3 September 2019

Development Management Committee

Wednesday, 11 September 2019, 6.30pm

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

Agenda prepared by Julie Pickles, Democratic Services Officer – Telephone: (01925) 442139 E-mail: jpickles@warrington.gov.uk

A G E N D A

Part 1

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

Item

1. Apologies for Absence

To record any apologies received.

2. Code of Conduct - Declarations of Interest

Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012

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

To confirm the minutes of the meeting held on 14 August 2019 as a correct record.

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

Report of the Director of Environment and Transport

**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

14 August 2019

Present: Councillor T McCarthy (Chairman)
Councillors J Grime (Deputy), P Carey, K Mundry, L Morgan, R Purnell,
B Maher, B Barr, J Wheeler and S Wright

DM18 Apologies for Absence

Apologies for absence were received from Councillors G Friend (S Parish Sub), T
O’Neill and S Wright

DM19 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>B Barr</td>
<td>DM30</td>
<td>Ward Councillor in the neighbouring ward</td>
<td>No involvement with the application, remained in the room and took part in the discussion and vote</td>
</tr>
<tr>
<td>B Barr</td>
<td>DM34</td>
<td>Ward Councillor for the area in question</td>
<td>No involvement with the application, remained in the room and took part in the discussion and vote</td>
</tr>
<tr>
<td>J Grime</td>
<td>DM26</td>
<td>Ward Councillor for the area in question</td>
<td>No involvement with the application, remained in the room and took part in the discussion and vote</td>
</tr>
<tr>
<td>J Grime</td>
<td>DM27 &amp; DM31</td>
<td>Ward Councillor for the area in question</td>
<td>Has been sent information with regards to both applications but has not engaged in any discussions, remained in the room and took part</td>
</tr>
</tbody>
</table>

**Agenda Item 3**

<table>
<thead>
<tr>
<th>Councillor</th>
<th>Ward Code</th>
<th>Role</th>
<th>Involvement Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>B Maher</td>
<td>DM31</td>
<td>Ward Councillor for the area in question</td>
<td>No involvement with the application, remained in the room and took part in the discussion and vote</td>
</tr>
<tr>
<td>T McCarthy</td>
<td>DM28</td>
<td>Ward Councillor for the area in question</td>
<td>No involvement with the application, remained in the room and took part in the discussion and vote</td>
</tr>
<tr>
<td>J Wheeler</td>
<td>DM29</td>
<td>Ward Councillor for the area in question</td>
<td>No involvement with the application, remained in the room and took part in the discussion and vote</td>
</tr>
<tr>
<td>J Wheeler</td>
<td>DM36</td>
<td>Ward Councillor for the area in question</td>
<td>Has exchanged email correspondence with an objector to the application but only on points of procedure, has not expressed an opinion on the application, remained in the room and took part in the discussion and vote</td>
</tr>
</tbody>
</table>

**DM20 Minutes**

Resolved,

That the minutes of the meeting held on 10 July and 24 July 2019 were agreed as a correct record and signed by the Chairman.
Agenda Item 3

DM21 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.

DM22 2019/34244 – Town Hall, East, West Annex Sankey STREET, WARRINGTON, WA1 1YH - Listed Building - Proposed Asbestos Refurbishment Survey

The Director of Environment and Transport submitted the above application with a recommendation for approval.

Resolved,

That application 2019/34244 be approved with conditions as per the officer recommendation and update.

DM23 2019/34284 – Town Hall, Sankey Street, Bewsey And Whitecross, Warrington, Wa1 1uh - Listed Building - Listed Building - Proposed Installation Of New Fire Detection System In Town Hall, East And West Annexe's

The Director of Environment and Transport submitted the above application with a recommendation for approval.

Representations were heard in support of and against the application.

Resolved,

That application 2019/34284 be approved with conditions as per the officer recommendation and update.


The Director of Environment and Transport submitted the above application with a recommendation for approval.

Members noted the content of the update report.

Resolved,

That application 2019/34287 be approved with conditions as per the officer recommendation and update.

The Director of Environment and Transport submitted the above application with a recommendation for approval.

Resolved,

That application 2019/34338 be approved with conditions as per the officer recommendation and update.

DM26 2019/34596 – Eaves Farmhouse, Cross Lane, Croft, Warrington, WA3 7AR - Full Planning - Proposed Demolition Of Existing Dwelling And New Dwelling With Alterations To Existing Access To Include Vehicle Gated Access

The Director of Environment and Transport submitted the above application with a recommendation for approval.

A site visit took place on Friday 9 August 2019.

Members noted the content of the update report as circulated.

Representations were heard for and against the application.

Resolved,

That application 2019/34596 be deferred in order for officers to revise the report and clarify the proposal with particular reference to clearer plans; more information on planning history; reference to the stable building to be retained.

DM27 2019/34875 – The Courtyard, Common Lane, Culcheth And Glazebury, Warrington, WA3 4HA - Full Planning - Proposed Change Of Use From A1 To A4 Gin/Cocktail Bar

The Director of Environment and Transport submitted the above application with a recommendation for approval.

Members noted the content of the update report as circulated.

Representations were heard against the application.

Resolved,

That application 2019/34875 be refused for the following reason:-
The proposed use would generate levels of activity and noise at the premises and as a result of comings and goings of customers, including by car, late into the evening to the detriment of the amenity of local residents, in particular those on Ellesmere Road, Common Lane, Thomas Avenue and Wigshaw Lane. As such the proposal conflicts with Policy QE 6 of the Warrington Local Plan Core Strategy 2014.


The Director of Environment and Transport submitted the above application with a recommendation for approval.

Resolved,

That application 2019/34954 be approved with conditions as per the officer recommendation.

**DM29 2019/34964 - Bridgewater High Upper School, Broomfields Road, Appleton, Warrington, WA4 3AE - Full Planning - Proposed New Entrance To The North Elevation Of The Building With Glazed Canopy Overhead, New Door Access, Decking And Ramp Level Access With Alterations To Building Façade**

The Director of Environment and Transport submitted the above application with a recommendation for approval.

Members noted the content of the update report as circulated

Resolved,

That application 2019/34964 be approved with conditions as per the officer recommendation.

**DM30 2019/34982 - Ravenbank Community Primary School, Pepper Street, Lymm, Warrington, WA13 0JT - Full Planning - Proposed 2.4m High V-Mesh Fencing To Be Fitted To The Front Of School**

The Director of Environment and Transport submitted the above application with a recommendation for approval.

Members noted the content of the update report as circulated

Resolved,

That application 2019/34982 Approved.
DM31 2019/35001 - Land At Birch Avenue, Warrington, WA2 9TN - Full Planning - Retention Of Existing Wooden Enclosure Fence

The Director of Environment and Transport submitted the above application with a recommendation for approval.

A site visit took place on Friday 9 August 2019.

Members noted the content of the update report as circulated

Representations were heard against the application.

Resolved,

That application 2019/35001 be refused for the following reason:-

The fence, by reason of its appearance and prominent location, is detrimental to the visual amenity of the area and the amenity of local residents. As such the proposal conflicts with Policy QE 6 and QE 7 of the Warrington Local Plan Core Strategy 2014.

DM32 2019/35009 -15a, Lord Street, Croft, Warrington, WA3 7DB - Householder - Proposed Ground And First Floor Extension To Rear, Including Rear Balcony.

The Director of Environment and Transport submitted the above application with a recommendation for approval.

A site visit took place on Friday 9 August 2019.

Members noted the content of the update report as circulated

Representations were heard against the application.

Resolved,

That application 2019/335009 be refused for the following reasons (which it was requested reflected the Parish Council’s objections plus noise):-

The proposed development, by reason of its size, design and proximity to the neighbouring property 15A Lord Street, would represent an over-development of the site that would result in an overbearing appearance, loss of light, loss of privacy to the detriment of the amenities of the neighbouring property. Furthermore the scale of the development is such that it would have a detrimental impact on the Greenbelt. As such the proposal conflicts with policies QE 6 and CC1 and CC2 of the Warrington Local Plan Core Strategy 2014.
The extension by means of the inclusion of a balcony at the 1st floor level would result in noise at an elevated level would be detrimental to the amenities of the occupiers of the adjacent residential property. As such the proposal conflicts with Policy QE 6 of the Warrington Local Plan Core Strategy 2014.

**DM33 2019/35028 - Great Sankey High School, Barrow Hall Lane, Great Sankey, Warrington, WA5 3AA - Full Planning - Proposed Change Of Current Industrial Mechanical Roller Shutter Doors X 2 On The Front Facing Elevation To Floor To Ceiling Aluminum Curtain Window Walling To Match The Existing Windows And Doors Throughout The Building**

The Director of Environment and Transport submitted the above application with a recommendation for approval.

Resolved,  

That application 2019/35028 be approved with conditions as per the officer recommendation.

**DM34 2019/35054 - 16, Pool Lane, Lymm, Warrington, WA13 9BJ - Full Planning - Proposed Construction of 2 Dwellings and Associated Works (Re-Submission Of 2018/33957)**

The Director of Environment and Transport submitted the above application with a recommendation for approval.

A site visit took place on Friday 9 August 2019.

Members noted the content of the update report as circulated

Representations were heard for and against the application.

Resolved,  

That application 2019/35054 be refused for the following reasons:-

The proposal would not represent sustainable development in that it would result in flood risk to the detriment of future occupiers of the development. The proposed development would fail to provide an adequate standard of residential amenity for future occupiers and is therefore contrary to policies CS1 and QE6 of the Warrington Borough Council Core Strategy (adopted July 2014).

The proposed development is inappropriate by reason of its scale, design and location would be out of keeping with the street scene and character of the area contrary to Policy QE7 of the Warrington Local Plan Core Strategy 2014.
The development of the site would result in a detrimental impact to biodiversity to the detriment of the character and appearance of the area contrary to Policy QE5 and QE6 of the Warrington Local Plan Core Strategy 2014.

The proposed development provides inadequate onsite parking for future users with the result that there is likely to be an increase in demand for parking on street to the detriment of the amenities and convenience of existing residents. As such the proposal conflicts with Policy QE 6 of the Warrington Local Plan Core Strategy 2014.

The constrained nature of the site means that the proposed development will cause unacceptable levels of disturbance to existing residents of nearby roads arising from construction traffic that could not be mitigated against by a construction management plan. As such the proposal conflicts with Policy QE 6 of the Warrington Local Plan Core Strategy 2014.

**DM35 2019/35085 - East Annexe, Town Hall, Sankey Street, Bewsey And Whitecross, Warrington, WA1 1UH - Listed - Proposed Installation Of Fire Doors Throughout Building. Once Doors Are Routered 15mm Smoke & Brush Seal To Be Fitted**

The Director of Environment and Transport submitted the above application with a recommendation for approval.

Resolved,

That application 2019/35085 be approved with conditions as per the officer recommendation.


The Director of Environment and Transport submitted the above application with a recommendation for approval.

A site visit took place on Friday 9 August 2019.

Representations were heard for and against the application.

Resolved,

That application 2019/35091 be approved with conditions as per the officer recommendation.

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

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

Wednesday 11th September 2019

Start 18:30

<table>
<thead>
<tr>
<th>Item</th>
<th>Page</th>
<th>App number</th>
<th>App Location/Description</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>3</td>
<td>2019/34877</td>
<td>Delph Farm, Delph Lane, Warrington, WA2 8RW Full Planning (Major)- Proposed conversion to form 17 dwellings; erection of 2 dwellings; demolition of various modern buildings; provision of parking and landscaping; movement of boundary wall at site access and provision of pedestrian footway in existing highway verge.</td>
<td>Approve subject to S106</td>
</tr>
<tr>
<td>2</td>
<td>30</td>
<td>2019/35105</td>
<td>Land bounded by Green Lane &amp;, Dipping Brook Avenue, Appleton, Warrington, WA4 5NN Reserved Matters (Major) - Reserved matters application for residential development (details of appearance; landscaping; layout and scale) following outline planning permission 2017/29930.</td>
<td>Approve</td>
</tr>
<tr>
<td>3</td>
<td>55</td>
<td>2019/35251</td>
<td>11, Fearnhead Cross, Insall Road, Poulton-With-Fearnhead, Warrington, WA2 0HD Full Planning - Proposed external binstore compound adjacent to the side elevation of the existing retail unit, the works will include constructing a new concrete base and forming a timber post and rail fence to enclose the binstore, Works will include localised modification to the area around the binstore to provide level access from the</td>
<td>Approve</td>
</tr>
</tbody>
</table>
service road immediately adjacent to the proposed binstore position

<table>
<thead>
<tr>
<th>4</th>
<th>64</th>
<th>2019/35280</th>
<th>Unit 4, Appleton Thorn Trading Estate, Lyncastle Road, Appleton, Warrington, WA4 4SN</th>
<th>Approve subject to S106</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Full Planning (Major) - Propose construction of a warehouse (Use Class B8) with ancillary office space (Use Class B1a), creation of access, service yard, parking, earth remodelling to the existing bund, boundary treatment, and landscaping</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5</th>
<th>87</th>
<th>2019/35380</th>
<th>Risley Moss Local Nature Reserve, Moss Gate, Birchwood, Warrington, WA3 6QX</th>
<th>Approve</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Full Planning - Proposed construction of an observation tower, to provide views for visitors of the nature reserve.</td>
<td></td>
</tr>
</tbody>
</table>
DEVELOPMENT MANAGEMENT COMMITTEE DATE 11-Sept-2019

ITEM 1

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2019/34877</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Development:</td>
<td>Full Planning (Major)- Proposed conversion to form 17 dwellings; erection of 2 dwellings; demolition of various modern buildings; provision of parking and landscaping; movement of boundary wall at site access and provision of pedestrian footway in existing highway verge.</td>
</tr>
<tr>
<td>Location Address:</td>
<td>Delph Farm, Delph Lane, Warrington, WA2 8RW</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Mr Beattie</td>
</tr>
<tr>
<td>Ward:</td>
<td>Burtonwood and Winwick</td>
</tr>
<tr>
<td>Site Allocation:</td>
<td>Greenbelt</td>
</tr>
<tr>
<td>Number of representations received:</td>
<td>60</td>
</tr>
<tr>
<td>Reason for Referral:</td>
<td>Major application with 10 or more material objections and Parish Council Objection</td>
</tr>
<tr>
<td>Statutory expiry date:</td>
<td>23 October 2019</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>Approve subject to conditions and a Section 106 Agreement</td>
</tr>
<tr>
<td>Case Officer:</td>
<td>Michael Davies <a href="mailto:mdavies@warrington.gov.uk">mdavies@warrington.gov.uk</a></td>
</tr>
</tbody>
</table>

SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of residential development in this location including the impact on Green Belt is considered acceptable.
- The proposal provides 30% affordable housing (6 dwellings) in accordance with local plan requirements.
- The design and safety of access to and from the site from Delph Lane, parking provision and road layout within the site would be acceptable.
- The development would retain buildings and features of historic character and interest within the site.
- The living conditions of adjacent occupiers would be protected from undue harm.
- The development will not have an unacceptable impact upon flood risk.
- The impact of the development upon any protected species has been assessed and subject to appropriate mitigation is acceptable.
OFFICER’S REPORT TO PLANNING COMMITTEE

1. APPLICATION SITE AND SURROUNDINGS

1.1 The application relates to a former farm complex consisting of older, brick built ranges and more modern barn and equestrian structures, with a single point off access off Delph Lane. The former farm has been in use as a do-it-yourself equestrian livery yard for a number of years. There is a large ménage for exercising horses to the north west of the site, outside the application site boundary. The site is in Green Belt and there is a substantial neighbouring dwelling, Greenlea, to the south and open countryside to the west.

2. DESCRIPTION OF PROPOSAL

2.1 It is proposed to convert the older brick built buildings on the site to a total of 17 new dwellings; to demolish and remove the more modern buildings from the site and to build a pair of semi-detached houses roughly in the area which would be vacated by the removal of two of the buildings near to the southern boundary with Delph Lane.

3. AMENDED PLANS

3.1 Amended plans were negotiated and submitted by the applicant and have resulted changes to the original submission, which can be summarised as:

- Revised internal parking arrangements with more spaces in the courtyard.
- The provision of a turning head for refuse wagons.
- Revised boundary treatment, including brick walling to match the existing, along parts of the boundary with Greenlea.

3.2 Consideration has been given to the necessity to re-consult on the amended plans received. In this instance it is considered that the proposed amendments do not constitute substantial differences or fundamental change to the originally submitted proposal and has not been subject to public re-consultation. The LPA has acted fairly and reasonably taking in to account the duty to fully consider representations from interested parties and considers that nobody has been deprived of the opportunity to make any representations that they may have wanted to make on the application as amended due to the nature of the change/s. Notwithstanding this, all representations received are outlined below and are appraised against planning policy (where they are material in determining the application) within the assessment.
4. LOCAL REPRESENTATIONS

Ward Councillors

Councillor C Mitchell and Councillor T O’Neill object to the proposal and these are summarised as follows:

Highway Safety:
- Additional traffic on Delph Lane.
- Lack of pedestrian facilities/cycling routes from new development.

Ecology:
- Ecology – impact upon swallows, bats and barn owls within existing buildings.

Parish Council

Winwick Parish Council object to the proposal and these are summarised as follows:

Principle of Development:
- Inappropriate development in Green Belt.
- Impact upon the rural economy as a result of the loss of the livery business

Prematurity:
- Proposal should be taken forward via the Local Plan process not an application for planning permission.

Highway Safety:
- Impact upon highway network and highway safety

Residents:

The applications was publicised by 18 neighbour notification letters, site notice and a press notice. As a result over 60 objections have been received. These are summarised as follows:

Principle of Development:
- Loss of livery
- Change of landscape forever

Residential Amenity:
- Loss of privacy
- Light pollution
- Overdevelopment – the occupants of the proposed units will have limited outside space
- Impact of demolition and rebuild on property from noise and dust
Highway Safety:
- Existing traffic is significant, additional development will increase the impact upon the highway network.

Ecology
- The impact of the proposal on ecology needs to be assessed

Heritage:
- Heritage matters need to be considered.

5. CONSULTEES
WBC Transport Planning and Development Control - No objection to the clarified and amended details subject to conditions to secure the agreed layout design and visibility onto Delph Lane.

WBC Environmental Protection – No objection, subject to conditions to ensure a construction management plan, noise insulation and land remediation.

WBC Flood Risk – No objection subject to a condition to agree and implement a surface water drainage and attenuation scheme.

WBC Ecology (GMEU) - No objection subject to conditions to ensure compliance with the submitted bat survey; a lighting strategy and for the provision of a nesting box for barn owls.

WBC Trees - No objection subject to conditions to ensure the implementation of the agreed landscaping scheme.

United Utilities - No objection subject to conditions to ensure adequate drainage.

6. RELEVANT SITE HISTORY

<table>
<thead>
<tr>
<th>Planning Reference</th>
<th>Description of Development</th>
<th>Decision</th>
<th>Date of Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>A01/43737</td>
<td>A retrospective application for use of farm buildings for stabling and livery, and formation of a ménage with lighting</td>
<td>Approved</td>
<td>January 2002</td>
</tr>
</tbody>
</table>

7. PLANNING POLICY
7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development
Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the source or number of third party representations received, remains the extent to which planning proposals comply with the Development Plan. The National Planning Policy Framework (NPPF) supports this legislative position and its contents are a material consideration in determining the application.

National Planning Policy Framework 2019 (NPPF)

7.2 The Revised National Planning Policy Framework (2019) (NPPF) confirms that decisions should apply a presumption in favour of sustainable development. Paragraph 7 of the document states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. This is balanced by Paragraph 9 which states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.

