</td>
<td>Full Planning - Proposed construction of a new single storey canopy to the main entrance to the Lower School Building</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/09/2017</td>
<td>2017/30907</td>
<td>Berry Wood, Land to the rear of, 8, Limeways, Appleton, Warrington, WA4 5FB</td>
<td>TPO - Proposed felling of Sycamore (S1) - The tree has a scar approximately 3-4m above ground level which shows signs of decay. No replacement tree planting is proposed because there are several young trees close by which will grow to fill the gap created from the removal of this tree.</td>
<td>Approved with Conditions</td>
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<tr>
<td>29/09/2017</td>
<td>2017/30947</td>
<td>31, WILLOW LANE, APPLETON, WARRINGTON, WA4 5EA</td>
<td>Householder - Proposed single storey rear extension and new entrance canopy</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>29/09/2017</td>
<td>2017/30981</td>
<td>142, OLD CHESTER ROAD, WALTON, WARRINGTON, WA4 6TG</td>
<td>Discharge of condition - Proposed discharge of condition 3 (Schedule of works) and Condition 4 (Structural survey) on previously approved application 2017/29604</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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</tbody>
</table>
# Delegated Decisions

## Bewsey and Whitecross

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<th>Decision date</th>
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<tbody>
<tr>
<td>11/09/2017</td>
<td>2017/31073</td>
<td>John Street, Warrington, WA2 7UB</td>
<td>Request for an EIA Screening Opinion: - Proposed mixed development Retail, residential and car park</td>
<td>Screening Opinion Issued</td>
</tr>
<tr>
<td>12/09/2017</td>
<td>2017/30937</td>
<td>83, EASTFORD ROAD, WARRINGTON, WA4 6EY</td>
<td>Removal of Condition - Application to remove Condition 4 (Obscured glazing to be used in the east elevation) on Planning Application 98/38101</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>13/09/2017</td>
<td>2017/29927</td>
<td>BREWHOUSE, BUTTERMATCH STREET, BEWSY AND WHITECROSS, WARRINGTON, WA1 2NL</td>
<td>Full Planning - Proposed Change of use to day nursery (Use Class D1) including external alterations to building and frontage area</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>13/09/2017</td>
<td>2017/29928</td>
<td>BREWHOUSE, BUTTERMATCH STREET, BEWSY AND WHITECROSS, WARRINGTON, WA1 2NL</td>
<td>Listed Building Consent - Proposed internal and external alterations to building and frontage area</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>13/09/2017</td>
<td>2017/30553</td>
<td>UNIT 7, PRIESTLEY BUSINESS CENTRE, PRIESTLEY STREET, BEWSY AND WHITECROSS, WARRINGTON, WA5 1TF</td>
<td>Change of Use - Proposed change of use of first floor from Children's Soft Play Centre (D2) to Nursery for twenty children (D1)</td>
<td>Withdrawn</td>
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<tr>
<td>20/09/2017</td>
<td>2017/31039</td>
<td>RYDERS OF WARRINGTON, ATHLONE ROAD, BEWSY AND WHITECROSS, WARRINGTON, WA2 8JJ</td>
<td>Discharge of Condition - Proposed discharge of Condition 3 (Characterisation, Remediation and Verification) and Condition 4 (Remediation and Verification, Contamination, Long term monitoring and maintenance) on previously approved application 2015/26153</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>22/09/2017</td>
<td>2017/30942</td>
<td>Hardstanding to the south of Kings Court, Scotland Road, Bewsey and Whitecross, WARRINGTON, WA1 2AF</td>
<td>Full Planning - Proposed single storey electric substation building</td>
<td>Approved with Conditions</td>
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<tr>
<td>22/09/2017</td>
<td>2017/30569</td>
<td>10, BRIDGE STREET, BEWSY AND WHITECROSS, WARRINGTON, WA1 2QW</td>
<td>Listed Building - Proposed External refurbishment of building to include, roof repairs, window repairs, rain water goods repairs/replacement and re-pointing of elevations. Repair/rebuilding of existing boundary wall. Repairs to rear hard surfacing to prevent water ingress to basement.</td>
<td>Cancelled</td>
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<td>25/09/2017</td>
<td>2017/30917</td>
<td>CLUB WIRED, MERSEY STREET, WARRINGTON, WA1 2BP</td>
<td>Variation of Condition - Application for variation of Condition 7 (time period for the submission of details of mechanical ventilation system) attached to planning permission 2016/27808 (Section 73 Determination).</td>
<td>Approved with Conditions</td>
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<tr>
<td>26/09/2017</td>
<td>2017/30753</td>
<td>67, BRIDGE STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2HJ</td>
<td>Full Planning - Retrospective application for the Sub-division of existing A5 unit, to create separate first floor residential unit, with a new access from front elevation.</td>
<td>Refused</td>
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<tr>
<td>26/09/2017</td>
<td>2017/31028</td>
<td>113, WELLFIELD STREET, WARRINGTON, WA5 1NR</td>