7.3 Where there are other specific, relevant, material issues raised in the NPPF these will be discussed within the Assessment below.

7.4 As stated above, the NPPF re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan, in the case of Warrington, refers to the Local Plan Core Strategy (2014).

Relevant Policies in the Local Plan Core Strategy (2014)
CS1 – Delivering Sustainable Development
CS5 – Green Belt
SN2 – Securing Mixed and Inclusive Neighbourhoods
QE4 – Flood Risk
QE5 – Biodiversity and Geodiversity
QE6 – Environment & Amenity Protection
QE7 – Ensuring a High Quality Place
QE8 - Historic Environment
MP1 – General Transport Principles
CC2 – Protecting the Countryside

7.5 The Council has prepared a number of Supplementary Planning Documents to guide development in the Borough, documents relevant to this proposal include:
Planning Obligations
Design & Construction
Standards for Parking in New Development
8. EQUALITIES ACT (2010)

8.1 In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equalities Act 2010. It is considered that the application has no differential impacts.

9. ASSESSMENT

9.1 The key issues of this particular application relate to:

- The principle of the development in the Green Belt;
- Highways matters
- Design/ Impact on Character & Appearance
- Heritage Matters
- Residential Amenity
- Flood matters
- Ecology
- Affordable Housing, and;
- Other matters

Principle of Development in the Green Belt

9.2 Paragraph 143 of the NPPF sets out that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Policy CS5 of the adopted Warrington Local Plan Core Strategy aims to maintain the extent of the Green Belt in recognition of its purposes and states that development proposals within the Green Belt will be approved where they accord with relevant national policy.

9.3 Paragraph 145 of the NPPF states that the construction of new buildings in the Green Belt, as is proposed here in terms of the two new build houses, should be regarded as inappropriate subject to a number of exceptions. Exceptions include, limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority

9.4 Paragraph 146 sets out inter alia that the re-use of buildings, as is also proposed here, is not inappropriate provided this would preserve openness and does not conflict with the purposes of Green Belt and provided the buildings are of permanent and substantial construction.
9.5 It is accepted that the impact of development on openness has not only a spatial element – relating to volume, footprint, and building height – but also a visual dimension.

*Whether the proposal would be inappropriate development in the Green Belt?*

9.6 The NPPF clearly sets out the great weight that the government places on the need to provide affordable homes and the re-use of previously developed land (PDL). It states that a development that re-uses PDL in the Green Belt and makes a contribution to affordable housing should not be considered to be inappropriate development unless the harm to the openness of the Green Belt would be substantial.

9.7 The proposed development would re-use PDL, both in terms of the re-use of the existing brick built buildings and in terms of the two new build dwellings. The proposals would also contribute to meeting an identified affordable housing need in the area – six of the proposed 19 units would be made available with a policy compliant 50:50 split between being available for sale at a 20 per cent discount to market value or for affordable rent.

9.8 The development is therefore capable of being appropriate in Green Belt – but the conclusion as to the effect of the proposal on the openness of the Green Belt will determine this.

*The effect of the proposal on the openness of the Green Belt*

9.9 The size and volume of buildings to be removed from the site would far exceed the quantum of proposed new build at the site. However, the impact of development on openness has not only a spatial element – relating to volume, footprint, and building height – but also a visual dimension.

Overall, the effect on the openness of Green Belt (its most important characteristic) is considered to be very positive, and that the visual impact of the proposed development – especially the main public views of the development from Delph Lane - would be less visually intrusive than the existing situation as there is a significant reduction in the scale and massing of the application site owing to the proposed demolition of a number of buildings on site. However, in order to be acceptable, it is also necessary to demonstrate that the proposed buildings can physically be adapted for their intended purpose.

*The ability of the buildings to be converted for their intended purpose*

9.10 To be considered appropriate in the Green Belt, the buildings should be capable of re-use without the need for substantial re-construction. A structural survey has been submitted with the application, which reports as follows:
9.11 The original brick buildings (Buildings A-G) are structurally sound and viable units for conversion into residential use.

9.12 There is no evidence of structurally significant foundation movement to these buildings, nor any evidence of any significant lateral distortion to the external walls. The external elevations are generally affected by weathering and localised frost damage, but not to a degree that this has adversely affected the structural integrity of the walls. Many of the stone window cills are badly weathered and will require replacement, but again, this has no impact on the structural viability and appropriate replacement materials can be secured by condition. The internal roof structures to these particular buildings are generally sound and can be retained, subject to minor repairs. The headrooms are ample for change of use. It is considered feasible that Building B and Building G, could accommodate new 1st floor structures within their existing headroom. There should be no need to underpin any walls within a change of use scheme, as there is no evidence at all of foundation deficiency and there is adequate headroom to accommodate new ground floor slab construction, without undermining the existing foundations.

9.13 With regards the more modern agricultural sheds (Buildings H-L), without exception, their existing structures are not suitable to be incorporated into a change of use scheme. Generally the steel frames are not designed to appropriate structural standards relating to residential use; they are designed as agricultural sheds and as such, will deflect excessively. Furthermore, there is widespread vehicle impact damage to the steel frames, significant corrosion and wholly inadequate steel section sizes. None of these buildings could be retained within a proposed change of use scheme.

9.14 It is concluded that all the original brick buildings (A-G) are considered to be generally structurally sound and unaffected by structural movement. These
buildings are structurally viable for conversion into residential and/or commercial use, subject to remedial works.

9.15 All steel framed, agricultural sheds (H-L) are considered to be in poor structural condition and unsuitable for change of use and so would need to be demolished.

9.16 These conclusions would fully accord with the requirements of paragraph 146 of the NPPF, with regard to the requirement for buildings in Green Belt to be of permanent and substantial construction, for their conversion to be appropriate.

9.17 The proposal would therefore be appropriate in Green Belt, as a matter of fact, and the development is therefore acceptable in principle in accordance with the development plan and NPPF.

Highway Matters

9.18 The site will be accessed via the existing vehicular access from Delph Lane with parking in small private courtyards for the two new build houses and for 39 vehicles provided via 2 ‘courtyards’ and a number of additional parking spaces around the site for the remaining 17 houses. Cycle parking within the site would also be provided within the site. The parking provision provided meets the Council’s technical standards.

9.19 The access to Delph Farm is located on a section of Delph Lane with no pedestrian footway. With some agreed improvements, which would be delivered via a S278 agreement, new stretches of footway would be provided at the Delph Lane frontage, and this is considered acceptable given the prevailing highway visibility, the 30mph speed limit, the recent survey of actual vehicle speeds along Delph Lane and proximity to the existing footway to the west of the site. It is also noted that there would be access from the site for those on foot to walk from the development via the open space to the north towards the Winwick Park area and the A49 corridor.

9.20 The existing commercial units to the south of the site have a servicing access in close proximity to the entrance to the site on Delph Lane. A speed survey has been submitted to alleviate concerns regarding visibility to the west along Delph Lane, and whilst there will be a small increase in vehicle movements associated with the proposed development, it will not result in a detrimental impact upon the capacity of highway network or safety.

9.21 Amended plans have also been submitted, following discussions, to overcome initial reservations in terms of highway visibility; the ability of larger vehicles to manoeuvre and proposed on-site parking. On the basis of these amendments, it is therefore considered that the proposal is acceptable on highway grounds.

9.22 Representations received raise concerns over the impact of the construction phase of the development, these matters can be adequately addressed via Construction Environmental Management Plan and a condition requiring the submission of a CEMP is recommended.
9.23 Overall the application accords with relevant policies and standards and it is considered that the development would not result in any significant adverse impacts on highway or pedestrian safety in accordance with Core Strategy policies MP1, MP4, MP7 and MP10.

Design/ Impact on Character & Appearance

9.24 The buildings to be converted and re-used are a mix of single storey and two storey traditional brick built farm buildings, as the photos appended to this report demonstrate.

9.25 The buildings are good examples of their period and their re-use is welcomed. Together with the two new-build units the proposed development has the potential to form a high quality group of new dwellings in the countryside set around a main parking courtyard with individual private gardens within the confines of the existing Delph Farm complex.

9.26 The gable end of the pair of new build semis and the side of a double garage would be visible from Delph Lane, but this would not be unsightly, and would generally be preferable to the current view of the large barn, horse boxes and other equestrian paraphernalia along that frontage (an image taken from Google to demonstrate this is included in the appendix). In addition, a landscaping scheme is to be submitted and the inclusion of appropriate landscaping along this frontage will provide an additional screening for views into the site from public vantage points on Delph Lane.

Heritage Matters

9.27 A Heritage Statement and Outline Impact Assessment (HSOIA) has been submitted. The HSOIA correctly notes that Delph Farm is not listed, but should be regarded as a non-designated heritage asset, and is a rare surviving example of a hospital farmstead.

9.28 The current proposals would result in the demolition of more recent structures and of parts of some older structures that have been already altered significantly. The external changes required to the converted buildings are limited, although the interiors will necessarily be much altered – though mainly through adding partitioning rather than removing historic fabric.

9.29 It is agreed that the buildings to be demolished are certainly not those of any great architectural or historical significance, and the few older sections that need to be removed are fragmentary remnants (for example of the western piggeries), rather than ones retaining their historic integrity or significance.

9.30 The retention of Edwardian brick pillars near the site entrance from Delph Lane and a further pair on the driveway access to the car parking courtyard to the south of plots 15 and 16 is welcomed, and considered to be in the scheme’s favour.

9.31 The proposed changes to the buildings are considered to be proportionate given the need to achieve their optimum adaptive reuse, as required by the
NPPF. There are no designated heritage assets close enough to the farmstead to be impacted by its conversion to residential use. Neither are there any other non-designated heritage assets close enough to the farmstead to be impacted by its conversion to residential use.

9.32 Overall it is concluded that the proposed conversion of the brick buildings would provide a viable new use, and would ensure their long term futures. The buildings are undoubtedly attractive and interesting examples of their period (circa 1900 onwards), and their retention is therefore considered to be a benefit of the proposal. It is therefore considered the application accords with policy QE8 of the Core Strategy with respect to the impact of the proposal on any heritage assets.

Residential Amenity

Adjoining occupiers

9.33 Greenlea House shares part of the site’s southern boundary. Along the boundary of Greenlea, the existing Victorian walls which form parts of building will provide some of the boundary, the remainder of this boundary would be part 1800mm brick wall and part 1800mm timber fencing, with the more sensitive areas to be brick – with the end of the garden to be fenced.

9.34 It is considered that the orientation of the properties, separation between windowed elevations and retention (or replacement) of adequate boundary screening ensures the development will not detrimentally impact upon the occupiers of the adjoining property. Concern has been raised regarding light pollution, it is not considered the proposal would result in a detrimental impact given the proposed residential use. This matter has been considered by the Environmental Health Officer and subject to a condition requiring the submission of details around proposed lighting they are satisfied with the proposal.

9.35 There are some views of the site from the Winwick Park residential area, circa 90 metres to the north. There is not expected to be any significant impact on residential living conditions due to the intervening distance.

9.36 Overall, it is considered the development has no detrimental impact upon the amenities of existing residents in accordance with Policy CS1 and QE6 of the Core Strategy.

Future occupiers of the proposed development

9.37 All bar 2 of the proposed units are provided with private amenity space, communal amenity space is provided within the central courtyard. It is considered that given the constraints of the site the development results in an acceptable standard of accommodation for future occupiers in accordance with the aims and objectives of the development plan.
Flood Matters

9.38 A Flood Risk Assessment has been submitted, as the site is over 1 hectare in size. The site is all within Flood Zone 1 (lowest risk). The likelihood of flooding from fluvial or tidal sources is less than 1 in 1000.

9.39 The site has only very localised surface water flood risk, and this would be improved by the addition of modern drainage should permission now be given. There is no significant water ponding on the site; no evidence of pluvial flooding; no threat from groundwater or from reservoirs. A detailed surface water drainage scheme would be required by condition.

9.40 Overall, the proposal would accord with policies and NPPF guidance with regard to flood risk.

Ecology Matters

9.41 The application for conversion and demolition has been considered in terms of the potential to impact on ecology.

9.42 Given the nature of the existing buildings on site, a bat survey, dated 27th July 2019, has been assessed by the Council’s ecology adviser, with the conclusion that some of the buildings support a number of small day/night roosts of Common Pipistrelle.

9.43 Common Pipistrelle Bats are a protected species and therefore the potential impacts of the development and the scope to avoid or mitigate the impact needs to be considered. The presence of protected species alone should not prevent development, however, acceptable mitigation measures are necessary to ensure the impact of the development is appropriately addressed. The bat survey submitted by the applicant sets out mitigation measures including an appropriate lighting design strategy for biodiversity for the development. This has been reviewed by the Council’s Ecology advisers and is considered to mitigate against the impact and therefore granting planning permission is appropriate subject to the measures being implemented via condition.

9.44 In addition, a review of the submitted barn owl survey by the Council’s ecology advisors concludes that provision for Barn Owls will be made in the form of a pole mounted box away from the main development area.

9.45 On the basis of the above it is considered that the proposal accords with policy QE5 of the Core Strategy and is acceptable subject to compliance with the stated conditions.

Affordable Housing

9.46 Policy SN2 of the Core Strategy requires the provision of 30% of the proposed units being provided as affordable housing with a 50/50 split between affordable rent and intermediate housing. Affordable rented housing is let by
local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent. Intermediate Housing is homes for sale and rent provided at a cost above social rent, but below market levels, this includes shared ownership and discounted market sales housing (where the dwellings are sold at a discount of at least 205 below local market value and provisions are put in place to ensure housing remains at a discount for future eligible households). Revisions to NPPF have increasingly emphasised the importance discounted market sales housing to encourage affordable home ownership.

9.47 The application proposes a policy compliant 30 per cent of site capacity (i.e. 6 dwellings) as affordable homes – either as intermediate housing for sale at a 20 per cent discount to market value or for affordable rent, for offer to a registered provider as follows:-

<table>
<thead>
<tr>
<th>Plot</th>
<th>Details</th>
<th>Provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>1-bed end terrace 62.3sqm</td>
<td>Discounted sale</td>
</tr>
<tr>
<td>9,10</td>
<td>1 bed mid-terrace 52.5sqm</td>
<td>Discounted sale</td>
</tr>
<tr>
<td></td>
<td>2 bed end terrace 121.4sqm</td>
<td>Discounted sale</td>
</tr>
<tr>
<td>11</td>
<td>2-bed mid-terrace 128.7sqm</td>
<td>Affordable Rent</td>
</tr>
<tr>
<td>15,16</td>
<td>2-bed semi 67.4sqm</td>
<td>Affordable Rent</td>
</tr>
<tr>
<td></td>
<td>1-bed semi 56.3sqm</td>
<td>Affordable Rent</td>
</tr>
</tbody>
</table>

9.48 This will be secured via S106 agreement to ensure the affordable housing is delivered by a registered provider and secured in perpetuity. On this basis it is considered the affordable housing provision accords with policy SN2 of the Core Strategy and the objectives in the NPPF.

Other Matters

9.49 **Loss of the livery use:** The Council has no control over whether the owners choose to continue to operate a livery use from the site.

9.50 The existing livery serves a wide catchment area, and not just a local community which is dependent on it – as might be the case where the last shop or pub in a village might close down.

9.51 Policy SN6 of the adopted Local Plan Core Strategy sets out *inter alia* that viable, accessible sites for commercial uses should not be lost to new development where this would adversely impact the availability of services to the community. Some limited weight may be attached to the desire to retain this apparently well-used and popular livery.

9.52 The livery’s accounts since 2014 show a decline in profitability, year on year, and increasing losses in 2017 and 2018. Delph Farm’s main running costs are repair & maintenance, depreciation, rates, water and insurance. The number and size of the buildings results in significant annual depreciation, which is also reflected in the description and photographs of corroding steel structures set out in the submitted Structural Survey Report. The Structural
Survey Report also demonstrates, repairs and maintenance costs are likely to continue to rise as the buildings age – and there is no evidence to dispute these conclusions. Without Defra’s Rural Payments Scheme on the accounts – worth a significant five-figure sum - the business would be even weaker.

9.53 Overall, it is considered that the delivery of new housing, including policy compliant affordable housing, whilst retaining the historic character of this under-utilised brownfield site and improving highway safety are matters which combine to outweigh the harm from the loss of the livery.

9.54 It is acknowledged that the livery employs one person; in terms of potential economic benefit to the Borough, however, re-development of the site for residential use is likely to make a far greater contribution.

9.55 The applicants have provided information to demonstrate that new dwellings represents an investment in the economy in terms of materials and labour at an average of £115,500 per dwelling; every £1 spent on construction generates a total of £2.84 in spin-off economic activity, most of which is generated in the local area. New occupiers then contribute to the economy through their household expenditure.

9.56 On balance, it is therefore considered that the economic benefits associated with the redevelopment of the site would outweigh those associated with the loss of the facility and the general public would not be disadvantaged by this in accordance with Core Strategy policy SN6.

10 CONCLUSIONS AND RECOMMENDATIONS
10.1 The proposal is appropriate in Green Belt, classing as an exception – in line with the NPPF - and would not harm the openness of Green Belt nor conflict with any of the purposes of including land within Green Belt. In heritage terms, it is concluded that the proposed conversion of the brick buildings would provide a viable new use, and would ensure the buildings’ long term futures. This is considered to be a significant benefit of the proposal. The submitted structural survey concludes that the original brick buildings (Buildings A-G) are structurally sound and viable units for conversion into residential use. The proposal would be policy compliant, in terms of the delivery of affordable housing. The risk of flooding from any source is capable of mitigation via conditions which would ensure that the development would be adequately protected throughout its lifetime.

11 SCHEDULE OF CONDITIONS

Conditions

1. The development hereby approved shall be commenced before the expiration of three years from the date of this permission.
Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

2. The development shall be carried out in accordance with the following:-
SA31216_SIT_01_B Site Location plan;
SA31216_SIT_02_A Site Block Plan Existing;
SA31216_SIT_03_B Site Demolition Plan;
SA31216_SIT_04 Site Survey Plan;
SA31216_SIT_05_A Proposed Site Plan Rev D;
SA31216_SIT_06_B Proposed Boundary Treatments Plan Rev D;
SA29451-C12-01 Indicative Access Rev A;
SA29451_C12_04 Swept Path Movements;
SA31216_01 Proposed Ground Floor Plan Barns 01-14;
SA31216_02 Proposed Ground Floor Plan Barns 15-17 Rev A;
SA31216_03 Proposed Elevations Barns 01-09 Rev A;
SA31216_04 Proposed Elevations Barns 10-21;
SA31216_05 Proposed First Floor Plan Barns 05-08;
SA31216_06 Proposed New Build Dwellings Plans;
SA31216_07 Proposed New Build Dwellings Elevations;
SA31216_08 Proposed New Garaging Wing – renamed
SA31216_08_A_Plots_18_19_outbuildings_190613 Rev A;
SSL18570_100_1_2_ELV Existing Elevations 1 of 2;
SSL18570_100_2_2_ELV Existing Elevations 2 of 2;
SSL18570_100_1_1_1ST Existing First Floor;
SSL18570_100_2_2_GRD Existing Ground Floor 1 of 2;
SSL18570_100_2_2_GRD Existing Ground Floor 2 of 2;
Barn Owl Mitigation Statement incl proposed siting of pole-mounted box.

Reason: To define this permission 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. Upon the commencement of the development hereby approved, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development as set out in Schedule 2, Part 1, Classes A, B, C, E, and F and Schedule 2, Part 2 Class A of the said Order, shall take place on the site unless a planning application for that development has been first submitted to and approved by the Local Planning Authority.

Reason - To prevent the addition of disproportionate additions to the dwellings in conflict with national and local Green Belt policies, including policies CS5 and CC2 of the Warrington Local Plan Core Strategy.

4. The two new build dwellings – identified as plots 18 and 19 on the approved Site Plan (SA31216 SIT 05 A Proposed Site Plan Rev D) - shall not be occupied until at least 50 per cent of the remaining 17 units (whether market housing or affordable housing) are occupied.
Reason – To ensure this permission delivers the benefits as set out in the application, and is not implemented or part implemented in piecemeal form, to comply with policies CS1 and SN2 of the Local Plan Core Strategy for Warrington and with the Council’s adopted Planning Obligations SPD.

5. The approved works - as identified in Demolition and Conversion of Stables and Outbuildings at Delph Farm by Tyrer Ecological Consultants Ltd, dated 27th July 2019 - shall not commence unless the local planning authority has been provided with either:
   a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations (Various Amendments) (England and Wales) Regulations 2018 authorizing the specified activity/development to go ahead; or
   b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason – To mitigate the impact on the bat roost and the protected species in accordance with paragraph 175 of the NPPF 2018 and with policy QE5 of the Local Plan Core Strategy for Warrington and with Conservation of Habitats and Species Regulations 2017.

6. Prior to occupation of the dwellings hereby approved, a lighting design strategy for biodiversity for areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:
   a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
   b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained in perpetuity thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason – To mitigate the impact on the bat roost and the protected species in accordance with paragraph 175 of the NPPF and with policy QE5 of the Local Plan Core Strategy for Warrington and with Conservation of Habitats and Species Regulations 2017.

7. All ecological measures for barn owls shall be carried out prior to occupation of the dwellings hereby approved in accordance with the details contained in the letter from Tyrer Ecological Consultants Ltd entitled Comments in Relation to Barn Owl dated 19th August 2019, including a pole-mounted box in the garden to plot 17 (close to existing mature trees). The agreed measures shall
be retained for the lifetime of the development.

Reason - To mitigate the impact on barn owls in accordance with paragraph 175 of the NPPF 2018 and with policy QE5 of the Local Plan Core Strategy for Warrington and with Conservation of Habitats and Species Regulations 2017.

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

Reason: To facilitate the socio-economic benefits to the local workforce outlined in the application submission and required by Policy SN6 of the Warrington Local Plan Core Strategy. (This condition is required to be pre-commencement as it relates to the site preparation, demolitions and construction phases of development).

9. Prior to above ground works commencing, a scheme for insulating the building envelopes from noise sources both within and outside the property or properties shall be submitted for approval to the local planning authority. Once approved, the scheme shall be installed in accordance with the approved details. Prior to the occupation of the units hereby approved a validation report should be submitted to the local planning authority to demonstrate the inclusion of all previously agreed mitigation measures along with a report to show evidence of the installation of mitigation measures within the buildings to validate the submitted proposal scheme.

Reason – To ensure a satisfactory standard of living environment for incoming occupiers in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington and paragraphs 170(e) & 180(a) of the National Planning Policy Framework (July 2018); and Section 6 of the Environmental Protection Supplementary Planning Document (May 2013).

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

A: CHARACTERISATION: With specific consideration to human health, controlled waters and wider environmental factors, the following documents must be provided (as necessary) to characterise the site in terms of potential risk to sensitive receptors:
• Preliminary Risk Assessment (PRA or Desk Study)
• Generic Quantitative Risk Assessment (GQRA) informed by a Intrusive Site Investigation
• Detailed Quantitative Risk Assessment (DQRA)
• Remedial Options Appraisal
Completing a PRA is the minimum requirement. DQRA should only to be submitted if GQRA findings require it.
B: SUBMISSION OF A REMEDIATION & VERIFICATION STRATEGY: As determined by the findings of Section A above, a remediation strategy (if required) and verification (validation) strategy shall be submitted in writing to and agreed with the LPA. This strategy shall ensure the site is suitable for the intended use and mitigate risks to identified receptors. This strategy should be derived from a Remedial Options Appraisal and must detail the proposed remediation measures/objectives and how proposed remedial measures will be verified.

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

Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington; with paragraphs 170 (f) and 178 of the National Planning Policy Framework (July 2018), and with Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

11. The dwellings hereby approved shall not be occupied until the following requirements have been met and required information submitted to and approved by the Local Planning Authority (LPA):

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

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

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

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

Reason - To mitigate risks posed by land contamination to human health,
controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington; with paragraphs 170 (f) and 178 of the National Planning Policy Framework (July 2018), and with Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

12. No brick walls nor the two new build houses on plots 18 and 19 shall be constructed above ground level until written and photographic details of the external roofing (in the case of the houses) and facing materials (including manufacturer’s details and/or samples) have been submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details/samples and retained thereafter.

Reason - In the interest of the appearance of the finished development in accordance with policy QE6 of the adopted Local Plan Core Strategy for Warrington and with the Council’s adopted Design & Construction SPD.

13. No part of the development hereby approved shall be occupied until the visibility splays defined on Drawing No. SA29451-C12-01 are cleared of all obstructions to visibility exceeding 600mm in height above footway level. The visibility splays shall subsequently be maintained free of any visual obstruction thereafter.

Reason - To retain adequate visibility in the interests of highway and pedestrian safety in accordance with policies CS1; CS4; and QE6 of the Local Plan Core Strategy for Warrington.

14. No development shall commence until a detailed scheme for the design and construction of off-site highway improvement works, including a timetable for implementation, has been submitted to and approved in writing by the local planning authority. The works shall include any drainage works necessary to facilitate the highway works and shall include Road Safety Audits and any Traffic Regulation orders required.

The off-site highway improvement works shall comprise:
   a) The new north-east corner radius; the visibility splay of 2.4m by 79m and the proposed footway links shown in the Proposed footway link Indicative Access Arrangements Drawing Number SA29451_C12_01 Rev A

The approved works shall thereafter be completed prior to the occupation of the eighth dwelling.

Reason – In the interests of highway and pedestrian safety on Delph Lane in accordance with policies CS1; CS4; and QE6 of the Local Plan Core Strategy for Warrington.

15. The parking provision shown on the Drawing no. H8071:PA Rev H shall be provided prior to first occupation of the dwelling to which it relates. The parking provision shall not be used for any other purpose other than the parking of vehicles. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any
Order revoking or re-enacting that order) no building works which would reduce this provision shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that appropriate provision for parking vehicles is made and maintained, thereby avoiding hazards caused by indiscriminate parking in accordance with policies CS1; CS4; and QE6 of the Local Plan Core Strategy for Warrington.

16. Prior to the occupation of the dwellings hereby approved, a scheme for the provision of electric vehicle charging points, or passive provision, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of each unit and retained as such thereafter.

Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington and with the Standards for Parking in New Development SPD.

17. Prior to first occupation of any dwelling, a Travel Plan (including Travel Plan survey, action plan measures and targets) shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To maximise opportunities for travel by modes of transport other than the private car, and to ensure that the development is sustainable in accordance with policies CS1; MP1; MP3; MP4; MP7; MP10 and QE6 of the adopted Local Plan Core Strategy for Warrington and with the Standards for Parking in New Development SPD.

18. No works shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of demolition/construction has been submitted to and approved in writing by the Council as Local Planning Authority.

The method statement shall include, but not be limited to:

• Construction traffic routes, including provision for access to the site
• Entrance/exit from the site for visitors/contractors/deliveries
• Location of directional signage within the site
• Siting of temporary containers
• Parking for contractors, site operatives and visitors
• Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction
• Temporary roads/areas of hard standing
• Schedule for large vehicles delivering/exporting materials to and from site
and details of manoeuvring arrangements
  • Storage of materials and large/heavy vehicles/machinery on site
  • Measures to control noise and dust
  • Details of street sweeping/street cleansing/wheelwash facilities
  • Details for the recycling/disposing of waste resulting from demolition and
    construction works
  • Hours of working
  • Phasing of works including start/finish dates

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

The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority.

Reason: To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers through noise, dust, air quality and general disturbance over a prolonged build and demolition process in accordance with policies CS1; CS4 and QE6 of the adopted Local Plan Core Strategy for Warrington; and with Paragraphs 180(a) & 182 of the National Planning Policy Framework (July 2018); and Sections 3 and 6 of and with the Environmental Protection Supplementary Planning Document (May 2013).
PLAN EXTRACTS

Proposed site layout plan
The extent of demolition is shown in red annotation, below:-

Elevations of the pair of proposed new build dwellings:-
Images of the buildings to be converted:
View from Delph Lane

Source: Google
ARTICLE 35 STATEMENT Officers have worked with the applicant in a positive and proactive manner in order to seek solutions to the issues relevant to the proposed development, consistent with the requirement in the National Planning Policy Framework (NPPF), paragraph 38.
**DEVELOPMENT MANAGEMENT COMMITTEE DATE 11-Sep-2019**

**ITEM 2**

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2019/35105</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Development:</td>
<td>Reserved Matters (Major) - Reserved matters application for residential development (details of appearance; landscaping; layout and scale) following outline planning permission 2017/29930.</td>
</tr>
<tr>
<td>Location Address:</td>
<td>Land bounded by Green Lane &amp; Dipping Brook Avenue, Appleton, Warrington, WA4 5NN</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Homes England + BDW Trading Ltd</td>
</tr>
<tr>
<td>Ward:</td>
<td>Grappenhall, Appleton</td>
</tr>
<tr>
<td>Site Allocation:</td>
<td>No Allocation</td>
</tr>
<tr>
<td>Number of representations received:</td>
<td>11</td>
</tr>
<tr>
<td>Reason for Referral:</td>
<td>Major Application with 10 or more material objections and parish council objection</td>
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<tr>
<td>Statutory expiry date:</td>
<td>20 September 2019</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>Approve subject to Conditions</td>
</tr>
<tr>
<td>Case Officer:</td>
<td>Michael Davies <a href="mailto:mdavies@warrington.gov.uk">mdavies@warrington.gov.uk</a></td>
</tr>
</tbody>
</table>

**SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The principle of development is considered acceptable.
- The design and appearance of the development is appropriate and respects the character of the local area.
- The living conditions of adjacent occupiers would be protected from undue harm subject to conditions.
- The development would provide a high quality standard of accommodation for future occupiers.
- The proposal will not have an unacceptable impact upon local highway network and provides an acceptable level of car parking provision meeting the Council's standards.
- The impact of the development upon any protected species has been assessed and subject to appropriate mitigation is acceptable.
- The development will not have an unacceptable impact upon flood risk.
OFFICER’S REPORT TO PLANNING COMMITTEE

1. APPLICATION SITE AND SURROUNDINGS

1.1 The application site is approx. 20 ha and currently comprises open fields with ponds, hedgerows and trees. The site is not allocated in the Core Strategy, however, outline planning permission for up-to 370 dwellings was granted in October 2017 and the land was originally acquired by the Commission for New Towns and has consent under section 7(1) of the New Town Act 1981, for residential development.

1.2 Some of the supporting road infrastructure – notably the traffic island connections to Dipping Brook Avenue and Blackcap Road to the south are already in place, as are footpaths, cycleways and surrounding green corridors. There would be three vehicular access points into the site utilising the existing traffic islands on Dipping Brook Avenue and Blackcap Road as approved in the outline application in October 2017.

1.3 The application site is abutted to three sides by Green Belt, however, the application site sits outside of the Green Belt. Appleton Thorn is circa 300 metres to the south east and Dudlow’s Green is to the west of the site. Green Lane, a track, cycleway and bridleway, provides links to Dudlows Green; Warrington; Appleton Thorn and Arley and forms the northern site boundary. An area of woodland extends along the site’s western boundary, following the course of Dipping Brook. Dingle and Rough Ford Ancient Woodland & Local Wildlife Site are beyond the north and west boundary of the site. Dipping Brook Avenue and Blackcap Road form the southern boundary of the site.

2. DESCRIPTION OF PROPOSAL

2.1 This is a reserved matters application relating to appearance, landscaping, layout and scale for 370 dwellings. It follows the grant of outline planning permission with details of access at Development Management Committee (DMC) on 10th October 2017 (2017/29930).

2.2 Reserved matters approval is now sought for a mix of 370 detached; semi-detached and terraced dwellings. The following mix of dwellings is proposed:

<table>
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<th></th>
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<th>3-Bed</th>
<th>4 Bed</th>
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<tr>
<td>TOTAL</td>
<td>40</td>
<td>213</td>
<td>117</td>
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2.3 The application proposes several distinct residential areas bound by public open space totalling approximately 13.8 acres; which equates to over half of
the total area of the site. Children’s play areas would be provided in open space to the north of the site in a substantial area of green space that would also encompass sustainable urban drainage. This would have a dual role of flood attenuation and providing visual interest to the landscape.

2.4 The outline planning permission for Appleton Cross includes a neighbourhood centre comprising a retail store, health centre, and a place of worship. This is located outside of the application site identified within this application. It will be marketed by Homes England at a later date and a subsequent reserved matters application will be submitted for consideration by the Council.

3. AMENDED PLANS
3.1 Amended plans were negotiated and submitted by the applicant and have resulted in changes to the original submission, which can be summarised as:

- Additional detail to demonstrate compliance with the Council’s required standards for parking, highway visibility and other detailed highways matters.
- Further detail on the proposed landscape strategy.
- Revised affordable housing information.
- Further information on ecology.

3.2 Consideration has been given to the necessity to re-consult on the amended plans received. In this instance it is considered that the proposed amendments do not constitute substantial differences or fundamental change to the originally submitted proposal and has not been subject to public re-consultation. The LPA has acted fairly and reasonably taking in to account the duty to fully consider representations from interested parties and considers that nobody has been deprived of the opportunity to make any representations that they may have wanted to make on the application as amended due to the nature of the change/s. Notwithstanding this, all representations received are outlined below and are appraised against planning policy (where they are material in determining the application) within the assessment.

4. LOCAL REPRESENTATIONS
Ward Councillor

Cllr Sharon Harris objects to the proposal, summarised as follows:

Highways
- Inadequacy of the Cat and Lion Junction
- Inadequate car parking provision
- Inadequate pavement and driveway dimensions
- Further clarity on the alterations to the public right of way
- Clarification on the garden suburb strategic link is necessary
Ecology

- Ecological matters

Other Matters

- Inappropriate location of the neighbourhood centre

Parish Council

Appleton Parish Council object to the proposal, summarised as follows:

- Concern that the Garden Suburb Strategic Link runs though the residential part of the site – clarification requested.

Residents

The applications was publicised by 31 neighbour notification letters, site notice and a press notice. As a result 11 objections have been received from residents. These are summarised as follows:

Principle of Development:

- Applications are premature given the Local Plan and Local Transport Plan have not been approved
- Proposals do not comply with the Outline permission
- More infrastructure is required

Residential Amenity:

- Pollution/air quality issues need consideration

Ecology:

- A replacement pond is not clearly identified
- The land is used by bats, tawny owls and lapwings

Highways:

- Proposal will result in additional traffic and in combination with other schemes cause issues.
- Too car dependant, site is too far from a railway station

5. CONSULTEES

WBC Highways – No objection to the additional detail and plans now submitted, subject to conditions to deliver the proposed parking prior to the first occupation of dwellings, highway drainage and electric vehicle charge points.

WBC Environmental Protection - No objection, subject to the conditions already imposed at outline stage.
WBC Flood Risk – No objection.

WBC Trees – No objection to amended plans including amended tree protection measures.

WBC Ecology - No objection subject to conditions to ensure a re-survey for amphibians should work not start on site before April 2021 and an updated badger survey to be undertaken prior to earthworks.

Environment Agency – No objection.

United Utilities – No objection, subject to conditions.

The Woodland Trust (WT) – The WT confirm they have no comments to make with regards to ancient woods and trees for this application.

Health & Safety Executive (HSE) – The HSE do not advise against the application on safety grounds.

6. RELEVANT SITE HISTORY

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<th>Decision</th>
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<td>Outline Planning Permission (Major) - Proposed Residential development comprising up to 370 dwellings, means of access to the site; local neighbourhood centre (including retail convenience store up to 500 square metres; health centre up to 1,000 square metres and place of worship/community use up to 1,000 square metres, with associated outside space, access and parking) recreational open space and related infrastructure. (All detailed matters other than means of access to the site are reserved for subsequent approval).</td>
<td>Approved at DMC</td>
<td>October 2017</td>
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New Town Act 1981 section 7(1) consent for residential development

7. PLANNING POLICY
7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the source or number of third party representations received, remains the extent to which planning proposals comply with the Development Plan. The National Planning Policy Framework (NPPF) supports this legislative position and its contents are a material consideration in determining the application.

National Planning Policy Framework 2019 (NPPF)

7.2 The Revised National Planning Policy Framework (2019) (NPPF) confirms that decisions should apply a presumption in favour of sustainable development. Paragraph 7 of the document states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. This is balanced by Paragraph 9 which states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.

7.3 Where there are other specific, relevant, material issues raised in the NPPF these will be discussed within the Assessment below.

7.4 As stated above, the NPPF re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan, in the case of Warrington, refers to the Local Plan Core Strategy (2014) and the Appleton Thorn Neighbourhood Development Plan (2017).

Relevant Policies in the Local Plan Core Strategy (2014)
CS1 (Overall Spatial Strategy – Deliver Sustainable Development)
CS2 (Overall Spatial Strategy and Distribution of Development)
CS4 (Overall Spatial Strategy – Transport)
SN1 (Distribution and Nature of New Housing)
SN2 (Securing Mixed and Inclusive Neighbourhoods)
QE3 (Green Infrastructure)
QE4 (Flood Risk)
QE5 (Biodiversity and Geodiversity).
QE6 (Environment and Amenity Protection)
QE7 (Ensuring a High Quality Place)
QE8 (Historic Environment)
SN7 (Enhancing Health and Wellbeing)
MP1 (General Transport Principles)
MP4 (Public Transport)
MP7 (Transport Assessments and Travel Plans)
MP10 (Infrastructure)
PV3 (Strengthening the Borough’s Workforce)
7.5  Relevant policies in the Appleton Parish Thorn Ward Neighbourhood Development Plan to 2027 (as amended 2017)
AT-H1 Scale and type of new housing within Appleton Thorn
AT-H2 Design Principles – Land at Appleton Cross
AT-D1 Design of Development in Appleton Parish Thorn Ward
AT-D2 Protecting and enhancing local character and views

7.6  The Council has prepared a number of Supplementary Planning Documents to guide development in the Borough, documents relevant to this proposal include:
Design and Construction (October 2010)
Environmental Protection (May 2013)
Standards for Parking in New Development (March 2015)
Planning Obligations (2017)

8.  EQUALITIES ACT (2010)
8.1  In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equalities Act 2010. It is considered that the application has no differential impacts.

9.  ASSESSMENT
The key issues of this particular application relate to;

- Principle of the development
- Design/ Impact on Character & Appearance of the surrounding area
- Highways matters
- Residential Living Conditions
- Landscaping
- Ecology
- Flood matters
- Affordable Housing,
- Heritage and;
- Other matters

Principle of the proposed development

9.1  The principle of residential development on the application site was established in the New Town Act 1981. Outline planning permission was granted for residential development at Development Management Committee in October 2017 and therefore the principle of residential development within this location for 370 houses has been established.