<td>Full Planning - Proposed change of use from 2 Bedroom dwelling to 2 no. flats including replacement windows and doors.</td>
<td>Approved with Conditions</td>
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<tr>
<td>27/09/2017</td>
<td>2017/30832</td>
<td>123, CHESTER ROAD, WARRINGTON, WA4 6ET</td>
<td>Householder - Proposed loft conversion and construction of dormer window to rear.</td>
<td>Refused</td>
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<tr>
<td>27/09/2017</td>
<td>2017/30950</td>
<td>FRIENDS MEETING HOUSE, ACADEMY PLACE, ACADEMY STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2NR</td>
<td>Full Planning - The proposed scheme is for the refurbishment of an existing extension of the Friends Meeting House in Warrington. A total of 23m sq. of internal space will be refurbished to include new WC, disabled WC and kitchen layout, as well as new pitched roof to extension.</td>
<td>Approved with Conditions</td>
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<tr>
<td>27/09/2017</td>
<td>2017/30951</td>
<td>FRIENDS MEETING HOUSE, ACADEMY PLACE, ACADEMY STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2NR</td>
<td>Listed Building - The proposed scheme is for the refurbishment of an existing extension of the Friends Meeting House in Warrington. A total of 23m sq. of internal space will be refurbished to include new WC, disabled WC and kitchen layout, as well as new pitched roof to extension.</td>
<td>Approved with Conditions</td>
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<td>29/09/2017</td>
<td>2017/31162</td>
<td>ROCK OIL CO, PRIESTLEY STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA5 1ST</td>
<td>Non Material Amendment - Proposed revision to application 2017/30121 to provide a single solution to the surface water drainage to serve the proposed car park.</td>
<td>Approved</td>
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<tr>
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<td>12/09/2017</td>
<td>2017/31098</td>
<td>80, BRAMSHILL CLOSE, BIRCHWOOD, WARRINGTON, WA3 6TZ</td>
<td>Non Material Amendment - Proposed extension to be widened by 1 brick and set back by 3 and a half bricks</td>
<td>Approved</td>
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<tr>
<td>12/09/2017</td>
<td>2017/30879</td>
<td>61, BRAMSHILL CLOSE, BIRCHWOOD, WARRINGTON, WA3 6TY</td>
<td>Householder - Proposed single storey side and rear extension with pitched roof</td>
<td>Approved with Conditions</td>
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<tr>
<td>20/09/2017</td>
<td>2017/30946</td>
<td>4, WIGMORE CLOSE, BIRCHWOOD, WARRINGTON, WA3 6UN</td>
<td>42 Day Householder Prior Approval - Proposed demolition of existing conservatory with the erection of new conservatory to the rear of dwelling to extend beyond the rear wall by 4.50 metres, maximum height of 3.50 metres, and height at the eaves 2.55 metres.</td>
<td>Prior Approval Not Required</td>
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<tr>
<td>22/09/2017</td>
<td>2017/30978</td>
<td>55, BRAMSHILL CLOSE, BIRCHWOOD, WARRINGTON, WA3 6TY</td>
<td>Householder - Proposed rear and side single storey extension</td>
<td>Approved with Conditions</td>
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<tr>
<td>28/09/2017</td>
<td>2017/30916</td>
<td>57, MCCARTHY CLOSE, BIRCHWOOD, WARRINGTON, WA3 6RS</td>
<td>Householder - Proposed single storey extension to side of property to provide additional accommodation</td>
<td>Approved with Conditions</td>
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<tr>
<td>29/09/2017</td>
<td>2017/30994</td>
<td>8, PICTON CLOSE, BIRCHWOOD, WARRINGTON, WA3 6NL</td>
<td>Householder - Proposed erection of orangery in rear garden.</td>
<td>Approved with Conditions</td>
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### Burontwood and Winwick

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<tr>
<td>13/09/2017</td>
<td>2017/30371</td>
<td>Zones 1 &amp; 2, Omega South, Burtonwood and Westbrook, WARRINGTON, WA5 7XQ</td>
<td>Outline application (major development); Proposed development consisting of manufacturing (B2) and distribution/logistics (B8) (in a 30 per cent B2 to 70 per cent B8 ratio) and Office (B1a) floorspace with associated car parking, landscaping and infrastructure (detailed matters of appearance; landscaping; layout and scale are reserved for subsequent approval).</td>
<td>Approved with Conditions</td>
</tr>
<tr>
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<td>12/09/2017</td>
<td>2017/30845</td>
<td>12, TENSING CLOSE, GREAT SANKEY, WARRINGTON, WA5 8FN</td>
<td>42 Day Householder Prior Approval - Proposed single storey rear extension to extend beyond the rear wall by 5 metres, maximum height of 3.3 metres (including roof light lantern) and height at the eaves 3 metres.</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>19/09/2017</td>
<td>2017/30983</td>
<td>7, CALIFORNIA CLOSE, GREAT SANKEY, WARRINGTON, WA5 8WU</td>
<td>Householder - Proposed second storey side extension</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Delegated Decisions