9.2  The proposal seeks approval, in accordance with the outline planning permission, for layout, appearance, scale and landscaping. The site’s development for residential purposes is therefore acceptable in principle although the details of the proposal are required to satisfy other local plan policies in order to be acceptable overall, as described below.
Design/ Impact on Character & Appearance of the surrounding area

Appearance & Scale

9.3 The applicant has proposed six different house types, thereby providing a wide range of different dwellings (an image illustrating the examples of each house type is included in the appendix of this report). Each of the dwelling types would be finished in brick with varying key features across the range such as horizontal brick banding, bay windows and stone window cils. Officers are satisfied with material palette proposed and a condition is recommended to require the submission of material samples to ensure they are of high quality.

9.4 The majority of the proposed dwellings would be of two storeys and 2.5 storeys in height. This scale of development is considered acceptable, especially where the most visible edges of the new development would be sited at generous distances from the main road frontages. The site as clearly identified housing parcels, separated by open space, and by the area set aside for the new neighbourhood centre also allows new development of this scale to be accommodated sympathetically.

9.5 Attention has been paid to creating attractive frontages to the main streets and to the main traffic islands which would serve the site. The new houses would face outwards from the development parcels, to create visual interest with house types which are dual aspect, on corners.

Layout

9.6 The average density of the developed parts of the site (i.e. those to be occupied by buildings, roads etc.) is directly comparable with the nearest existing development, and is considered acceptable in this context. The NPPF is clear in paragraph 123 that where there is a known shortage of deliverable housing land, as in Warrington, it is especially important to avoid homes being built at low densities. The density of the proposed scheme is unchanged from the outline submission, and is not considered to be too low, given the need to deliver homes nor so high as to jar with densities in adjacent, established residential areas.

9.7 The residential development would be divided into distinct parcels, either side of a central area of open space and for the neighbourhood centre.

9.8 The most highly visible edges of the site i.e. along Dipping Brook Avenue and Blackcap Road would be set back from these existing roads, across new service roads and areas of new and existing grass verge. Typically, new houses would front Dipping Brook Avenue as distances of 30 to 35 metres and would front Blackcap Road from circa 12 to 16 metres away. Therefore, from the two mostly highly visible frontages, the development would present the main elevations of new houses at distances which give a good sense of spaciousness, bearing comparison with nearby areas such as parts of Rosemoor Gardens (the nearest existing residential dwellings to the north of the application site).
9.9 Areas within the site which would accommodate short runs of terraced houses are general set within the body of the site, and would not be highly visible from outside the development due to the strong woodland planting outside its eastern and western edges. Bin storage facilities would be provided and would be accessible to the rear of properties so as not to have an adverse impact on the street scene.

9.10 As set out in more detail below, the affordable housing units are well distributed across both parts of the site, in accordance with good practice.

9.11 Overall, it is considered that the proposed layout expresses the principles of layout agreed at outline stage, including good access to the proposed areas of open space and children’s play areas, and to the surrounding cycle path and footpath networks.

9.12 Therefore, having considered all of the above, the proposed development would comply with the objectives of development plan policies QE7 and SN2 in terms of respecting local character and accords with the expectations of the outline planning permission granted in 2017.

Highways Matters

9.13 The detailed means of access into and out of the site were approved as part of the outline planning permission and remain unchanged by this application.

9.14 The revised reserved matters proposal provides a parking provision which meets the Council's parking standards for resident and visitor car parking. The site’s internal highway network is designed to acceptable dimensions and access to rear gardens for bin storage and cycle access has been provided.

9.15 On this basis the application accords with relevant policies and standards and it is considered that the development would not result in any significant adverse impacts on highway or pedestrian safety in accordance with Core Strategy policies MP1, MP4, MP7 and MP10.

9.16 A number of the representations received raise issues around the provision of land within the application site for a potential future link road for the Warrington Garden Suburb. There is the potential that the reserved land within the site will be required for a link road that may be brought forward in the future to support the development of Warrington Garden Suburb proposed in the Draft Local Plan. The line of the route is not however shown on the Proposals Map which accompanies the adopted Local Plan Core Strategy for Warrington and neither is it included in current policy MP6, which safeguards other land for roads elsewhere in the Borough. This is because the alignment of any infrastructure is not fixed and will only be required if and when Warrington Garden Suburb is delivered. Reference to the need for appropriate infrastructure including a strategic link is included in the Draft Local Plan Submission Version. An illustrative 40m corridor has been identified in the supporting documents to the draft Local Plan as being sufficient to
accommodate transport infrastructure to cater for highway demands and support high quality public transport, walking and cycling provision.

9.17 The Draft Local Transport Plan 4 also refers to the need for such infrastructure to support the delivery of the Garden Suburb.

9.18 Whilst no material weight can yet be attached to the Local Plan Submission Draft (Local Plan review), policy MDA 2.2 in that document makes clear that any new housing beyond that already consented as part of the Homes England controlled sites in the south of the Borough (of which Appleton Cross is one) would need to be served by new road infrastructure; this is also the position reported to Development Management Committee as part of the deliberations of the consented Homes England (formerly HCA) sites at Appleton Cross, Grappenhall Heys and Pewterspear Green. Policy MDA 2.2 refers to a strategic link – and it would be part of this that could pass through the Appleton Cross site, and which Homes England have recognised in their disposal of the site to David Wilson Homes.

9.19 In order to allow the current development to proceed and at the same time retain the future option to deliver a strategic link in support of the Warrington Garden Suburb, a 40m corridor has been identified through the application site shown below, hatched yellow:-
9.20 The land marked yellow is within the reserved matters site, and is proposed to be laid out with grass. The specification and timing for the delivery of a strategic link road are not yet known, but will be related to the proposals for Warrington Garden Suburb, should that go ahead if incorporated into the new Local Plan for Warrington.

9.21 In the meantime, the Council’s Highways team is comfortable that, provided a 40 metre wide corridor is provided on the Appleton Cross site – which it is – then this will allow sufficient space for any future strategic link and associated public transport, walking, cycling provision and landscaping to be accommodated. Any future strategic link will be subject to separate assessment through which the impacts on existing residential properties (including those which may now be permitted via this reserved matters application) will be fully assessed - so that any required mitigation is designed and delivered as part of that project.

**Residential Amenity**

**Adjoining occupiers**

9.22 The application site is a considerable distance from the nearest adjoining residential occupiers ensuring that there will be no detrimental impact upon the amenity of any existing residents and therefore achieving compliance with Policy CS1 and QE6 of the Core Strategy.

**Future occupiers**

9.23 The application proposes a high-quality residential environment and the layout of the site achieves compliance with the Council’s adopted standards for separation distances between built form to ensure that an acceptable standard of accommodation is provided. Each dwelling is provided with private amenity space and areas of communal amenity space and playspace are provided within the layout of the site. Overall it is considered that the future standard of accommodation provided achieves compliance with the objectives of the development plan.

**Landscaping**

9.24 The detailed landscaping scheme has been prepared to also take account of the principles of the ecological plans agreed at outline stage, and of the retention of some of the site’s existing ponds as part of a sustainable drainage and flood risk solution. In accordance with the outline permission, circa 13.8 acres would be delivered as public open space within the site.

9.25 In short, the landscape plan proposes the following:

1. *Dipping Brook Green*: A green corridor across the south western part of the of the site, following the route of a retained hedgerow and linear grouping of trees. This space would connect Dipping Brook Avenue with
the woodland to the north, allowing views into the site from the south and providing a green visual divide between housing blocks.

2. **Dipping Brook Corridor:** Running along circa 280 metres of the southern boundary between the two main access points into the western and central parts of the site. This would be one of the prominent road frontages and important public face of the development. The space would be planted with groups of trees to provide filtered views and the pond near the roundabout would be retained.

3. **Woodside Green:** This would be the focus for two of the large trees to be retained and for new tree planting. The Green would be in the heart of the development creating an attractive green setting and outlook for houses along its edges, and accommodating the buffer to Dipping Brook.

4. **The Meadows:** A substantial green link through the site, sitting between the proposed neighbourhood centre and the easternmost residential parcel and providing some separation with the listed Green Lane farmhouse. This area will be mostly turfed, to allow informal play and walks across, but native planting is proposed for the interface with the neighbourhood centre site and residential parcels. There would be a replacement pond towards the north east corner and the retention of trees along the existing watercourse.

5. **Dodd’s Bridge Park:** An informal parkland style setting, at the northern part of the site, at its lowest point. New flood water basins would provide landscape and ecology features, and elsewhere play areas would be provided in safe relation. A number of mature trees can be retained here, and there is scope for substantial new planting too.
9.26 The Environment Agency have no objection to the landscape masterplan which shows:

- wide undeveloped buffers along Dipping Brook
- the provision of new or enhanced linking priority wetland, grassland and woodland habitats with interlinking green corridors
- above ground surface water drainage ponds, which will provide opportunity to enhance the local environment based on full implementation of Landscape and Environmental Management Plan (LEMP)

9.27 Details of watercourse buffer zones and pond improvement works have been submitted and are acceptable. A method statement relating to the protection of trees and hedgerows within the site which are to be retained has been submitted, in accordance with the outline permission.

9.28 Given the extent of retained and proposed new planting, it is considered that landscaping is acceptable, and would mitigate the loss of existing planting where this is unavoidable to facilitate the development. Overall, the detailed landscaping proposals now submitted are acceptable and capable of providing a high quality green infrastructure solution as part of the completed
development and accords with policies contained within the development plan.

Ecology

9.29 The outline application was accompanied by an Ecological Appraisal informed by a desk study to gather pre-existing ecological records; and an extended Phase 1 habitat survey and targeted botanical, great crested newt and water vole surveys. The survey set out that the site has limited potential to support protected and notable species, primarily due to the regular management of the improved and semi-improved grassland habitats that cover the majority of the site. The report also confirmed the absence of great crested newts and water voles from the site and surrounding habitats.

9.30 As part of this reserved matters, the Council’s ecologist advises that the conditions attached to the outline permission continue to cover the areas where further details will be agreed, including the requirement for an updated amphibian survey and confirmation of the protection measures for all of the hedgerows to be retained.

9.31 The Environment Agency comment that the proposed new or enhanced wetland, grassland and woodland habitats with interlinking green corridors are acceptable, and that the above ground surface water drainage ponds, will also support the ecological value of the site, as envisaged in the submitted Landscape and Environmental Management Plan (LEMP).

9.32 On the basis of the above it is considered that the proposal accords with policy QE5 of the Core Strategy and is acceptable subject to compliance with the stated conditions.

Affordable Housing

9.33 Condition 23 on the outline permission requires details of affordable housing to be submitted as reserved matters. The detailed scheme now for consideration would deliver 30 per cent of site capacity as affordable housing, this would be split equally between dwellings for affordable rent and shared ownership achieving compliance with the Core Strategy which requires a 50/50 split between the different tenures. A total of 55 dwellings would be provided for affordable rent and 56 dwellings as shared ownership. Revisions to the NPPF have increasingly emphasised the importance of intermediate housing (e.g shared ownership & discounted market sale) to encourage affordable home ownership, as the scheme provides a proportion of the dwellings as shared ownership it accords with the expectations of the NPPF.

9.34 The 111 affordable units would be a mix of two and three bedroom houses, distributed across the site in groups; and would be indistinguishable from neighbouring open market housing in terms of building specifications. The reserved matters proposals would therefore be fully compliant in terms of the delivery of affordable housing with policy SN2 of the Core Strategy.

Flood Risk and Drainage
9.35 At outline stage, the submitted Flood Risk Assessment was reviewed with the conclusion that the proposed drainage strategy was acceptable. Attenuation ponds are proposed as part of the sustainable drainage strategy, in positions near the northern and southern edges.

9.36 The Council’s Local Lead Flood Authority confirm that the detailed scheme now submitted shows surface water drainage which is acceptable. United Utilities have expressed no objection subject to their model requirements for detailed surface water disposal, as required by condition attached to the outline permission.

9.37 On the basis of the above it is considered that the proposal accords with the development plan policy QE4 of the Core Strategy.

Heritage

9.38 The application site has very little archaeological potential and therefore no further archaeological mitigation was required as part of the outline permission.

9.39 The setting of the nearest heritage assets to the site include Green Lane Farmhouse which is Grade II listed and circa 100 metres to the north east of the site boundary and Wrights Green House and Wrights Green Cottage, which are Grade II listed and circa 300 metres to the north. As suggested at outline stage, by reason of the intervening distance and features, it is considered that the proposed development would not cause a substantial harm to these heritage assets.

9.40 The site is circa 500 metres from the edge of the nearest Conservation Area, and so would not result in a harmful impact.

9.41 As such the application accords with policy QE8 of the Core Strategy with respect to the impact of the proposal on any heritage assets.

Other Matters

9.42 Green space; The reserved matters application accords with the outline permission in terms of the quantum of green space within the site - all of which would be managed and maintained by a private management company.

10. CONCLUSIONS AND RECOMMENDATIONS

10.1 The detailed matters now submitted fully accord with the outline planning permission, and are acceptable in accordance with Core Strategy policies aimed at delivering high quality new areas of housing, and with the similar aims set out in the NPPF.

10.2 The application is recommended for approval subject to conditions

11. SCHEDULE OF CONDITIONS

Conditions
1. This reserved matters approval relates to outline planning permission 2017/29930 only, and shall not be implemented otherwise in accordance with the following:

   P / H8071 / 00 - Location Plan
   P / H8071 / 01 E Master Planning Layout
   P / H8071 / 02 B Master Surface Layout
   P / H8071 / 03 B Master Boundary Treatment Layout
   P / H8071 / 04 B Master Material Layout
   P / H8071 / 05 B Master Refuse Layout
   P / H8071 / 07 A Parking Allocations Layout
   P / H8071 / 08 A Storey Heights Layout
   H8071-202 B PROW Site Plan
   H8071-201 B PROW diversion-Masterplan
   H8071-22 - Buffer to Green Lane Farm House
   H8071-19 - Plots Off a Single Access
   H8071-HR01 - Hedge Retention - Removal Plan
   482-P-MP01 - Management Company Plan
   DB-SD13-008 - Compound Standard Detail
   H8071 / 21 - Construction Route Plan
   H8071-07 - Traffic Management Plan Masterplan
   D7521.02.001 C Landscape Masterplan
   D7521.02.002 A Combined LEAP and NEAP
   D7521.02.004022 A Detailed Planting Plan Plots
   D7521.02.02829 A Watercourse Buffer Zones and Sections
   D7521.02.030 - Bird and Bat Box Location Plan
   D7521.02.031 - Existing and Proposed Hedgerows
   60600469-SPA-001 D TURNING HEAD AND JUNCTIONS
   KEY PLAN
   60600469-SPA-002 F BARRATT TURNING HEAD SPA
   60600469-SPA-003 F DWH SITE 1 TURNING HEAD SPA
   60600469-SPA-004 F DWH SITE 2 TURNING HEAD SPA
   60600469-SPA-007 B VISIBLE SPLAYS 1 to 8
   60600469-SPA-008 B VISIBLE SPLAYS 9 to 16
   60600469-SPA-009 B VISIBLE SPLAYS 17 to 18
   60600469-SPA-010 A SWEPT PATH ANALYSIS AND
   FORWARD VISIBILITY - PLOT 39
   60600469-SPA-011 A FORWARD VISIBILITY SPLAYS
   60600469-SPA-012 - SWEPT PATH ANALYSIS JUNCTIONS
   1 to 2
   60600469-SPA-013 - SWEPT PATH ANALYSIS JUNCTIONS
   3 to 4
   60600469-SPA-014 - SWEPT PATH ANALYSIS JUNCTIONS
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   7 to 8
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<td>Single Detached Garage Brick (3x7)</td>
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2010/C/DG05 - Double Detached Garage Brick (3x7)
2010/S/SG05 - Single Detached Garage Stone (3x7)
GDPL SDHP - Tarmac Single Hipped Gable
GDPL SSHP - Tarmac Twin Hipped Gable
H8071 / SS1 - Street Scenes 02 (Section EE and FF)
H8071 / SS2 - Street Scenes 03 (Section HH and JJ)
H8071 / SS3 - Street Scenes KK
48 / P / BTD / 01 - Boundary Treatment Details
48 / P / BTD / 02 - Boundary Treatment Details
DB-SD13-004 - Boundary Treatment Type E
STND 19 011 A - Ditch Detail
DS01(i) - Drainage Strategy Plan Sheet 1 of 2
DS01(ii) - Drainage Strategy Plan Sheet 1 of 2
PL101 A - Indicative Slab Levels and Road Contours Sheet 1 of 3
PL102 A - Indicative Slab Levels and Road Contours Sheet 2 of 3
PL103 A - Indicative Slab Levels and Road Contours Sheet 3 of 3
PL161 - Attenuation Basin 1 Layout Plan and Cross Sections
PL162 - Attenuation Basin 2 Layout Plan and Cross Sections
PL201 - Road Long Sections Sheet 1 of 6
PL202 - Road Long Sections Sheet 2 of 6
PL203 - Road Long Sections Sheet 3 of 6
PL204 - Road Long Sections Sheet 4 of 6
PL206 - Road Long Sections Sheet 5 of 6
PL207 - Road Long Sections Sheet 6 of 6
PL251 - Storm Manhole Schedules Sheet 1 of 3
PL252 - Storm Manhole Schedules Sheet 2 of 3
PL253 - Storm Manhole Schedules Sheet 3 of 3
PL254 - Foul Manhole Schedules Sheet 1 of 2
PL255 - Foul Manhole Schedules Sheet 2 of 2
STND 19 011 A - Ditch Head Wall Details
7521.01.001 V2 - Arboricultural Method Statement
7521.001 - Badger Survey Report
7521.002 V1 - Ecological Services Process
7521.02.002 - Buffer Zone Protection Method
AC107118-1 R0 - Noise Impact Assessment
AC107118-2 R0 - Neighbourhood Centre Assessment
7521.02.001 V3 - Landscape and Environmental Management Plan
7521.004 V1 - Great Crested Newt Survey
7521.005 V1.1 - Hedgerow Assessment Report
Reason: For the avoidance of doubt and to comply with Section 92 of the Town and Country Planning Act 1990.

2. The planting shown in drawing numbers D7521.02.004A-027A shall be implemented no later than the end of the first planting season following the occupation of the last dwelling hereby approved. Any approved planting which is removed, dies or becomes seriously damaged or diseased within a period of five years from first planting, shall be replaced with other planting of similar size, species and maturity in the first available planting season.

Reason – The proposed planting is important visually in the design, character and appearance of the proposed development, and is needed to create a high quality environment and sense of place as part of the completed development as required by policies CS1; CS8; QE3 and QE7 of the Local Plan Core Strategy and Design and Construction SPD.

3. All glazing installed in the approved dwellings shall be thermal double glazing (4/20/4 Glass/Air/Glass) achieving not less than 25dB Rw+Ctr in accordance with the REC Noise Impact Assessment Acoustic Report reference AC107118-1R1, dated 28th March 2019, and shall be retained for the lifetime of the development.

Reason: To protect the amenity of future occupiers from the effects of noise from the nearby road network and in accordance with Policies CS1 and QE6 of the Local Plan Core Strategy for Warrington and with Section 6 of the Environmental Protection Supplementary Planning Document (May 2013)

4. In accordance with the recommendations of the REC Noise Impact Assessment Acoustic Report reference AC107118-1R1, dated 28th March 2019, Acoustic Trickle Ventilation shall be installed in the following plots, and retained for the lifetime of the development:

Reason: To protect the amenity of future occupiers from the effects of noise from the nearby road network and in accordance with Policies CS1 and QE6 of the Local Plan Core Strategy for Warrington and with Section 6 of the Environmental Protection Supplementary Planning Document (May 2013)

5. If earthworks associated with the approved development do not commence before 1st April 2021, the ponds on site and within 250m of the site boundaries shall be re-surveyed for great crested newts and the findings supplied to the local planning authority - in order to inform the agreed development mitigation proposals for great crested newts as outlined in the Dipping Brook, Appleton Cross Great Crested Newt Survey ref. 7521.004
Reason - To mitigate the impact on great crested newts in accordance with paragraph 175 of the NPPF 2018 and with policy QE5 of the Local Plan Core Strategy for Warrington and with Conservation of Habitats and Species Regulations 2017.

6. No dwelling shall be occupied until the means of pedestrian and vehicular access has been constructed in accordance with the approved plans.

Reason: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users in the interests of road safety in accordance with policies CS1; CS4; and QE6 of the Local Plan Core Strategy for Warrington.

7. The parking provision shown on the Drawing no. H8071:PA Rev H shall be provided prior to first occupation of the dwelling to which it relates. The parking provision shall not be used for any other purpose other than the parking of vehicles. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that order) no building works which would reduce this provision shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that appropriate provision for parking vehicles is made and maintained, thereby avoiding hazards caused by indiscriminate parking in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington and with the Standards for Parking in New Development SPD.

8. Prior to the occupation of any of the units hereby approved, a scheme for the provision of electric vehicle charging points, or passive provision, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of each unit and retained as such thereafter.

Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport in accordance with policies CS1; MP1; MP3; MP4; MP7; MP10 and QE6 of the adopted Local Plan Core Strategy for Warrington and with the Standards for Parking in New Development SPD.

Prior to the construction of any building above slab level, written and photographic details (including manufacturer’s details) of external facing materials shall be submitted to the local planning authority for approval. Materials samples shall be made available to view on site and shall NOT be deposited with the Local Planning Authority. The development shall be constructed in accordance with the approved details/samples.
Reason: In the interests of the appearance of the development in the locality in accordance with policies CS1 and QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction.

12. PLAN EXTRACTS

Plan approved as part of outline permission 2017/29930:-

Circa 5.6 hectares (13.8 acres) of the site would be public open space. Children’s play areas would be provided in open space near the northern edge of the site:-
The house types shown below are proposed:

- David Wilson Homes - Kennett
- Barratt Homes - Alderney
- David Wilson Homes - Hertford
- Barratt Homes - Maidstone
- David Wilson Homes - Bradgate
- Barratt Homes - Moresby
ARTICLE 35 STATEMENT Officers have worked with the applicant in a positive and proactive manner in order to seek solutions to the issues relevant to the proposed development, consistent with the requirement in the National Planning Policy Framework (NPPF), paragraph 38.
DEVELOPMENT MANAGEMENT COMMITTEE DATE 11-Sep-2019

ITEM 3

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2019/35251</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Development:</td>
<td>Full Planning - Proposed external binstore compound adjacent to the side elevation of the existing retail unit, the works will include constructing a new concrete base and forming a timber post and rail fence to enclose the binstore, Works will include localised modification to the area around the binstore to provide level access from the service road immediately adjacent to the proposed binstore position</td>
</tr>
<tr>
<td>Location Address:</td>
<td>11, Fearnhead Cross, Insall Road, Poulton-With-Fearnhead, Warrington, WA2 0HD</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Mr Mark Taylor Watts Group Limited</td>
</tr>
<tr>
<td>Ward:</td>
<td>Poulton North</td>
</tr>
<tr>
<td>Site Allocation:</td>
<td>Fearnhead Cross Neighbourhood Centre</td>
</tr>
<tr>
<td>Number of representations received:</td>
<td>0</td>
</tr>
<tr>
<td>Reason for Referral:</td>
<td>Application site on Council land</td>
</tr>
<tr>
<td>Statutory expiry date:</td>
<td>18th September 2019</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>Approve subject to Conditions</td>
</tr>
<tr>
<td>Case Officer:</td>
<td>Nick Howard <a href="mailto:x-nick.howard@warrington.gov.uk">x-nick.howard@warrington.gov.uk</a></td>
</tr>
</tbody>
</table>

SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of development is considered acceptable.
- The proposal will not impact upon the local highway network.
- The siting, massing and design is suitable within its location.
- The development does not raise any issues with regards to land quality.

OFFICER’S REPORT TO PLANNING COMMITTEE

1. APPLICATION SITE AND SURROUNDINGS
1.1 The site comprises a small area of land to the rear of a retail unit located in the Neighbourhood Centre of Fearnhead Cross. The area is adjacent to the service road, which connects Insall Road to Station Road North. This area of the service road is bound to both sides with the rear of the adjacent building save for an overgrown landscaping strip to the east, which the application relates to.

2. DESCRIPTION OF PROPOSAL
2.1 The application proposes a new bin storage area to facilitate a self-contained retail space formed within part of an existing retail unit, currently occupied by the Co-operative Group.

2.2 The bin store would measure 2.8 metre by 3.3 metres with a height of 1.8 metres and would consist of timber fencing. It is proposed that there would be a double gate to the south, which would open outwards on to a newly formed tarmac area, which would incorporate an existing paved area leading from the service road to the back of the premises. The door way to the rear of the premises is proposed to be re-opened to allow easy access to the bin store; the door is currently infilled with breeze block. The store would be of sufficient size to accommodate 4 euro-bins.

3. LOCAL REPRESENTATIONS

Residents:

The application was publicised by 19 neighbour notification letters, site notice and a press notice. As a result 0 representations have been received from residents.

4. CONSULTEES

WBC Transport Planning and Development Control – No objection. The application is wholly located on private land.

WBC Environmental Protection – No objection, subject to an informative.

5. RELEVANT SITE HISTORY
5.1 There is no site history relevant to this site.

6. PLANNING POLICY
6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the source or number of third party representations received, remains the extent to which planning proposals
comply with the Development Plan. The National Planning Policy Framework (NPPF) supports this legislative position and its contents are a material consideration in determining the application.

**National Planning Policy Framework 2019 (NPPF)**

6.2 The Revised National Planning Policy Framework (2019) (NPPF) confirms that decisions should apply a presumption in favour of sustainable development. Paragraph 7 of the document states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. This is balanced by Paragraph 9 which states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.

6.3 Where there are other specific, relevant, material issues raised in the NPPF these will be discussed within the Assessment below.

6.4 As stated above, the NPPF re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan, in the case of Warrington, refers to the Local Plan Core Strategy (2014).

6.5 Relevant Policies in the Local Plan Core Strategy (2014):
- Policy SN4 – Hierarchy of Centres
- Policy SN6 – New Retail and Leisure Development within Defined Centres
- Policy QE6 – Environment and Amenity Protection
- Policy QE7 – Ensuring a High Quality Place
- Policy MP1 – General Transport Principles

6.6 The Council has prepared a number of Supplementary Planning Documents to guide development in the Borough, documents relevant to this proposal include:
- Design & Construction

**7. EQUALITIES ACT (2010)**

7.1 In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equalities Act 2010. It is considered that the application has no differential impacts.

**8. ASSESSMENT**

8.1 The key issues of this particular application relate to:
- The principle of the development
- Highways matters
- Design/ Impact on Character & Appearance
- Contamination
Principle of Development

8.2 The application site is located within the allocated Neighbourhood Centre of Fearnhead Cross. The proposal for a bin store is directly related to the future use of an existing, adjacent retail unit, which is currently vacant. In this respect the proposal would serve to support the vitality and viability of the Neighbourhood Centre, and therefore accords to Core Strategy policy SN5.

Highway Matters

8.3 There are no amendments to the existing servicing arrangements for the wider Fearnhead Cross retail development site as a result of the proposal. Servicing will continue to occur to the rear on the private access road that connects Insall Road to Station Road North.

8.4 The application site is located on private land and not adopted highway. It is considered that the proposal would not have an adverse impact on pedestrian and highways safety and therefore accords with Core Strategy Policy MP1.

Design/ Impact on Character & Appearance

8.5 The proposed bin store is of a modest size and would be tucked away behind the retail units along the service road. Although it would involve the removal of some vegetation this is largely low level and of limited merit. Its loss, which constitutes a small area of a more extensive vegetation strip, would not have a detrimental impact on the character of area.

8.6 The bin store would be formed of conventional timber post and panel fence set around a concrete base. It is located away from the building to reduce the risk of fire spread.

8.7 In terms of ancillary development, the hard surfacing to the front of the proposal would be tarmac, similar to the adjacent service road. The replacement door to the rear of the retail unit would be a pre-fabricated metal security door in grey.

8.8 The development is welcome; other units within the Centre utilise euro-bins that are exposed to the service areas without mitigation screening. The siting, design and appearance of the bin store is considered acceptable in this location in accordance with Core Strategy policy QE7.

Contamination

8.9 This is a small scheme for a non-sensitive end use located on land that is currently identified as potentially contaminated (former military training camp). However it is considered that the risks are limited as there are no potential ground gas generating sources within 250m of the application site. For this reason an informative is recommended to be attached to any decision to raise awareness of the potential.
8.10 The application has been considered in terms of land quality and it is concluded that it adheres to Core Strategy policy QE6 in this regard.

9 CONCLUSIONS AND RECOMMENDATIONS
9.1 The proposal is acceptable in principle and supports the vitality and viability of the Neighbourhood Centre. The proposal would have no harmful impact on the amenities of the adjacent areas and would not pose any risks in terms of highway safety or contaminated land.

9.2 The application is considered to be policy compliant and it is therefore recommended for approval subject to conditions.

10 SCHEDULE OF CONDITIONS

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

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

2. The development shall be carried out in accordance with the following documents:
   (a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on 19 June 2019
   (b) Submitted drawing No’s Location plan 123956.PL01, Layout Plan 123956.BR02 Rev A, Proposed West elevation 123956.PL03 & Boundary fence detail 123956.BR03 received on 19th June 2019.
11 PLAN EXTRACTS

Proposed West elevation:

- Install new powder coated metal security door to existing former service door opening. Colour to be mid-grey.
- Proposed timber fence to form bin store adjacent to service door to retail unit.
- Form drop kerb to edge of circulation road.
- Retain shrubs and low level planting.

Proposed site layout plan:

- Provide new pc drop kerb to circulation road. Make good to existing hardstanding to serve rear doors and binstore. Provide new tarmacadm or wearing course, colour black.
View of site taken from the north along the service road.
ARTICLE 35 STATEMENT Officers have worked with the applicant in a positive and proactive manner in order to seek solutions to the issues relevant to the proposed development, consistent with the requirement in the National Planning Policy Framework (NPPF), paragraph 38.
## Application Number:
2019/35280

## Description of Development:
Full Planning (Major) - Propose construction of a warehouse (Use Class B8) with ancillary office space (Use Class B1a), creation of access, service yard, parking, earth remodelling to the existing bund, boundary treatment, and landscaping.

## Location Address:
Unit 4, Appleton Thorn Trading Estate, Lyncastle Road, Appleton, Warrington, WA4 4SN

## Applicant:
Powerhouse Propco II S.A.R.L

## Ward:
Grappenhall

## Site Allocation:
Existing Employment Area

## Number of representations received:
2

## Reason for Referral:
Parish Council Objection

## Statutory expiry date:
23-Sep-2019

## Recommendation:
Approve subject to Conditions and a Section 106 Agreement

## Case Officer:
Michael Davies
mdavies@warrington.gov.uk

### SUMMARY OF KEY REASONS FOR RECOMMENDATION
- The principle of development is considered acceptable
- The living conditions of adjacent occupiers would be protected from undue harm subject to conditions
- The proposal will not have an unacceptable impact upon local highway network and provides an acceptable level of car parking provision meeting the Council’s standards.
- The impact of the development upon any protected species has been assessed and subject to appropriate mitigation is acceptable.
- The development will not have an unacceptable impact upon flood risk.
OFFICER’S REPORT TO PLANNING COMMITTEE

1 APPLICATION SITE AND SURROUNDINGS
1.1 This vacant, previously developed 1.8 ha site which is currently hard standing except for a pond located within the northern corner. The site is entirely within the confines of Appleton Thorn Trading Estate; located to the north west of the Estate. It is abutted to three sides by the Trading Estate and to the north-west by Green Belt.

1.2 The site is accessed via Lyncastle Road and is one of the few undeveloped parcels on the Industrial Estate. The abutting open field to the immediate west within the green belt is in recreational use, beyond which is the edge of the HM Prison Thorn Cross complex. Yew Tree Barn, on Yew Tree Lane to the north of the site, is occupied as a dwelling, and is circa 20 metres from the edge of the application site, at its nearest point.

2 DESCRIPTION OF PROPOSAL
2.1 It is proposed to erect a large 4,688sqm warehouse (Use Class B8 with ancillary office space (Use Class B1a)). To take account of the proximity of Yew Tree Barn, the proposal for the warehouse and service yard include substantial bunds and boundary treatment so as to mitigate the potential impact of noise from the warehouse, and from the use of the outdoor loading areas.

2.2 The building and site layout reflects the efforts made to prevent a harmful noise impact, by positioning the dock levellers in the southern elevation with the vehicle turning and parking areas to the south of the building, as far as practicable from the more noise sensitive northern edge.

3 AMENDED PLANS
3.1 Since the submission of the application, the applicant has provided additional plans and information relating to:
   - lighting;
   - car parking layout; and
   - site sections;

3.2 Consideration has been given to the necessity to re-consult on the additional information received. In this instance it is considered that the additional information does not constitute substantial differences or fundamental change to the originally submitted proposal and has not been subject to public re-consultation. The LPA has acted fairly and reasonably taking in to account the duty to fully consider representations from interested parties and considers that nobody has been deprived of the opportunity to make any representations that they may have wanted to make on the application as supplemented due to the nature of the additional information. Notwithstanding this, all representations received are outlined below and are appraised against planning policy (where they are material in determining the application) within the assessment.
4 LOCAL REPRESENTATIONS
Parish Council

Winwick Parish Council object to the proposal, summarised as follows:

Residential Amenity:

- Height of the proposal would be overbearing on Yew Tree Barn
- Lighting strategy can only be indicative until end user is known
- Noise is a concern, no consideration of noise pollution without knowledge of end user

Ecology:

- Impact upon protected species

Other:

- Application is speculative and no end user is known

Residents:

The applications was publicised by 17 neighbour notification letters, site notice and a press notice. As a result 2 objections have been received from residents. These are summarised as follows:

Principle of Development:

- Two previous applications have been refused
- Application is speculative, no knowledge of end user

Residential Amenity:

- Loss of outlook/overshadowing
- Light pollution would be significant
- Noise nuisance from 365 days a year 24/7 operation would be significant.

Ecology:

- The impact of the proposal on ecology needs to be assessed

Heritage:

- Impact upon listed buildings.

5 CONSULTEES
WBC Transport Planning and Development Control - No objection subject to conditions to ensure the provision parking for cars, cycles and motorcycles; a detailed travel plan; and electric vehicle charge points. S106 for improvements to sustainable transport measures in the vicinity of the application site.
WBC Environmental Protection – No objection, subject to conditions to ensure land remediation; the delivery of the proposed noise attenuation measures including the proposed earthworks and 3 metre high acoustic fence; a suitable lighting scheme; a noise management scheme; a scheme for the attenuation of any fixed plant; and a construction management plan.

WBC Flood Risk – No objection subject to a condition to ensure the detailed design of a surface water drainage layout and water attenuation scheme is agreed and delivered.

WBC Ecology – No objection subject to conditions to ensure the implementation of the submitted mitigation plan for great crested newts and a pre-construction survey for badgers.

United Utilities – No objection subject to conditions to ensure the detailed design of a surface and foul water drainage layout and water attenuation scheme is agreed and delivered.

Environment Agency – Confirm no comments to make.

6 RELEVANT SITE HISTORY

<table>
<thead>
<tr>
<th>Planning Reference</th>
<th>Description of Development</th>
<th>Decision</th>
<th>Date of Decision</th>
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<tbody>
<tr>
<td>2015/25255</td>
<td>Full planning permission for a proposed industrial / warehouse development to facilitate a plant hire business</td>
<td>Approved</td>
<td>October 2015</td>
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<tr>
<td>2014/24618</td>
<td>Full application for a new building for plant hire, with ancillary vehicle / plant repair, servicing, maintenance and plant storage / distribution / parking and associated offices / welfare facilities</td>
<td>Refused</td>
<td>December 2014</td>
</tr>
<tr>
<td>2012/19826</td>
<td>Proposed construction of a warehouse with ancillary office/welfare facilities, creation of 39 delivery van parking spaces, 60 car parking spaces et cetera was approved subject to Section 106 Agreement</td>
<td>Approved</td>
<td>November 2014</td>
</tr>
</tbody>
</table>

7 PLANNING POLICY

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan
unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the source or number of third party representations received, remains the extent to which planning proposals comply with the Development Plan. The National Planning Policy Framework (NPPF) supports this legislative position and its contents are a material consideration in determining the application.

National Planning Policy Framework 2019 (NPPF)

7.2 The Revised National Planning Policy Framework (2019) (NPPF) confirms that decisions should apply a presumption in favour of sustainable development. Paragraph 7 of the document states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. This is balanced by Paragraph 9 which states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.

7.3 Where there are other specific, relevant, material issues raised in the NPPF these will be discussed within the Assessment below.

7.4 As stated above, the NPPF re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan, in the case of Warrington, refers to the Local Plan Core Strategy (2014) and the Appleton Thorn Neighbourhood Development Plan (2017).

Relevant Policies in the Local Plan Core Strategy (2014):
- Policy CS1 Overall Spatial Strategy – Delivering Sustainable Development
- Policy CS2 Overall Spatial Strategy – Quantity and Distribution of Development
- Policy CS4 Overall Spatial Strategy – Transport
- Policy PV1 Development in Existing Employment Areas
- Policy QE1 Decentralised Energy Networks and Low Carbon Development
- Policy QE3 Green Infrastructure
- Policy QE4 Flood Risk
- Policy QE5 Biodiversity and Geodiversity
- Policy QE6 Environment and Amenity
- Policy QE7 Ensuring a High Quality Place
- Policy MP1 General Transport Principles
- Policy MP3 Active Travel
- Policy MP5 Freight Transport
- Policy MP7 Transport Assessments and Travel Plans
- Policy MP10 Infrastructure

7.5 Relevant Policies in the Appleton Parish Thorn Ward Neighbourhood Development Plan to 2027 (as amended 2017):
Policy AT-D1 – Design of Development in Appleton Parish Thorn Ward
Policy AT-D2 – Protecting and enhancing local landscape character and views
Policy AT-D3 – Flood Risk, Water Management and surface water run-off
Policy AT-TH1 – Traffic Management and Transport Improvements
Policy AT-E1 – New local employment opportunities

7.6 The Council has prepared a number of Supplementary Planning Documents to guide development in the Borough, documents relevant to this proposal include:
- Planning Obligations
- Design & Construction
- Standards for Parking in New Development

8 EQUALITIES ACT (2010)

8.1 In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equalities Act 2010. It is considered that the application has no differential impacts.

9 ASSESSMENT

The key issues of this particular application relate to:

- The principle of the development
- Highways matters
- Design/ Impact on Character & Appearance
- Heritage Matters
- Structural Matters
- Residential Living Conditions
- Flood matters
- Ecology
- Planning Obligations, and;
- Other matters

Principle

9.1 Policy PV1 sets out that the Council will support development, redevelopment and changes of use proposals within existing employment areas as defined on the Policies Map, provided that the proposed uses falls within Use Classes B1, B2 or B8, or sui-generis employment use.