### Culcheth, Glazebury and Croft

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<tr>
<td>12/09/2017</td>
<td>2017/30855</td>
<td>40, DOEOFORD CLOSE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4DL</td>
<td>Householder - Proposed single storey entrance porch, two storey and single storey front and side extensions</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>12/09/2017</td>
<td>2017/30851</td>
<td>69, WITHINGTON AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4JE</td>
<td>Householder - Demolish existing conservatory and construction of a single storey rear extension</td>
<td>Approved with Conditions</td>
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<tr>
<td>12/09/2017</td>
<td>2017/30976</td>
<td>8, RIMINGTON CLOSE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4DT</td>
<td>Proposed single storey side and rear extension (Resubmission of application 2017/30529, omitting previously proposed rear dormer).</td>
<td>Approved with Conditions</td>
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<tr>
<td>18/09/2017</td>
<td>2017/30854</td>
<td>79, HEATH LANE, CROFT, WARRINGTON, WA3 7DW</td>
<td>Change of Use - Retrospective change of use to land from agricultural to residential use and alterations to existing vehicular access</td>
<td>Approved with Conditions</td>
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<td>22/09/2017</td>
<td>2017/31124</td>
<td>CLOUGH FARM, WILTON LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4BA</td>
<td>Non Material Amendment - Proposed addition of dormer to bedroom and alteration to kitchen doors On application 2016/27951</td>
<td>Refused</td>
</tr>
<tr>
<td>26/09/2017</td>
<td>2017/31003</td>
<td>HM PRISON RISLEY, WARRINGTON ROAD, WARRINGTON, WA3 6BP</td>
<td>Full Planning - Proposed Fire Upgrade works to some of the accommodation wings at HMP Risley and include the installation of two externally mounted smoke extract fans &amp; ductwork to B Wing and a new external steel fire escape stair to F Wing which will also house a smoke extract system. Please note that this is a MoJ security sensitive site - see security letter attached to this application.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>26/09/2017</td>
<td>2017/30941</td>
<td>16, CULCHETH HALL DRIVE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4PS</td>
<td>Householder - Proposed two storey rear extension</td>
<td>Approved with Conditions</td>
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## Fairfield and Howley

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<tr>
<td>20/09/2017</td>
<td>2017/30852</td>
<td>16, SALISBURY STREET, FAIRFIELD AND HOWLEY, WARRINGTON, WA1 3AS</td>
<td>Full Planning - Proposed basement conversion of Storage Room to a meeting room and new external window well and railings</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>22/09/2017</td>
<td>2017/30906</td>
<td>Sainsburys, 100, CHURCH STREET, FAIRFIELD AND HOWLEY, WARRINGTON, WA1 2TN</td>
<td>Full Planning - Proposed Erection of a canopy shelter within existing service yard of supermarket.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>28/09/2017</td>
<td>2017/31034</td>
<td>2, SALISBURY STREET, FAIRFIELD AND HOWLEY, WARRINGTON, WA1 3AS</td>
<td>Full Planning - Proposed single storey rear extension in connection with existing use as a House of Multiple Occupancy</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>29/09/2017</td>
<td>2017/31254</td>
<td>93, WELLINGTON STREET, FAIRFIELD AND HOWLEY, WARRINGTON, WA1 2DA</td>
<td>Discharge of Conditions of 2017/30059 - Condition 5</td>
<td>Condition Discharged</td>
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### Grappenhall

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<tr>
<td>27/09/2017</td>
<td>2017/30988</td>
<td>41, BROAD LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 3ER</td>
<td>Trees in a conservation area - Pine - Proposed fell</td>
<td>Approved</td>
</tr>
<tr>
<td>27/09/2017</td>
<td>2017/30940</td>
<td>SUMMERVILLE NURSING HOME, HILL TOP ROAD, STOCKTON HEATH, WARRINGTON, WA4 2EF</td>
<td>TPO - T1 Sycamore - Proposed crown reduction to branches over property and conservatory by 1.5-2m and crown lift to clear property by 2m</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/09/2017</td>
<td>2017/31008</td>
<td>THE POPLARS, CHURCH LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 3EP</td>
<td>Trees in a conservation area - Proposed crown lift to trees within Group 1 to 5 metres and head back from school roof, reduce understorey vegetation of group 1 back to boundary line to clear school grounds</td>
<td>Approved</td>
</tr>
<tr>
<td>27/09/2017</td>
<td>2017/30926</td>
<td>THE OLD RECTORY NURSING HOME, CHURCH LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 3EP</td>
<td>TPO - Proposed fell of 6 Sycamore trees and replacement with 8-10 Copper Beech trees to side of canal</td>
<td>Approved</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
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<tr>
<td>19/09/2017</td>
<td>2017/30904</td>
<td>2, CORONATION AVENUE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2QW</td>
<td>Lawful Development Certificate - Proposed Single storey side extension and two storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/09/2017</td>
<td>2017/30926</td>
<td>THE OLD RECTORY NURSING HOME, CHURCH LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 3EP</td>
<td>TPO - Proposed fell of 6 Sycamore trees and replacement with 8-10 Copper Beech trees to side of canal</td>
<td>Approved</td>
</tr>
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</table>
## Delegated Decisions

### Great Sankey North and Whittle Hall

<table>
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<th>Application number</th>
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<tbody>
<tr>
<td>13/09/2017</td>
<td>2017/30371</td>
<td>Zones 1 &amp; 2, Omega South, Burtonwood and Westbrook, WARRINGTON, WA5 7XQ</td>
<td>Outline application (major development); Proposed development consisting of manufacturing (B2) and distribution/logistics (B8) (in a 30 per cent B2 to 70 per cent B8 ratio) and Office (B1a) floorspace with associated car parking, landscaping and infrastructure (detailed matters of appearance; landscaping; layout and scale are reserved for subsequent approval).</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/09/2017</td>
<td>2017/30883</td>
<td>40, SHANKLIN CLOSE, GREAT SANKEY, WARRINGTON, WA5 3JN</td>
<td>Householder - Proposed Garage Conversion</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/09/2017</td>
<td>2017/30803</td>
<td>8, Parsonage Way, Great Sankey, WARRINGTON, WA5 1RP</td>
<td>Householder - Proposed single storey rear extension, front porch extension and loft conversion.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/09/2017</td>
<td>2017/31191</td>
<td>CHAPEL BROW FARM, LIVERPOOL ROAD, GREAT SANKEY, WARRINGTON, WA5 1RE</td>
<td>Discharge of condition - Proposed Discharge of conditions 6(A Characterisation, B Remediation and Verification submission) and 7(A Remediation and Verification, B Reporting unexpected contamination, C Long-Term Monitoring and maintenance) on application 2013/22706</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>20/09/2017</td>
<td>2017/31106</td>
<td>Zones 3-6, Phase 2, Omega South, Warrington, WA5 7XQ</td>
<td>Reserved Matters Application (Major)- Proposed Application for Earthworks/Platforming and Access Proposals following Outline consent 2015/26469</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>21/09/2017</td>
<td>2017/30839</td>
<td>Site now known as Primrose Meadow, Liverpool Road, Great Sankey, Warrington, WA5 3LW</td>
<td>Discharge of condition - Application for approval of details reserved by Conditions 2(Materials), Condition 3 (Elevation details), Condition 8(Details of pumping station), Condition 9(Electric vehicle charging points), Condition 10(Details of how the submitted travel plan shall be implemented, monitored and reviewed), Condition 14(Positive input ventilation system), &amp; Condition 16(Revised landscaping plans) as previously Approved application 2016/29329</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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</table>
## Great Sankey North and Whittle Hall

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<tr>
<td>21/09/2017</td>
<td>2017/30838</td>
<td>Site now known as Primrose Meadow, Liverpool Road, Great Sankey, Warrington, WA5 3LW</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 3 (Construction Environmental Management Plan (CEMP)); Condition 7A(Characterisation) 7B (Remediation &amp; Verification Strategy); Condition 8A (Remediation &amp; Verification), 8B (Reportong of unexpected contamination) 8C (Long-term monitoring &amp; maintenance); and Condition 9 (Scheme of electric vehicle charging points) following Planning Approval 2016/29330.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>21/09/2017</td>
<td>2017/30850</td>
<td>Site now known as Primrose Meadow, Liverpool Road, Great Sankey, Warrington, WA5 3LW</td>
<td>Discharge of Condition - Proposed Discharge of Conditions 7(Job/training opportunities), 8(Materials to be agreed/implemented), 9(Landscaping), 15(Bat &amp; bird box provision), 17(Land remediation) &amp; 18(Noise insulation) on previously approved application 2011/18949</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>22/09/2017</td>
<td>2017/30490</td>
<td>Land bounded by Omega Boulevard &amp; Lingley Green Avenue, (Eastern Section of Lingley Mere Business Park), Great Sankey, Warrington</td>
<td>Discharge of Condition - Proposed discharge of condition 5() on application 2016/27313</td>
<td>Cancelled</td>
</tr>
<tr>
<td>22/09/2017</td>
<td>2017/30672</td>
<td>109, VENTNOR CLOSE, GREAT SANKEY, WARRINGTON, WA5 3JL</td>
<td>Householder - Proposed garage conversion into dining room</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/09/2017</td>
<td>2017/30920</td>
<td>Land to the East and West of, Thorntondale Drive, South of number 23 and 11, Stockdale Drive, Great Sankey</td>
<td>TPO works - Proposed removal of low hanging branches by crown lifting to 3m over footpaths and cycle path on trees T5, T6, T7, T8, T9 and within W1</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>28/09/2017</td>
<td>2017/31110</td>
<td>15, WILMOT AVENUE, GREAT SANKEY, WARRINGTON, WA5 3BJ</td>
<td>42 Day Householder Prior Approval - Proposed single storey duo pitched extension to extend beyond the rear wall by 4 metres, maximum height of 3.7 metres, and height at the eaves 2.1 metres</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>28/09/2017</td>
<td>2017/30930</td>
<td>4, FARNDALE CLOSE, GREAT SANKEY, WARRINGTON, WA5 3FX</td>
<td>Lawful Development Certificate - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
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</table>
### Great Sankey North and Whittle Hall