9.2 Appleton Thorn Trading Estate is an existing employment area and one of the preferred locations for major warehousing and distribution uses in the adopted Local Plan Core Strategy. The proposal seeks permission for a warehouse in Use Class B8 (Storage and Distribution), it is therefore considered to comply with aims of the core strategy for this site. In addition, planning permission was granted under current, adopted planning policies in 2014 for a development proposal with the same use as the current application further demonstrating the acceptability in principle of the proposed development.
9.3 Policy AT-E1 of the adopted Appleton Neighbourhood Plan supports employment development which complies with local and national policy, and:
- Give priority to the conversion of an existing building where this option exists
- Are of a scale appropriate to the area
- Do not harm residential character or amenity
- Does not lead to the loss of green infrastructure
- Have a good connection to the highway network and parking provision

9.4 The proposal complies with the Neighbourhood Plan in that it seeks to support employment development that complies with local and national planning policy. The consideration of the other matters listed within Policy AT-E1 are considered in the other sections of this report.

9.5 In summary, the principle of the proposed development is acceptable in terms of the provisions of the Local Plan.

Highway Matters
9.6 The site will be accessed via an existing access route for Appleton Thorn Industrial Estate off Lyncastle Road. Car parking provision of 43 is proposed with 8 spaces provided for lorries, this in accordance with the Council’s car parking standards for a development of this size. The layout of the site allows for the manoeuvring of all vehicles that could be expected to make deliveries to, or service, the site.

9.7 The submitted Transport Assessment (TA) has been reviewed with the conclusion that the impact of trips generated by the development is acceptable but requires mitigation via a sustainable transport contribution. The TA has been subject to thorough assessment and its findings agreed with. The proposed financial contribution for £xx will be delivered by way of a S106 Planning Obligation for measures to improve sustainable access to the site.

9.8 It is considered that there would be no detrimental impact as a result of the proposal upon the highway network and it is therefore considered acceptable in accordance with Core Strategy policies CS4, MP1, MP4, MP7 and MP10, subject to conditions. Such conditions shall secure electric vehicle charging points, cycle parking and a travel plan. In addition, a construction environmental management plan will be requested via condition to mitigate any disruptions to the highway network during the construction of the development.

Design/ Impact on Character & Appearance
9.9 The application proposes a single storey, pitched roof building with mezzanine to facilitate ancillary offices. The scale, massing and detailing, in terms of fenestration, reflects it function. The office accommodation wraps around the south west-corner and would provide interest on approach to the building through the use of a contrasting material albeit all materials are proposed to be within grey tones (precise details secured by conditions). It is sited within an area
dominated by buildings of a similar height and massing and would therefore appear in-keeping with its location.

9.10 Consideration has been given to the location of the building on the edge of the industrial estate adjacent to open playing fields which is allocated Green Belt. The application proposes an extensive landscaping scheme along the northern and western boundaries with new planting and bunding to provide a suitable interface between the open fields and the industrial estate. In addition consideration has been given to protecting and retaining a substantial amount of the existing planting on the north-north western corner of the site, nearest to Yew Tree Barn to protect residential amenities.

9.11 The circa. 4,688 sq m building would fill circa one third of the 14,400 sq m application site with the remainder of the site occupied by parking, servicing and landscaping. There would be no harmful impact on the greenbelt and wider open aspects of the site as a result and the proposal is reflective of similar in the wider vicinity. The maximum building height would be circa 12.9 metres, which is comparable with the height of buildings permitted previously at the site and those on the approach to the site from Lyncastle Road. The resultant massing would not result in serious harm to the character or appearance of the area, and would replicate existing form.

9.12 On the basis of the above it is considered that the proposal accords development plan policies CS1, QE6 and QE7 and as such is acceptable subject to the stated conditions.

Residential Amenity

9.13 Consideration has been given to the amenity of two detached dwellings in the vicinity; Yew Tree Farm and Yew Tree Barn immediately to the north of the site. Yew Tree Barn is the closest of the residential properties and is 20 metres from the edge of the application site at its nearest point. Consideration has also been given to the planning history of the site, particularly those applications for a warehouse considered under current, adopted, planning policies, which are therefore material in the consideration of this application.

9.14 Application 2014/24618 was refused due to its overbearing impact on Yew Tree Barn because of its inappropriate siting close to the boundary, which was worsened by the width and height of the proposed building.

9.15 Application 2012/19826 led to the granting of a consent in 2014 for a warehouse 2.5m from the boundary and 16m away from Yew Tree Barn (outline of which is shown in purple in the image below). 2015/25255, which was also approved in 2015, improved on this by siting the building 7m from the boundary and 20m from Yew Tree Barn (outline of which is shown in orange in the image below).

9.16 The current proposal sites the building 17.5m from the boundary and 34m from Yew Tree Barn. Although the warehouse proposed in the current application would be 1m higher than that proposed within the previous consents,
the relationship this affords would be much improved due to the significantly increased separation distance.

9.17 Taking into account the distances set out in paragraph 9.15, the relationship the new building would have with the Yew Tree Farm and Yew Tree Barn interface would not result in significant harm by way of an overbearing effect or loss of outlook.

**Comparison between proposed scheme and the schemes previously granted planning permission:**

9.18 The application proposes operations 24 hours a day for seven-day operation and the potential to cause harm to nearby living conditions at Yew Tree Farm and Yew Tree Barn by way of noise and disturbance has been assessed on this basis. Following review of the applicant's Industrial Noise Impact Assessment Report, it is concluded that subject to measures including the implementation of the proposed bunding and 3m high acoustic fencing (to attenuate noise from the service yard), the Council’s Environmental Protection team have confirmed that serious harm to living conditions would be prevented.

9.19 Unlike previous applications on this site, the current proposal is for a wide building to be placed across the mid part of the site, with all the noise generating elements, i.e. the four access doors and dock levellers, positioned on the south west side of the building, facing away from Yew Tree Farm and Yew Tree Barn. The proposed large building itself would act as a noise barrier, insofar as these nearest dwellings are concerned, by shielding noise from the proposed service yard.

9.20 The agreed noise mitigation measures would also prevent an unacceptable impact on the adjacent Appleton Thorn. The new building itself would be noise attenuated, to be secured by condition, so that noise from inside the building would not result in harm to residential amenity either.

9.21 A Lighting Strategy and Plan has been submitted which shows how new lighting would illuminate the proposed yard area, and minimise light spill beyond operational areas, to prevent harm to residential amenity. A condition requiring
the lighting to be installed in accordance with this information would be attached to any approval.

9.22 Policy CS1 of the Core Strategy (2014) identifies the need to safeguard residential amenity and policy QE6 states that consideration should be had to the need to respect the living conditions of existing neighbouring residential occupiers. The impact on the amenities of the adjoining occupiers would be acceptable in this instance and therefore the application accords with policies contained within the development plan.

Flood Risk and Drainage

9.23 The submitted flood risk assessment (FRA) shows that the proposed development would be at minimal risk from flooding, would not increase flood risk elsewhere and is compliant with the NPPF in these regards.

9.24 The site is in Flood Zone 1 – the lowest flood risk category – with less than a 1 in 1000 annual probability of river flooding. The risk of flooding from tidal; surface water and sewer flooding is also low.

9.25 The development proposal satisfies the Sequential and Exception tests set out in the NPPF. The submitted drainage strategy proposes a sustainable drainage solution, which would manage the peak water discharge rate by limiting flows into public sewers, and storing any surplus within the application site.

9.26 The Council’s Local Lead Flood Authority have no objection to the proposal, subject to a condition requiring the implementation of an agreed, detailed design for surface water drainage and attenuation. United Utilities have no objection, subject to similar requirements. On this basis it is considered that the proposal accords with Core Strategy policy QE4.

Ecology

9.27 The application has been considered in relation to the potential impact upon ecology. The applicants have submitted an ecological assessment that has been reviewed by the Council’s ecology advisors. The report finds that the most important ecological asset associated with the site is the presence of Great Crested Newts (GCN). GCN are a protected species and therefore the potential impacts of the development and the scope to avoid or mitigate the impact needs to be considered. The presence of protected species alone should not prevent development, however, acceptable mitigation measures are necessary to ensure the impact of the development is appropriately addressed.

9.28 In addition to the consideration of the impact in the planning application process, if GCN are found on site and are likely to be affected by the development, then under the Conservation of Habitats and Species Regulations (Various Amendments) (England and Wales) Regulations 2018 which enacts the Directive into the UK, a licence is required from the Natural England to derogate the terms of this legislation.
9.29 The applicant in their ecological assessment have submitted a mitigation and compensation plan for the avoidance of harm to the GCN. The Council’s ecology advisors are satisfied that although the development will result in the loss of a breeding pond and terrestrial habitat of GCN, providing the mitigation plans put forward by the applicant are implemented in full the nature conservation status of great crested newts is capable of being conserved. It is recommended to secure compliance with the mitigation plan via planning condition.

9.30 The Council’s ecology advisors have also considered the information put forward by the applicant in relation to the impact of the development on Badgers and Bats and agrees with conclusions recommending in relation to Badgers that a pre-construction survey should be undertaken to mitigate the likelihood of any harm to Badgers.

9.31 On the basis of the above it is considered that the proposal accords with policy QE5 of the Core Strategy and is acceptable subject to compliance with the stated conditions.

Heritage Matters

9.32 Yew Tree Farmhouse is a Grade II Listed Building. The application proposals would be sited further away from the listed building than the consented building. There would not be serious intrusion into the setting of the listed building, due in part to the separation provided by Yew Tree Farm and its curtilage, and in the context of the NPPF definitions to define the level of harm caused by development proposals, in this case there would be ‘less than substantial harm’ to the heritage asset. The level of harm would be at the very lowest end of the ‘less than substantial’ spectrum and the level of harm as a result of this proposal would be outweighed by the wider public benefit arising from the economic benefits of this development.

9.33 As such the application accords to Core Strategy policy QE8 and is therefore considered to be acceptable.

Other Matters

9.34 Speculative development; the applicant is entitled to make an application where the end user is not yet known and this is not uncommon. The application has been supported with documents and surveys which relate to an intensive 24 hour, 7 day use (worst-case) and has been subsequently assessed on this basis.

10 CONCLUSIONS AND RECOMMENDATIONS

10.1 The proposal is acceptable in principle and secures the high quality warehousing and distribution uses sought by the Core Strategy. The proposal would have no significantly harmful impact on the amenities of the adjacent properties and the application demonstrates that the impact on the highway network would be acceptable.
10.2 The application is recommended for approval subject to condition and the applicant entering into a legal agreement to secure improved accessibility to the sustainability transport measures.

11 SCHEDULE OF CONDITIONS

Conditions

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

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

2. The development shall be carried out in accordance with the following:-
   Site Location Plan (B9835-AEW-XX-XX-DR-A-0501 Rev P03);
   Existing Site Plan Development Site (B9835-AEW-XX-XX-DR-A-0502 Rev P03);
   Existing Site Plan Access Road (B9835-AEW-XX-00-DR-A-0505 Rev P02);
   Existing Sections (B9835-AEW-XX-ZZ-DR-A-0532 Rev P03);
   Proposed Site Plan (B9835-AEW-XX-00-DR-A-0503 Rev P11);
   Proposed Works to Access Road (B9835-AEW-XX-00-DR-A-0506 Rev P04);
   Proposed Reception and Office Plan (B9835-AEW-XX-01-DR-A-0512 Rev P06);
   Proposed Roof Plan (B9835-AEW-XX-RF-DR-A-0513 Rev P04);
   Proposed External Works (B9835-AEW-XX-XX-DR-A-0507 Rev P5);
   Proposed Elevations (B9835-AEW-XX-ZZ-DR-A-0521 Rev P06);
   Proposed Elevations Coloured (B9835-AEW-XX-ZZ-DR-A-0522 Rev P03);
   Proposed Site Sections (B9835-AEW-XX-ZZ-DR-A-0533 Rev P05);
   Proposed Drainage Layout (B9835-TIER-XX-XX-DR-C-55-01 Rev P2);
   Proposed Landscaping Bund (B9832-TCE-XXX-XX-DR-C-60-10 Rev P2);
   Landscaping Proposals (4149-01 Rev F);

   Reason - To define this permission.

3. The building hereby permitted shall not be constructed above ground level until written and photographic details of the external roofing and facing materials (including manufacturer's details and/or samples) have been submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details/samples and retained thereafter.

   Reason - In the interests of the appearance of the finished development in accordance with policy QE6 of the adopted Local Plan Core Strategy for Warrington and with the Council's adopted Design & Construction SPD.
4. The development shall not be taken into use until the following requirements have been met and required information submitted to and approved by the Local Planning Authority (LPA):

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

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

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

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

Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington; with paragraphs 170 (f) and 178 of the National Planning Policy Framework (July 2018), and with Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

5. The building and structure shall achieve the minimum requirements indicated within paragraph 8.3 of the Hann Tucker Associates Acoustic report entitled Plot 4, Warrington South, Industrial Noise Impact Assessment Report, reference 26038/INIA1(Rev4) and dated 06 June 2019 for the lifetime of the development.

Reason: In the interests of residential amenity in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington; and with the Environmental Protection Supplementary Planning Document (May 2013). To ensure a satisfactory standard of living environment for incoming occupiers in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington and paragraphs 170(e) & 180(a) of the National Planning Policy Framework (July 2018); and Section 6 of the Environmental Protection Supplementary Planning Document (May 2013).
6. Prior to the occupation of the unit hereby approved, a 3m high imperforate fence shall be erected as detailed within paragraph 9.4 of the Hann Tucker Associates Acoustic report entitled Plot 4, Warrington South, Industrial Noise Impact Assessment Report, reference 26038/INIA1(Rev4) and dated 06 June 2019. The imperforate fence shall be maintained and retained for the lifetime of the development.

Reason: In the interests of residential amenity in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington; and with the Environmental Protection Supplementary Planning Document (May 2013).

7. Within one month of the site commencing use within the permitted use class, a noise management scheme shall be submitted in writing to the Local Planning Authority. The noise management scheme shall include as a minimum detailed noise management requirements in accordance with paragraph 9.6 and considering the maximum events detailed within paragraph 9.3 of the Hann Tucker Associates Acoustic report entitled Plot 4, Warrington South, Industrial Noise Impact Assessment Report, reference 26038/INIA1(Rev4) and dated 06 June 2019. Once approved in writing, all agreed measures shall be implemented in accordance with the noise management scheme and shall be reviewed periodically or on receipt of a complaint by neighbouring noise sensitive properties.

Reason: In the interests of residential amenity in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington; and with the Environmental Protection Supplementary Planning Document (May 2013).

8. Noise from all fixed plant and/or equipment associated with the site shall not exceed a cumulative noise level of 30dB as measured or calculated at a position 1 metre from the nearest noise sensitive window in accordance with section 11 of the Hann Tucker Associates Acoustic report entitled Plot 4, Warrington South, Industrial Noise Impact Assessment Report, reference 26038/INIA1(Rev4) and dated 06 June 2019.

Reason: In the interests of residential amenity in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington; and with the Environmental Protection Supplementary Planning Document (May 2013).

9. Prior to the erection of any external lighting on site, the developer shall submit an assessment of lighting details for the site. The scheme shall show levels of illumination around the site (isolux drawings) but shall also show any overspill lighting beyond the site boundary. Mitigation measures or installation requirements shall be clearly identified within the scheme as shall control measures such as time clocks/light sensors or other control methods. Once approved, the agreed scheme shall be implemented in full prior to the commencement of use of that lighting and shall be retained as approved thereafter.

Reason: In the interests of residential amenity in accordance with policies
CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington; and with the Environmental Protection Supplementary Planning Document (May 2013).

10. Prior to the commencement of any works on site, the developer shall provide in writing a Construction Environmental Management Plan (CEMP) to the LPA for written approval. The CEMP shall review all construction operations proposed on site and shall cover as a minimum the following areas of work on a phase by phase basis, identifying appropriate mitigation measures as necessary:
- Proposed locations of Site Compound Areas including contractor and staff parking
- Proposed Routing of deliveries to Site Compounds or deliveries direct to site
- Proposed delivery hours to site and delivery routing; supervision; scheduling; waiting and phasing
- Proposed Construction Hours
- Acoustic mitigation measures
- Control of Dust and Air Quality on site and consideration for joining a Considerate Contractors Scheme
- Measures for the prevention of pollution of the nearby watercourses
- Delivery and waste management
- Loading and storage areas
- Hoarding
- Gates and security

The CEMP shall consider matters relating to construction and demolition - noise, dust, odour, control of waste materials and vibration. Once approved in writing, all identified measures within the CEMP shall be implemented in accordance with the requirements therein and shall be reviewed on a regular basis and in case of receipt of any justified complaint.

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

Reason: To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers through noise, dust, air quality and general disturbance over a prolonged build and demolition process in accordance with policies CS1; CS4 and QE6 of the adopted Local Plan Core Strategy for Warrington; and with Paragraphs 180(a) & 182 of the National Planning Policy Framework (July 2018); and Sections 3 and 6 of and with the Environmental Protection Supplementary Planning Document (May 2013).

11. No development shall commence until a surface water drainage and attenuation scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall include:
(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
(iii) A timetable for its implementation.

The approved scheme shall show foul and surface water to be drained on separate systems and to be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme and shall be retained for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage; to manage the risk of flooding and pollution and to ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with policies CS1 QE4 and MP10 of the adopted Local Plan Core Strategy for Warrington and with the Council's adopted Design & Construction SPD.

12. The approved works - as identified in FPCR Plot 4 Appleton Thorn Warrington ECOLOGICAL APPRAISAL June 2019 - shall not commence unless the local planning authority has been provided with either:

a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations (Various Amendments) (England and Wales) Regulations 2018 authorizing the specified activity/development to go ahead; or
b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason – To mitigate the impact on great crested newts in accordance with paragraph 175 of the NPPF 2018 and with policy QE5 of the Local Plan Core Strategy for Warrington and with Conservation of Habitats and Species Regulations 2017.

13. Prior to commencement of any earthworks a resurvey of the site within and up to 30m from the development for badger setts shall be carried out. If Badger setts are found by survey a method statement to prevent harm to badgers during construction and site clearance shall be submitted to and agreed in writing by the Local Planning Authority. The approved development shall be carried out in accordance with the approved details.
Reason – To mitigate the impact on badgers in accordance with paragraph 175 of the NPPF 2018 and with policy QE5 of the Local Plan Core Strategy for Warrington and with Conservation of Habitats and Species Regulations 2017.

14. The approved landscaping scheme shown in Landscape Proposals Drawing No. 4149-01 Rev F shall be implemented in the first planting season following the first use of the approved development. Any planting which is removed, dies or becomes damaged or seriously diseased within a period of five years from implementation shall be replaced with new planting of a similar size, species and maturity in the first planting season thereafter.

Reason - To ensure a high quality scheme of landscape planting as part of the completed development in accordance with policies CS1; QE3 and QE7 of the adopted Local Plan Core Strategy for Warrington and with the Council's adopted Design & Construction SPD.

15. The approved bund shown in Proposed Landscape Bund Drawing No B9832-TCE-XXX-XX-DR-C-60-10 Rev P2 shall be installed prior to the commencement of the approved B8 use and shall be retained for the lifetime of the approved development.

Reason - In the interests of the living conditions of the occupiers of Yew Tree Farm and Yew Tree Barn in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington and paragraphs 170(e) & 180(a) of the National Planning Policy Framework (July 2018); and Section 6 of the Environmental Protection Supplementary Planning Document (May 2013).

16. Notwithstanding the Interim Travel Plan submitted, a detailed Travel Plan shall be submitted to and agreed in writing with the local planning authority. The detailed Travel Plan shall address as a minimum, but not be limited to issues relating to recruitment, staff facilities, staff benefits and shift patterns. The approved detailed Travel Plan shall be operational prior to substantial completion on site, and shall remain in place for the lifetime of the development.