<table>
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<tr>
<td>29/09/2017</td>
<td>2017/30785</td>
<td>112, PARK ROAD, GREAT SANKEY, WARRINGTON, WA5 3HF</td>
<td>TPO - Proposed trimming to Beech tree</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>29/09/2017</td>
<td>2016/29114</td>
<td>GREAT SANKEY HIGH SCHOOL, BARROW HALL LANE, GREAT SANKEY, WARRINGTON, WA5 3AA</td>
<td>Full Planning (Major) - Proposed Construction of a new single storey building to facilitate 12 new Science teaching laboratories, office facilities and toilet amenities.</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>13/09/2017</td>
<td>2017/30361</td>
<td>TELFORD, CHESTER ROAD, WARRINGTON, WA4 5LP</td>
<td>Householder-Demolition of Garage, Conservatory and Annexe, Erection of single and Double Storey Side Extension</td>
<td>Refused</td>
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## Latchford East

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<tr>
<td>26/09/2017</td>
<td>2017/31069</td>
<td>34, GASKELL AVENUE, LATCHFORD, WARRINGTON, WA4 1PB</td>
<td>Section 192 (Lawful Development Certificate) Proposed single storey rear extension</td>
<td>Approved</td>
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## Latchford West

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<tr>
<td>12/09/2017</td>
<td>2017/30913</td>
<td>55, CRANBORNE AVENUE, LATCHFORD, WARRINGTON, WA4 6DE</td>
<td>Lawful Development Certificate - Proposed single storey rear extension to replace existing conservatory</td>
<td>Approved</td>
</tr>
<tr>
<td>15/09/2017</td>
<td>2017/30867</td>
<td>WEIR VIEW, KNUTSFORD ROAD, WARRINGTON, WA4 1AZ</td>
<td>Advertisement - Proposed erection of various non-illuminated and internally illuminated fascia signs</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/09/2017</td>
<td>2017/30882</td>
<td>12, COPELAND ROAD, LATCHFORD, WARRINGTON, WA4 6DF</td>
<td>Householder - Retrospective application for detached outbuilding/garage and boundary treatment.</td>
<td>Refused</td>
</tr>
<tr>
<td>26/09/2017</td>
<td>2017/31072</td>
<td>64, GAINSBOROUGH ROAD, LATCHFORD, WARRINGTON, WA4 6BS</td>
<td>Section 192 (Lawful Development Certificate) - Proposed single storey rear extension</td>
<td>Approved</td>
</tr>
<tr>
<td>28/09/2017</td>
<td>2017/30984</td>
<td>Supreme Car Wash, 186/188, Chester Road, Warrington, WA4 6AR</td>
<td>Variation of Condition - Application to vary Condition 2 (Acoustic Report) so that the allotted time for implementation of the works should be 3 months from the date of this permission (if granted) rather than 2 months from the original decision following Planning Approval 2017/30442</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>28/09/2017</td>
<td>2017/30999</td>
<td>26, CRANBORNE AVENUE, LATCHFORD, WARRINGTON, WA4 6DB</td>
<td>Section 192 (Lawful Development Certificate) - Proposed single storey extension</td>
<td>Approved</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
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<tr>
<td>27/09/2017</td>
<td>2017/30832</td>
<td>123, CHESTER ROAD, WARRINGTON, WA4 6ET</td>
<td>Householder - Proposed loft conversion and construction of dormer window to rear.</td>
<td>Refused</td>
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### Lymm North and Thelwall