Reason - To ensure that the completed development is accessible by a variety of means of travel in accordance with policies CS1; MP1; MP3; MP4; MP7; MP10 and QE6 of the adopted Local Plan Core Strategy for Warrington and with the Standards for Parking in New Development SPD.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (as amended) and the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), no permission is granted or implied for anything other than development within Use Class B8 (storage and distribution).

Reason – To define this permission.
18. The scheme of access road improvements shown on approved drawing Proposed works to Existing Access Road B9835-AEW-XX-XX-DR-A-0506 Rev P04 shall be provided prior to first use of the development hereby permitted and maintained for use as such thereafter.

Reason - To ensure adequate provision in accordance with policies CS1; MP1; MP3; MP4; MP7; MP10 and QE6 of the adopted Local Plan Core Strategy for Warrington and with the Standards for Parking in New Development SPD.

19. A scheme for passive provision of electric vehicle charging shall be submitted to and agreed in writing with the local planning authority. The scheme as approved shall be provided prior to first use of the development and retained for use as such thereafter.

Reason - To ensure adequate provision in accordance with policies CS1; MP1; MP3; MP4; MP7; MP10 and QE6 of the adopted Local Plan Core Strategy for Warrington and with the Standards for Parking in New Development SPD.

20. Parking and service yard markings shall be provided in line with approved drawing Proposed Site Plan B9835-AEW-XX-XX-DR-A-0503 Rev P11 prior to first use of the development hereby approved and retained for use as such thereafter.

Reason - To ensure adequate provision in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington and with the Standards for Parking in New Development SPD.

21. A scheme for cycle and motorcycle parking shall be submitted to and agreed in writing with the local planning authority. The scheme as approved shall be provided prior to first use of the development and retained for use as such thereafter.

Reason - To ensure adequate provision in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington and with the Standards for Parking in New Development SPD.
12 PLAN EXTRACTS
Aerial image of site (red outline):

Source: Applicant’s Design & Access Statement
The building and site layout reflects the efforts made to prevent a harmful noise impact, by positioning the dock levellers in the southern elevation with the vehicle turning and parking areas to the south of the building, as far as practicable from the more noise sensitive northern edge:-
The northern and western boundaries would be softened with new planting and bunding, and this would provide a suitable interface between the open fields and the industrial estate:

Image of the proposed building from the south west:-
ARTICLE 35 STATEMENT Officers have worked with the applicant in a positive and proactive manner in order to seek solutions to the issues relevant to the proposed development, consistent with the requirement in the National Planning Policy Framework (NPPF), paragraph 38.
Application Number: 2019/35380

Description of Development: Full Planning - Proposed construction of an observation tower, to provide views for visitors of the nature reserve.

Location Address: Risley Moss Local Nature Reserve, Moss Gate, Birchwood, Warrington, WA3 6QX

Applicant: Warrington Borough Council

Ward: Birchwood

Site Allocation: Green Belt, Local Nature Reserve, European Sites of International Importance (Special Areas of Conservation) and Sites of Special Scientific Interest (SSSI)

Number of representations received: 1

Reason for Referral: The application is made by and is owned by the Council.

Statutory expiry date: 20 September 2019

Recommendation: Approve subject to Conditions

Case Officer: Michael Davies mdavies@warrington.gov.uk

SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of development is considered acceptable.
- The design and appearance of the development is appropriate and respects the setting of the area.
- The living conditions of adjacent occupiers would be protected from undue harm subject to conditions.
- The impact of the development upon any protected species has been assessed and subject to appropriate mitigation is acceptable.
OFFICER’S REPORT TO PLANNING COMMITTEE

1. APPLICATION SITE AND SURROUNDINGS
1.1 The application site is within Risley Moss which is a European Site of International Importance (Special Area of Conservation), Site of Special Scientific Interest (SSSI), a Local Nature Reserve and a Local Wildlife Site. The site is located within the Green Belt as designated in Core Strategy.

1.2 The specific area of Risley Moss in which the observation tower is proposed to be constructed currently occupied by a concrete bird hide and is amongst woodland accessible by footpaths, away from any other land use or residential properties.

1.3 Risley Moss is bordered by trees and a railway line on the south side. The Risley Moss boundary to the east is 1km away from the application site and the land beyond this is privately owned. In this direction the land gets higher and it is very well wooded. To the north, south and west is the woodland of the reserve, the heathland is located to the east.

2. DESCRIPTION OF PROPOSAL
2.1 It is proposed to construct a new observation tower for visitors to view across Risley Moss; the proposal would also include the reinstatement of an access route. The tower would replace a timber platform, elsewhere at Risley Moss, which was destroyed by fire in 2017.

2.2 The tower would be a weathered steel framed, two storey development with indoor and outdoor platforms for visitors to the park to get an elevated view across the lowland peat bog and surrounding landscape and to allow views of previously unseen perspectives of the developing moss land and animal species such as basking reptiles.

2.3 The tower now proposed is not in the same position as the original, as the ground conditions are not suitable. The image below provides a comparison of the proposed location in relation to the existing.
2.4 There would be public access to the tower within opening times; Sunday – Thursday from 9am to 5pm all year around except Christmas Day, Boxing Day and New Year’s Day. The site is closed to the public on Fridays to enable maintenance to be delivered to the site.

3. LOCAL REPRESENTATIONS

Parish Council

Birchwood Town Council have raised various matters summarised as follows:

Accessibility for All:
- The design does not provide provision of disability access.
- Questions the legal obligation for compliance with DDA and Equalities Act 2010 regarding accessibility.
- Previous iterations of the proposal have shown ramped access.
- Suggest reasonable adjustments in the way of webcams or periscopes to be installed.
Residents:
The applications was publicised by 17 neighbour notification letters. As a result 1 comment has been received from residents. These are summarised as follows:

Impact upon residential amenity
- Restriction of access or use of material to reduce noise should be installed on the steps to avoid impact on residents by noise.

4. CONSULTEES

WBC Highways – No objection to the additional detail and plans now submitted, subject to conditions to deliver the proposed parking prior to the first occupation of dwellings, highway drainage and electric vehicle charge points.

WBC Environmental Protection - No objection, subject to the conditions already imposed at outline stage.

WBC Flood Risk – No objection.

WBC Trees – No objection to amended plans including amended tree protection measures.

WBC Ecology - No objection subject to conditions to ensure a re-survey for amphibians should work not start on site before April 2021 and an updated badger survey to be undertaken prior to earthworks.

Environment Agency – No objection.

United Utilities – No objection, subject to conditions.

The Woodland Trust (WT) – The WT confirm they have no comments to make with regards to ancient woods and trees for this application.

Health & Safety Executive (HSE) – The HSE do not advise against the application on safety grounds.

5. RELEVANT SITE HISTORY

5.1 The application site has not been the subject of any applications of relevance to this proposal.

6. PLANNING POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision
being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the source or number of third party representations received, remains the extent to which planning proposals comply with the Development Plan. The National Planning Policy Framework (NPPF) supports this legislative position and its contents are a material consideration in determining the application.

National Planning Policy Framework 2019 (NPPF)

6.2 The Revised National Planning Policy Framework (2019) (NPPF) confirms that decisions should apply a presumption in favour of sustainable development. Paragraph 7 of the document states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. This is balanced by Paragraph 9 which states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.

6.3 Where there are other specific, relevant, material issues raised in the NPPF these will be discussed within the Assessment below.

6.4 As stated above, the NPPF re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan, in the case of Warrington, refers to the Local Plan Core Strategy (2014).

Relevant Policies in the Local Plan Core Strategy (2014)
Policy CS1 – Delivering Sustainable Development
Policy CS5 – Green Belt
Policy QE3 – Green Infrastructure
Policy QE5 – Biodiversity and Geodiversity
Policy QE7 – Ensuring a High Quality Place
Policy SN7 – Enhancing Health and Well-being
Policy CC2 – Protecting the Countryside

6.5 The Council has prepared a number of Supplementary Planning Documents to guide development in the Borough, documents relevant to this proposal include:
Design and Construction
7. EQUALITIES ACT (2010)

7.1 Section 149(1) of the Equalities Act 2010 establishes a duty for the Council as a public authority to have due regard to three identified needs in exercising its functions: These needs are to:
- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
- Advance equality of opportunity between people who share a relevant protected characteristic (age, disability, race, gender reassignment, marriage and civil partnership, pregnancy and maternity, religion and belief, sex and sexual orientation) and people who do not share it;
- Foster good relations between people who share a relevant protected characteristic and those who do not share it.

7.2 In determining this application, the Local Planning Authority has had due regard to its duties under S149 of the Equalities Act 2010 and relevant to this proposal is the need to give due regard to advancing equality of opportunity between people who share a relevant characteristic and people who do not share it.

7.3 Having due regard for advancing equality involves:
- Removing or minimising disadvantages suffered by people due to their protected characteristics;
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people;
- Encouraging people with certain protected characteristics to participate in public life or in other activities where their participation is proportionately low.

7.4 In this case, the design of the proposed observation tower does not provide step free access to the viewing platform which is located at first floor level. It is therefore accepted that the proposal has the potential to affect individuals with a protected characteristic (disability).

7.5 The applicants advise that consideration has been given to the inclusion of a ramp during the evolution of the design for the tower, however, given the timescales for delivering the project and the costs involved with providing the length of ramp necessary for the characteristics of the site particularly the peat ground conditions which necessitate a significant amount of additional pilling to a depth of 4 metres, a decision was taken to move forward with a design without ramped access.

7.6 The applicants have referenced that the previous observation tower did not provide step free access to the viewing platform and the existing site characteristics are varied with some paths in the nature reserve that do not provide for level access.

7.7 Mitigation has been considered and the applicants are willing to investigate further the installation of web-cam equipment to allow for views from the
viewing platform to be available online. Given the absence of any electricity the webcams would need to be solar panel powered. In the event that practicalities such as the inability of solar panel equipment to provide enough power or the absence of an internet connection ensures it is not possible to install webcams, periscope equipment would be installed on site. This information will be secured via a suitable planning condition and be retained in perpetuity. The mitigation put forward is positive but it does not eliminate the impact upon any individuals with a disability that are unable to access the first floor.

7.8 Further consideration of the impact of the proposal on disabled people is considered as part of the assessment of the planning balance below.

8. ASSESSMENT
8.1 The key issues of this particular application relate to:
- Principle of the development
- Design/ Impact on Character & Appearance of the surrounding area
- Highways matters
- Ecology
- Flood Risk
- Equality

Principle of the proposed development
8.2 The proposed development would be appropriate development in Green Belt, according to para 145 b) of the NPPF, as it would be an appropriate facility in connection with the existing use of land for outdoor recreation, it would preserve the openness of Green Belt and would not conflict with the purposes of including land within it (see below).

8.3 The principle of facilitating works to improve public access to and enjoyment of the natural environment and designated sites is well supported in the NPPF and in Core Strategy policies.

8.4 The proposal would there for comply with NPPF and with policy CS5 of the Local Plan Core Strategy in these regards.

Design and Visual Impact
8.5 The building would be a simple rectangular gable formed enclosure with shuttered apertures and a ground to first floor height of circa 3.3m. The maximum height of the building would be circa 4.4 metres. There would be an external platform along the northern elevation with the same plan dimensions as the existing bird hide.

8.6 Instead of timber, weathered steel is proposed in a natural finish which has a grained texture which minimises the need for painting and cleaning. The material would develop a protective layer as it weathers, so the appearance of the tower would change over time and blend in with its surroundings.
8.7 There would be glimpses of the proposed tower through trees from the footpath network. The structure would barely be visible from further afield, or from outside Risley Moss. Overall, the visual impact of the building would be very modest and localised, and so would not impact on the openness of Green Belt - either spatially or visually - nor on the reasons for including the wider expanses of the Risley Moss area within Green Belt.

8.8 It is noted that a generally similar approach to the design of such structures has been followed at other nature reserves such as Leighton Moss, Lancs; Flanders Moss, Stirling; and Forsinard Flows Reserves, Sutherland (an RSPB site).

8.9 Overall, the visual impact of the tower would be minimal. The tower will provide improved views of the mossland areas within the nature reserve, but will not impact on panoramic views across Risley Moss. For these reasons, the proposal is considered to comply with QE7 of the Core Strategy.

Highway Matters

8.10 Pedestrian access to the observation tower would be via existing paths. Construction traffic to and from the site would be low, and easily managed along the existing track to the site.

8.11 On this basis the application accords with relevant policies and standards and it is considered that the development would not result in any significant adverse impacts on highway or pedestrian safety in accordance with Core Strategy policies MP1, MP4, MP7 and MP10.

Residential Amenity

8.12 It is noted that noise concerns have been raised in a representation received from a local resident however, it is considered that as the application site is over 300 metres from the nearest adjoining residential occupiers, there will be no detrimental impact upon the amenity of any existing residents and therefore achieving compliance with Policy CS1 and QE6 of the Core Strategy.

Ecology and Trees

8.13 The application was supported by information contained within a Consent Letter from Natural England and a Habitats Regulations Assessment Screening report. This has been reviewed by the Council’s Ecology Advisors and it is considered that the proposals will not have an impact on any designated site or other ecological receptor subject to compliance with the details in the submitted information which requires a re-survey for amphibians should work not start on site before April 2021 and an updated badger survey to be undertaken prior to earthworks.

8.14 The Council’s Tree Officer has considered the proposal and is satisfied with the impact subject to acceptable tree protection measures being implemented prior to the commencement of the development.
8.15 On the basis of the above it is considered that the proposal accords with policy QE5 of the Core Strategy and is acceptable subject to compliance with the stated conditions.

Flood Risk
8.16 The site is in Flood Zone 1 and given the limited scale of the proposal it is not considered to have any detrimental impact upon flood risk and therefore achieves compliance with the relevant development plan policies and NPPF guidance.

Equalities
8.17 A detailed consideration of the impact of the proposal in the context of the Equalities Act is set out in section 7 of this report. The impact upon a persons with a protected characteristic (disability) is a material consideration in the determination of this application. Whilst there will be disabled persons who will be unable to access the viewing platform, the securing of webcam or suitable alternative by way of a planning condition will serve to mitigate some of that impact.

9 CONCLUSIONS AND RECOMMENDATIONS
9.1 The development is acceptable in principle and it would not result in any detrimental impacts upon any adjoining occupiers or on highway safety. The proposal would allow enjoyment of exceptional views that would add to the visitor experience and enhance the current facilities available at Risley Moss. It is recognised some disabled persons will be unable to access the viewing platform, nevertheless, some mitigation is to be provided. It is consider that overall the benefits of re-providing a viewing platform allow for the development to be acceptable.

9.2 The application is recommended for approval subject to conditions.

10. SCHEDULE OF CONDITIONS

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

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

2. This permission shall not be implemented otherwise than in accordance with the following:

   • Env Search Report
   • Ground Investigation Report
   • Information on similar structures
Reason: For the avoidance of doubt; to enable Warrington Borough Council to adequately control the development; to minimise its impact on the amenities of the local area and to conform with Policy QE7 of the Warrington Local Plan Core Strategy.

3. All external materials to be used in the proposed development shall be as stated in answer to Question 9 of the application form; the approved drawings and Design and Access Statement 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. Prior to above ground works commencing the approval of the Local Planning Authority shall be obtained in writing with respect to the following matters:
-the installation of viewing equipment to allow views from the viewing platform to be made available at ground level, remotely or an area otherwise identified.

The details approved shall be provided prior to first use of the observation tower and retained for the lifetime of the development, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure an acceptable standard of development in accordance with policies CS1; PV7 and QE7 of the Local Plan Core Strategy for
Warrington and with the Council's adopted Design and Construction SPD.

11. PLAN EXTRACTS

Image of proposed building:-

The Original Tower:-
ARTICLE 35 STATEMENT Officers have worked with the applicant in a positive and proactive manner in order to seek solutions to the issues relevant to the proposed development, consistent with the requirement in the National Planning Policy Framework (NPPF), paragraph 38.
<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
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<th>Development description</th>
<th>Decision type</th>
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</thead>
<tbody>
<tr>
<td>06/08/2019</td>
<td>2019/34763</td>
<td>STOCKLEY FARM, STOCKLEY LANE, STRETTON, WARRINGTON, WA4 4PQ</td>
<td>Full Planning - Proposed change of use of existing indoor riding arena for storage of classic and vintage cars including alteration to adjoining stable block to provide entrance to the storage area and ancillary use associated with the principal car storage use; together with widening of existing access to Stockley Lane and laying out of access track with associated boundary treatment.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>07/08/2019</td>
<td>2019/34977</td>
<td>16, DINGLEWAY, APPLETON, WARRINGTON, WA4 3AB</td>
<td>Lawful Development Certificate - Proposed construction of single storey rear extension with roof works to existing side extension to accommodate</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>09/08/2019</td>
<td>2019/34798</td>
<td>38, WESTCLIFF GARDENS, APPLETON, WARRINGTON, WA4 5FQ</td>
<td>Lawful Development Certificate (Section 191) -Existing Single Storey Rear Orangery Extension</td>
<td>Approved</td>
</tr>
<tr>
<td>09/08/2019</td>
<td>2019/35181</td>
<td>22, DELPHFIELDS ROAD, APPLETON, WARRINGTON, WA4 5BY</td>
<td>Householder - Proposed front two storey extension, ground floor rear extension, new garage roof and alterations.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>12/08/2019</td>
<td>2019/35296</td>
<td>40, HINTON CRESCENT, APPLETON, WARRINGTON, WA4 3DF</td>
<td>Householder. Proposed single storey utility room and store to side elevations</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>13/08/2019</td>
<td>2019/35140</td>
<td>467, LONDON ROAD, WARRINGTON, WA4 5DP</td>
<td>Householder - Double Storey Garage and New Bedroom to Side Elevation Plus Single Storey Kitchen / Family Room to Rear</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>14/08/2019</td>
<td>2019/35338</td>
<td>Pewterspear Green Road, Appleton, Warrington, WA4 5FD</td>
<td>Non-Material Amendment - Proposed amendment to the wording of Condition 5 (Acoustic Mechanical Ventilation Strategy) on previously approved application 2018/32672</td>
<td>Approved</td>
</tr>
<tr>
<td>16/08/2019</td>
<td>2019/35469</td>
<td>487, LONDON ROAD, WARRINGTON, WA4 5PP</td>
<td>Non-Material Amendment - Proposed reduction in floor area of Single storey side and rear extension approved under 2018/33953</td>
<td>Approved</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>19/08/2019</td>
<td>2019/35252</td>
<td>1, ABBOTSFIELD CLOSE, APPLETON, WARRINGTON, WA4 5AT</td>
<td>Householder-- Proposed double storey side extension, with double story front extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/08/2019</td>
<td>2019/34612</td>
<td>WALNUT TREE FARM, NORTHWICH ROAD, STRETTON, WARRINGTON, WA4 4PG</td>
<td>Full Planning - Proposed Replacement of Existing Livestock Building and Milking Parlour with new Livestock Building and Calf Rearing Building</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>21/08/2019</td>
<td>2019/35349</td>
<td>48, HIGHFIELD AVENUE, APPLETON, WARRINGTON, WA4 5DU</td>
<td>Householder - Proposed single storey extension to rear of house</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>22/08/2019</td>
<td>2019/35326</td>
<td>14, BURFIELD DRIVE, APPLETON, WARRINGTON, WA4 5DB</td>
<td>Section 192 Lawful development certificate. Proposed new incidental Outbuilding, extended drive, new vehicular access and conversion of existing garage to easy access bedroom</td>
<td>Approved</td>
</tr>
<tr>
<td>22/08/2019</td>
<td>2019/34766</td>
<td>TANYARD HOUSE, WELL LANE, STRETTON, WARRINGTON, WA4 4PA</td>
<td>Discharge of conditions application seeking to discharge conditions 2 (Samples of facing materials) &amp; 4 (Rainwater goods/materials/cross sections/external finishes) following previously approved application 2016/28921</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>28/08/2019</td>
<td>2019/34820</td>
<td>4, ASH LANE, APPLETON, WARRINGTON, WA4 3DD</td>
<td>Householder. Two storey extension to rear and garage conversion</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>30/08/2019</td>
<td>2019/35269</td>
<td>Agricultural Building At Stretton Mere Farm, Stretton, Warrington, WA4 4NU</td>
<td>Prior Approval - Proposed change of use of Agricultural Building to two storey Dwelling (C3 use)</td>
<td>Prior Approval is Given with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>09/08/2019</td>
<td>2019/35181</td>
<td>22, DELPHFIELDS ROAD, APPLETON, WARRINGTON, WA4 5BY</td>
<td>Householder - Proposed front two storey extension, ground floor rear extension, new garage roof and alterations.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>09/08/2019</td>
<td>2019/34798</td>
<td>38, WESTCLIFF GARDENS, APPLETON, WARRINGTON, WA4 5FQ</td>
<td>Lawful Development Certificate (Section 191) -Existing Single Storey Rear Orangery Extension</td>
<td>Approved</td>
</tr>
<tr>
<td>02/09/2019</td>
<td>2019/35240</td>
<td>68, BIRCHDALE ROAD, APPLETON, WARRINGTON, WA4 5AW</td>
<td>Full Planning - Proposed single storey duo pitched side extension.</td>
<td>Approved with Conditions</td>
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</tbody>
</table>
### Bewsey and Whitecross