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<tr>
<td>12/09/2017</td>
<td>2017/30977</td>
<td>117, THEWLAW NEW ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2HR</td>
<td>42 Day Householder Prior Approval - Proposed single storey rear extension to extend beyond the rear wall by 3.960 metres, maximum height of 3.770 metres, and height at the eaves 2.540 metres.</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>13/09/2017</td>
<td>2017/30853</td>
<td>56, SPRINGFIELD AVENUE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2NN</td>
<td>Householder - Proposed demolition of existing conservatory and the construction of a single storey rear extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/09/2017</td>
<td>2017/30904</td>
<td>2, CORONATION AVENUE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2QW</td>
<td>Lawful Development Certificate - Proposed Single storey side extension and two storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/09/2017</td>
<td>2017/30842</td>
<td>34, DUNMOW ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2HJ</td>
<td>Householder - Proposed two storey side and rear wrap around extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>21/09/2017</td>
<td>2017/30693</td>
<td>FARMERS ARMS SITE, RUSHGREEN ROAD, LYMM, WARRINGTON</td>
<td>Discharge of condition - Proposed discharge of conditions 4 (materials) and 5 (window frame details) on approved application 2015/26780</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>26/09/2017</td>
<td>2017/30948</td>
<td>Sow Brook Pumping Station, Lymmhay Lane, Lymm, Warrington, WA139DJ</td>
<td>Lawful Development Certificate(192)-Proposed installation of final water instrument Kiosk on concrete base slab and associated underground apparatus to the south west of the existing Sow Brook Pumping Station</td>
<td>Approved</td>
</tr>
<tr>
<td>29/09/2017</td>
<td>2017/30991</td>
<td>7, BROOK ROAD, LYMM, WARRINGTON, WA13 9AH</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
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## Lymm South

<table>
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<tr>
<td>12/09/2017</td>
<td>2017/30858</td>
<td>114, BOOTHS HILL ROAD, LYMM, WARRINGTON, WA13 0EQ</td>
<td>Reserved Matters - Approval of Landscaping Scheme on previously approved outline planning application 2014/24638</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>12/09/2017</td>
<td>2017/30861</td>
<td>48, HIGHFIELD ROAD, LYMM, WARRINGTON, WA13 0EF</td>
<td>Householder - Proposed two storey and single storey rear extension (resubmission of planning application ref no: 2016/29441)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>12/09/2017</td>
<td>2017/30863</td>
<td>15, CHERRY TREE AVENUE, LYMM, WARRINGTON, WA13 0NS</td>
<td>Proposed First floor side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>12/09/2017</td>
<td>2017/31085</td>
<td>22, OLD SMITHY LANE, LYMM, WARRINGTON, WA13 0NP</td>
<td>Non-Material Amendment - Application for non-material amendment for minor alterations to window arrangements and reduction of rear extension approved in extant consent, Planning Reference 2013/21407</td>
<td>Approved</td>
</tr>
<tr>
<td>15/09/2017</td>
<td>2017/30893</td>
<td>WEST BARN, MASSEY BROOK LANE, LYMM, WARRINGTON, WA13 0PW</td>
<td>Householder - Proposed extensions on the south-western and south-eastern elevations of the property including a balcony at first floor.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>21/09/2017</td>
<td>2016/28759</td>
<td>57A, CHERRY LANE, LYMM, WARRINGTON, WA13 0NU</td>
<td>Discharge of Condition - Proposed discharge of Condition 2 (Samples of facing materials), Condition 6 (Existing and Proposed levels across the site and including finished slab levels of all proposed buildings) and Condition 7 (Contaminated land preparatory works) following Planning Approval 2016/27245</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>22/09/2017</td>
<td>2017/30936</td>
<td>7, BURFORD LANE, LYMM, WARRINGTON, WA13 0SE</td>
<td>Section 192 Certificate - Proposed loft conversion with rear dormer (including juliette balcony) and alterations to roof forming side gable</td>
<td>Refused</td>
</tr>
<tr>
<td>27/09/2017</td>
<td>2017/30725</td>
<td>166, HIGHER LANE, LYMM, WARRINGTON, WA13 0RG</td>
<td>Lawful Development Certificate-Proposed glasshouse</td>
<td>Refused</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
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<tr>
<td>28/09/2017</td>
<td>2017/31019</td>
<td>26, MASSEY BROOK LANE, LYMM, WARRINGTON, WA13 0PN</td>
<td>Householder - Proposed removal of existing side Garage, 1 1/2 storey side extension and 1 1/2 storey front extension with new front dormer window to existing bedroom in roof with associated alterations</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>Decision date</td>
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<td>12/09/2017</td>
<td>2017/30858</td>
<td>114, BOOTHS HILL ROAD, LYMM, WARRINGTON, WA13 0EQ</td>
<td>Reserved Matters - Approval of Landscaping Scheme on previously approved outline planning application 2014/24638</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>12/09/2017</td>
<td>2017/31085</td>
<td>22, OLD SMITHY LANE, LYMM, WARRINGTON, WA13 0NP</td>
<td>Non-Material Amendment - Application for non-material amendment for minor alterations to window arrangements and reduction of rear extension approved in extant consent, Planning Reference 2013/21407</td>
<td>Approved</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>19/09/2017</td>
<td>2017/30818</td>
<td>73, HALLOWS AVENUE, ORFORD, WARRINGTON, WA2 8EJ</td>
<td>Householder-Single Storey Side &amp; Rear Extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>26/09/2017</td>
<td>2017/30356</td>
<td>37, PARK ROAD, ORFORD, WARRINGTON, WA2 9AZ</td>
<td>Full Planning - Proposed change to use of existing dwelling into 3 self contained apartments</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Penketh and Cuerdley

<table>
<thead>
<tr>
<th>Decision date</th>
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<tbody>
<tr>
<td>12/09/2017</td>
<td>2017/30939</td>
<td>Friends Lane Stables, Friends Lane, Warrington, WA5 3LE</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 1(Commencement), Condition 2 (Approved plans), Condition 3 (Materials), Condition 4 (Materials relating to Hay Store and viewing area) and Condition 5 (Parking Spaces), following Planning Approval 2016/29525.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>22/09/2017</td>
<td>2017/30938</td>
<td>1, PENROSE GARDENS, PENKETH, WARRINGTON, WA5 2UE</td>
<td>Householder - Proposed two storey side extension &amp; single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/09/2017</td>
<td>2017/30944</td>
<td>22, SHAFTESBURY AVENUE, PENKETH, WARRINGTON, WA5 2PD</td>
<td>Householder - Proposed first floor side extension over existing garage and extended front canopy.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/09/2017</td>
<td>2017/30886</td>
<td>112, HEATH ROAD, PENKETH, WARRINGTON, WA5 2DB</td>
<td>TPO - Application for tree works to single Common Beech reduction. TPO number 418. Tree is encroaching on the walkways/pavements skirting this property. In addition limbs are starting to encroach on the property also. The tree needs some general reducing as it is becoming too large for its location on the corner of this property. Request for 1.5/2 metre reduction on the entire crown. In addition to this, request to crown lift to a height which will provide more light to the driveway and take lower limbs away from causing an obstacle on surrounding pavements.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>28/09/2017</td>
<td>2017/30959</td>
<td>11A, CORONATION DRIVE, PENKETH, WARRINGTON, WA5 2DD</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>19/09/2017</td>
<td>2017/30891</td>
<td>6A, RADLEY LANE, WINWICK, WARRINGTON, WA2 0SY</td>
<td>Householder - Proposed one and half storey detached garage/outbuilding</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>20/09/2017</td>
<td>2017/30773</td>
<td>THE CAR PEOPLE, CALVER PARK ROAD, WINWICK, WARRINGTON, WA2 8JH</td>
<td>Discharge of Condition - Proposed discharge of condition 3 (Land contamination - completion) on approved application 2015/26685</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>29/09/2017</td>
<td>2017/30890</td>
<td>380, GREENWOOD CRESCENT, WINWICK, WARRINGTON, WA2 0EF</td>
<td>Full Planning - Proposed demolition of existing garage and construction of two storey building comprising 2 no. one bedroom flats</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>15/09/2017</td>
<td>2017/30884</td>
<td>33, ST ANDREWS CLOSE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA2 0EH</td>
<td>Householder - Proposed replacement single storey rear extension and proposed first floor side extension above existing Garage</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/09/2017</td>
<td>2017/31013</td>
<td>LONGBARN LOCAL CENTRE, PASTURE LANE, POULTON-WITH-FEARNHEAD, WARRINGTON</td>
<td>Lawful Development Certificate - Proposed subdivision of current A1 unit into 2 more A1 units</td>
<td>Approved</td>
</tr>
<tr>
<td>21/09/2017</td>
<td>2017/30881</td>
<td>76, ST BRIDGETS CLOSE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA2 0EP</td>
<td>Householder - Proposed first floor side extension.</td>
<td>Approved with Conditions</td>
</tr>
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## Poulton South

<table>
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<tr>
<th>Decision date</th>
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<tbody>
<tr>
<td>12/09/2017</td>
<td>2017/30866</td>
<td>284, PADGATE LANE, WARRINGTON, WA1 3DN</td>
<td>Householder - Proposed demolition of rear conservatory with rear single storey lean to extension, rear first floor bathroom extension, rebuilding of existing kitchen walls and roof</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>26/09/2017</td>
<td>2017/31023</td>
<td>42, RUSHMORE GROVE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 3EX</td>
<td>42 Day Householder Prior Approval - Proposed single storey rear brick extension to extend beyond the rear wall by 3.6metres, maximum height of 3.2 metres, and height at the eaves 2.2 metres</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>29/09/2017</td>
<td>2017/31006</td>
<td>20, SOUTHDALE ROAD, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 3HL</td>
<td>Section 192 (Lawful Development Certificate) Proposed single storey ground floor rear extension and proposed loft conversion with dormers to side and rear</td>
<td>Approved</td>
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</table>
## Delegated Decisions

### Rixton and Woolston

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<tr>
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<tbody>
<tr>
<td>13/09/2017</td>
<td>2017/30844</td>
<td>273, GLAZEBROOK LANE, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 5AU</td>
<td>Householder - Proposed external elevation alterations to create a glazed bi-folding window element to the ground floor living room. Existing painted (porous) brickwork to be rendered with a proprietary Sto Therm render system.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/09/2017</td>
<td>2017/30935</td>
<td>94, GLAZEBROOK LANE, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 5BE</td>
<td>Householder - Proposed single storey rear and front/side extensions.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>26/09/2017</td>
<td>2017/30628</td>
<td>1, MARSH BROOK CLOSE, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 6LR</td>
<td>Section 192 (Lawful Development Certificate) - Proposed garage conversion and enclosure of porch</td>
<td>Approved</td>
</tr>
<tr>
<td>26/09/2017</td>
<td>2017/31079</td>
<td>552, MANCHESTER ROAD, WARRINGTON, WA1 3UA</td>
<td>Discharge of condition - Proposed discharge of Conditions 4 (Characterisation and Remediation and Verification) and Condition 5 (Remediation and Verification, Contamination and long term monitoring and maintenance) on application 2015/26644</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>27/09/2017</td>
<td>2017/30980</td>
<td>THE RHINEWOOD COUNTRY HOUSE HOTEL, GLAZEBROOK LANE, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 5BB</td>
<td>Discharge of Condition - Application for discharge of Condition 9 (Validation) to provide the necessary validation report for Plots 4-19 and Condition 14 (Remediation) of planning approval 2016/27809.</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>28/09/2017</td>
<td>2017/30970</td>
<td>115, MANCHESTER ROAD, WOOLSTON, WARRINGTON, WA1 4AP</td>
<td>Section 192 (Lawful Development Certificate) - Proposed single storey extension to the rear (already approved under Prior Approval 2017/30720)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>28/09/2017</td>
<td>2017/30997</td>
<td>1, CLAYDON GARDENS, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 6FA</td>
<td>Householder - Proposed new side extension, new conservatory, new disabled ramped access.</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>29/09/2017</td>
<td>2017/30880</td>
<td>2, RAILWAY COTTAGES, DAM LANE, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 6LG</td>
<td>Section 191 Lawful Development Certificate - Existing use of land as garden curtiledge</td>
<td>Approved</td>
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</table>
## Delegated Decisions

### Stockton Heath

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<tr>
<td>12/09/2017</td>
<td>2017/30822</td>
<td>59-61, LONDON ROAD, STOCKTON HEATH, WARRINGTON, WA4 6SG</td>
<td>Full Planning - Proposal change of use to outdoor seating area</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/09/2017</td>
<td>2017/30895</td>
<td>15, HILLFOOT CRESCENT, STOCKTON HEATH, WARRINGTON, WA4 6SB</td>
<td>Householder - Proposed two storey side extension containing an extra bedroom, en suite, new kitchen, utility room. Proposed single storey garage, Rendered facia of existing building and full render of extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/09/2017</td>
<td>2017/31059</td>
<td>46, GASKELL STREET, STOCKTON HEATH, WARRINGTON, WA4 2UN</td>
<td>Section 192 (Lawful Development Certificate) - Proposed single storey rear extension.</td>
<td>Approved</td>
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<tr>
<td>26/09/2017</td>
<td>2017/31067</td>
<td>19, VICTORIA ROAD, STOCKTON HEATH, WARRINGTON, WA4 2AL</td>
<td>Householder - Proposed partial two storey side/rear extension and single storey rear extension.</td>
<td>Approved with Conditions</td>
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<tr>
<td>28/09/2017</td>
<td>2017/30927</td>
<td>19, RUTLAND AVENUE, WALTON, WARRINGTON, WA4 6PB</td>
<td>Householder - Proposed alteration and extension to existing detached double garage</td>
<td>Refused</td>
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## Westbrook

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<tr>
<td>13/09/2017</td>
<td>2017/30371</td>
<td>Zones 1 &amp; 2, Omega South, Burtonwood and Westbrook, WARRINGTON, WA5 7XQ</td>
<td>Outline application (major development); Proposed development consisting of manufacturing (B2) and distribution/logistics (B8) (in a 30 per cent B2 to 70 per cent B8 ratio) and Office (B1a) floorspace with associated car parking, landscaping and infrastructure (detailed matters of appearance; landscaping; layout and scale are reserved for subsequent approval).</td>
<td>Approved with Conditions</td>
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<tr>
<td>19/09/2017</td>
<td>2017/30840</td>
<td>520, EUROPA BOULEVARD, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 7TP</td>
<td>Change of Use - Proposed change of use from Class B8 (Storage and Distribution) to a Trampoline Arena (Class D2 - Assembly and Leisure) with associated cafe facilities (Class A3 - Food and Drink)</td>
<td>Refused</td>
</tr>
<tr>
<td>26/09/2017</td>
<td>2017/31002</td>
<td>Barley Green residential development, Barley Green, Kingswood Road, Westwood, Warrington, WA5 7XD</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 21 (Validation Report) and Condition 22 (Validation Report) following Planning Approval 2013/22269.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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