<table>
<thead>
<tr>
<th>Decision date</th>
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<th>Location</th>
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<tbody>
<tr>
<td>07/08/2019</td>
<td>2019/35272</td>
<td>66, SANKEY STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1SB</td>
<td>Prior Approval (Class O Prior Approval) - Notification of Change of use from offices to 6 No Apartments</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>07/08/2019</td>
<td>2019/35090</td>
<td>18, ARPLEY STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1NZ</td>
<td>Householder - Proposed construction of extension to the kitchen and enlargement of front light-well to allow for an opening window.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>08/08/2019</td>
<td>2019/34697</td>
<td>92, LILFORD AVENUE, BEWSEY AND WHITECROSS, WARRINGTON, WA5 0BJ</td>
<td>Householder - Proposed pitched roof to an existing garage.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>08/08/2019</td>
<td>2019/35265</td>
<td>Plot 16 Winwick Road Industrial Estate, Athlone Road, Warrington, WA2 8JJ</td>
<td>Non material amendment - Proposed replacement of drawing on condition 2 (approved plans) and changes to condition 4 (Maintenance Hours) on approved application 2018/32761</td>
<td>Approved</td>
</tr>
<tr>
<td>08/08/2019</td>
<td>2019/35266</td>
<td>Former Skate Academy and car park, Former Skate Academy, Academy Street, Bewsey And Whitecross, Warrington, WA1 2BQ</td>
<td>Discharge of Condition - Proposed discharge of Condition 4(Surface Water Drainage) and Condition 32 (Surface Water Drainage Scheme) on previously approved application 2017/31148</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>15/08/2019</td>
<td>2019/34871</td>
<td>PARR HALL, PALMYRA SQUARE SOUTH, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1BL</td>
<td>Full Planning - Proposed erection of one memorial plaque and one information plaque</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>15/08/2019</td>
<td>2019/35205</td>
<td>32, BUTTERMARKET STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2LL</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 1 (Expiration), Condition 2(Approved Plans), Condition 3 (External facing materials); Condition 4 (Forced ventilation strategy); Condition 5 (Detailed Waste management strategy) and Condition 6 (Construction Environmental Management Plan (CEMP) and Condition 7 (Cycle Storage) following Planning Approval 2018/34172.</td>
<td>Withdrawn</td>
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<tr>
<td>15/08/2019</td>
<td>2019/34837</td>
<td>PARR HALL, PALMYRA SQUARE SOUTH, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1BL</td>
<td>Listed Building - Proposed erection of one memorial plaque and one information plaque</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>15/08/2019</td>
<td>2019/34747</td>
<td>32-34, BUTTERMARKET STREET, Warrington, WA1 2LL</td>
<td>Change of use - Proposed change of use from a cafe A3 to a A4 drinking establishment</td>
<td>Withdrawn</td>
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</table>
# Delegated Decisions

## Bewsey and Whitecross

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<thead>
<tr>
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<tbody>
<tr>
<td>16/08/2019</td>
<td>2019/34775</td>
<td>UNIT 1, LILFORD STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA5 0LS</td>
<td>Full Planning - proposed single unit to be split internally to form 2 B1(c)/B8 units</td>
<td>Approved</td>
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<tr>
<td>16/08/2019</td>
<td>2019/35183</td>
<td>43, ARPLEY STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1LX</td>
<td>Change of Use - Proposed change of use of single dwelling to 8 Bed House in Multiple Occupation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>21/08/2019</td>
<td>2019/34548</td>
<td>Land within Warrington Town Centre Bounded by, Academy Street, Academy Way, Bank Street, Moulders Lane, Bridge street, Union Street Horrocks Lane, Warrington</td>
<td>Discharge of conditions - application to discharge conditions 3 (Lighting) following previously approved application 2015/27159</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>21/08/2019</td>
<td>2019/34547</td>
<td>Land within Warrington Town Centre Bounded by, Academy Street, Academy Way, Bank Street, Moulders Lane, Bridge street, Union Street Horrocks Lane, Warrington</td>
<td>Discharge of conditions - Application to discharge condition 6 (external flood lights) following previously approved application 2014/24473</td>
<td>Condition Discharged</td>
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<tr>
<td>21/08/2019</td>
<td>2019/34550</td>
<td>Land within Warrington Town Centre, Bounded by 51 - 73 Bridge Street, Academy Way and Bank Street.</td>
<td>Discharge of conditions - application to discharge conditions 21 (lighting) following previously approved application 2015/27183</td>
<td>Condition Discharged</td>
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<tr>
<td>21/08/2019</td>
<td>2019/34640</td>
<td>Land within Warrington Town Centre Bounded by, Academy Street, Academy Way, Bank Street, Moulders Lane, Bridge street, Union Street Horrocks Lane, Warrington</td>
<td>Discharge of Condition, application to discharge conditions 8 (Lighting) following previously approved application 2014/24473</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>22/08/2019</td>
<td>2019/34974</td>
<td>Land at and to the North of Junction 9 (Alban Retail Park), Winwick Street, Warrington</td>
<td>Variation of Condition (Major)- Proposed Variation of Conditions 2 (amended plans) and 15 (User Conditions) to amend the design and retail user controls under Application 2016/29425</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>22/08/2019</td>
<td>2019/34549</td>
<td>Land within Warrington Town Centre located to the north of Academy Way, to the east of Bridge Street and to the south of Dolmans Lane, Within the Bridge Street Quarter Development</td>
<td>Discharge of conditions - application to discharge conditions 10 &amp; 24 (Lighting) following previously approved application 2015/27175</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>22/08/2019</td>
<td>2019/34552</td>
<td>LAND WITHIN WARRINGTON TOWN CENTRE BOUNDED BY, ACADEMY STREET, ACADEMY WAY, AND BANK STREET, WARRINGTON</td>
<td>Discharge of conditions - application to discharge conditions 20 (lighting) following approved application 2015/27123</td>
<td>Condition Discharged</td>
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<tr>
<td>22/08/2019</td>
<td>2019/34551</td>
<td>65 Bridge Street and, and adjacent areas, including the rear courtyard (Lion Yard), Warrington</td>
<td>Discharge of conditions - application to discharge conditions 5 (lighting) following previously approved application 2016/27636</td>
<td>Condition Discharged</td>
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<tr>
<td>22/08/2019</td>
<td>2019/35249</td>
<td>UNIT 6H, ALBAN RETAIL PARK, HAWLEYS LANE, BEWSEY AND WHITECROSS, WARRINGTON, WA2 8TW</td>
<td>Variation of Conditions (Major)- Application to vary the wording of Condition 14 (Surface Water Drainage Scheme) following Planning Approval 2016/29425.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>22/08/2019</td>
<td>2019/35212</td>
<td>UNIT 6H, ALBAN RETAIL PARK, HAWLEYS LANE, BEWSEY AND WHITECROSS, WARRINGTON, WA2 8TW</td>
<td>Discharge of conditions - Proposed discharge of Conditions 3 (Materials), Part discharge of Condition 7 (Construction Management Plan) and Condition 14 (Surface Water Drainage) on previously approved application 2019/34974</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>22/08/2019</td>
<td>2019/35535</td>
<td>Land at and to the north of, Alban Retail Park, Winwick Road, Warrington, WA2 8TW</td>
<td>Non Material Amendment - Proposed amendment to include an additional plan detailing work to car park to improve circulation on application 2016/29425</td>
<td>Approved</td>
</tr>
<tr>
<td>22/08/2019</td>
<td>2019/35353</td>
<td>UNIT 6H, JUNCTION NINE RETAIL PARK, HAWLEYS LANE, BEWSEY AND WHITECROSS, WARRINGTON, WA2 8TW</td>
<td>Discharge of conditions - Proposed discharge of Condition 9(Works to A49) of application 2019/34974</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>23/08/2019</td>
<td>2019/34764</td>
<td>THE ACADEMY, BRIDGE STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2RU</td>
<td>Discharge of conditions - Proposed discharge of Conditions 3 (Construction Management Plan (CMP), 4 (Cycle), 5 (Air Quality), 6 (Secondary Glazing), 7 (Sky Light), 12 (roof lights and all external parts of the ventilation system) and 13 (Surface Water drainage) associated to 2018/33542</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>23/08/2019</td>
<td>2019/35279</td>
<td>THE MARKET MULTI STOREY CAR PARK, MOULDERS LANE, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2FA</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 14 (Scheme of electric vehicle charging points, signage and lines) following Planning Approval 2015/27031.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<tr>
<td>Decision date</td>
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<tr>
<td>23/08/2019</td>
<td>2019/35114</td>
<td>THE ACADEMY, BRIDGE STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2RU</td>
<td>Discharge of Conditions - Proposed discharge of condition 3 (secondary glazing) and Condition 4 (schedule or works) on previously approved application 2018/33543</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>27/08/2019</td>
<td>2019/35277</td>
<td>39, FOLLY LANE, BEWSEY AND WHITECROSS, WARRINGTON, WA5 0ND</td>
<td>Discharge of conditions - Proposed Discharge of Condition 3 (Cycle Store) On application 2019/34360</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>02/09/2019</td>
<td>2018/34114</td>
<td>THE CROWN CHAMBERS BUILDIGN AND ADJOINING, CROWN CHAMBERS, ACADEMY WAY, WARRINGTON</td>
<td>Discharge of condition - Proposed discharge of condition 3 (Wall Sample) on previously approved application 2016/27768</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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## Bewsey and Whitecross. DO NOT USE

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<th>Decision date</th>
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<tr>
<td>16/08/2019</td>
<td>2019/35183</td>
<td>43, ARPLEY STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1LX</td>
<td>Change of Use - Proposed change of use of single dwelling to 8 Bed House in Multiple Occupation</td>
<td>Approved with Conditions</td>
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<tr>
<td>Decision date</td>
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<td>16/08/2019</td>
<td>2019/35162</td>
<td>10, MCCARTHY CLOSE, BIRCHWOOD, WARRINGTON, WA3 6RS</td>
<td>Householder. Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/08/2019</td>
<td>2019/35229</td>
<td>Ground floor, 920, Birchwood Boulevard, Birchwood, Warrington, WA3 7QS</td>
<td>Discharge of conditions - Proposed discharge of condition 7 (Cycle Parking) and 8 (Electric Vehicle Charging Points) on previously approved application 2018/32445</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>22/08/2019</td>
<td>2019/35075</td>
<td>3, KELBURN COURT, BIRCHWOOD, WARRINGTON, WA3 6JA</td>
<td>Advertisements - Proposed 2 non illuminated fascia signs</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>02/09/2019</td>
<td>2019/35473</td>
<td>8, ADLINGTON COURT, BIRCHWOOD, WARRINGTON, WA3 6PL</td>
<td>Full Planning - Proposed insertion of 4 windows into the building elevation that fronts onto Risley Street. There will be some internal partitioning to enclose the kitchen area.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>07/08/2019</td>
<td>2019/35232</td>
<td>Public Open Space Adjacent to, 11, Fleming Drive, Winwick, Warrington, WA2 8XP</td>
<td>TPO. Horse chestnut (T3) crown lift to 5m. Reduce laterals from 11 Fleming Drive and 10 Crompton Drive by 2-3 m, to clear properties. Reduce laterals on remaining sides to rebalance canopy as required.</td>
<td>Approved</td>
</tr>
<tr>
<td>09/08/2019</td>
<td>2019/34198</td>
<td>FEARNLEY WOOD, OLD ALDER LANE, BURTONWOOD, WARRINGTON, WA5 4BL</td>
<td>Full Planning - Change of use from agricultural and woodland area to community interest project with erection of detached classroom/refreshments building and detached toilet building, extension of existing parking area, erection of gates and fencing, siting of two mobile trailers for educational purposes ancillary to the use of the site.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>12/08/2019</td>
<td>2019/35148</td>
<td>54, CLAY LANE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 4DJ</td>
<td>Householder - Proposal to raise roof 1m to allow loft conversion.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>14/08/2019</td>
<td>2019/35484</td>
<td>Unit 6, Plot 1c, Lockheed Road, Omega, Warrington, WA5 4AH</td>
<td>Discharge of condition - Proposed discharge of condition 2 (details of external roofing and facing materials) attached to reserved matters approval 2018/33188.</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>19/08/2019</td>
<td>2019/34399</td>
<td>Site of former Bridge Inn and Elm Tree Public House, Land off, Phipps Lane, Warrington, Burtonwood, WA5 4HF</td>
<td>Full planning (Major) - Proposed erection of 10 dwellings (Use Class C3), together with associated access and parking.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/08/2019</td>
<td>2019/35378</td>
<td>18, MILNTHORPE ROAD, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 4PN</td>
<td>42 Day Householder Prior Approval - Proposed single storey rear extension to extend beyond the rear wall by 4.0 metres, maximum height 3.7 metres and height at the eaves 2.5 metres.</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>21/08/2019</td>
<td>2019/35425</td>
<td>Zones 1 &amp; 2, Omega South, Burtonwood and Westbrook, WARRINGTON, WA5 7XQ</td>
<td>Discharge of conditions - Proposed discharge of condition 28 (Piling) On application 2017/30371</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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## Burtonwood and Winwick

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<tbody>
<tr>
<td>22/08/2019</td>
<td>2019/35343</td>
<td>1, FLEMING DRIVE, WINWICK, WARRINGTON, WA2 8XP</td>
<td>42 Day Householder Prior Approval - Proposed single storey rear extension to replace conservatory to extend beyond the rear wall by 4.8 metres, maximum height of 4.0 metres and height at the eaves 2.5 metres.</td>
<td>Prior Approval Not Required</td>
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<tr>
<td>Decision date</td>
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<tr>
<td>09/08/2019</td>
<td>2019/35246</td>
<td>34, LEAMINGTON CLOSE, GREAT SANKEY, WARRINGTON, WA5 3PY</td>
<td>Full Planning - Proposed two storey side extension with single storey rear extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>07/08/2019</td>
<td>2019/35304</td>
<td>WOOD END COTTAGE, HOLCROFT LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5AJ</td>
<td>42 Day Householder Prior Approval- Single storey extension to rear of property to extend beyond the rear wall of the dwelling by 8.0 metres, maximum height 4 metres and height at the eaves 4 metres.</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>09/08/2019</td>
<td>2019/35204</td>
<td>618 A &amp; B (formally The Owls (Plots 1&amp;2) Hunters Lane), Warrington Road, Risley, Warrington, WA3 6BG</td>
<td>Section 191 (Existing Lawful Development Certificate) - Use of land for residential purposes including construction and occupation of 2 No. detached dwellings together with access roads</td>
<td>Approved</td>
</tr>
<tr>
<td>13/08/2019</td>
<td>2019/35336</td>
<td>106, KENYON LANE, CROFT, WARRINGTON, WA3 4AY</td>
<td>42 Day Householder Prior Approval - Proposed single storey rear extension with internal alterations, to extend beyond the rear wall by 8 metres, maximum height 4 metres, height at the eaves 3 metres.</td>
<td>Refused</td>
</tr>
<tr>
<td>19/08/2019</td>
<td>2019/35314</td>
<td>Land adjacent to. Culcheth Arms, Church Lane, Warrington, WA3 5DL</td>
<td>Reserved Matters (Major) - Details of landscaping pursuant to outline planning permission 2016/27387 (construction of ten dwellings).</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/08/2019</td>
<td>2019/34996</td>
<td>5, CHATSWORTH AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4LD</td>
<td>Householder. Proposed single storey rear extension, two storey front extensions, front canopy and extension to driveway</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/08/2019</td>
<td>2019/34944</td>
<td>11, KAYE AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5SA</td>
<td>Householder - Proposed Porch extension, two storey side extension and single storey rear extension with two part storey extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/08/2019</td>
<td>2019/34960</td>
<td>24, Bevin Avenue, CULCHETH AND GLAZEBURY, Warrington, WA3 5HY</td>
<td>Single storey extension, full width, 2.5m out</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/08/2019</td>
<td>2019/35443</td>
<td>26, HOB HEY LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4NQ</td>
<td>Non Material Amendment - Proposed retention of Garage door at the front of the property on previously approved application 2016/28531</td>
<td>Approved</td>
</tr>
<tr>
<td>22/08/2019</td>
<td>2019/34749</td>
<td>12, BURTON CLOSE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4BW</td>
<td>Householder - Proposed two storey side extension together with alteration &amp; remodelling of exterior</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
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<tr>
<td>29/08/2019</td>
<td>2019/35067</td>
<td>103, HEATH LANE, CROFT, WARRINGTON, WA3 7DT</td>
<td>Full Planning - Proposed replacement dwelling with new dormer bungalow, new access arrangements and associated landscaping.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>30/08/2019</td>
<td>2019/35559</td>
<td>2, LAYLAND AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4DA</td>
<td>Non Material Amendment - Proposed amendments to Roofing materials and rear facing windows and doors from planning application 2019/34221</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>19/08/2019</td>
<td>2019/35314</td>
<td>Land adjacent to Culcheth Arms, Church Lane, Warrington, WA3 5DL</td>
<td>Reserved Matters (Major) - Details of landscaping pursuant to outline planning permission 2016/27387 (construction of ten dwellings).</td>
<td>Approved with Conditions</td>
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</tbody>
</table>
## Fairfield and Howley

<table>
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<th>Application number</th>
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<tbody>
<tr>
<td>09/08/2019</td>
<td>2019/34260</td>
<td>Land off, Harbord Street and Wharf Street, Warrington, WA1 2JW</td>
<td>Full Planning (Major) - Proposed demolition of existing industrial units and construction of new replacement and extended units to provide 9no. independent B2 General industrial units with associated parking and access</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>13/08/2019</td>
<td>2019/34946</td>
<td>16, VENNS ROAD, WARRINGTON, WA2 7RR</td>
<td>Householder-Proposed single and double storey extension to the rear of the property</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/08/2019</td>
<td>2019/35335</td>
<td>70, KERRIDGE DRIVE, FAIRFIELD AND HOWLEY, WARRINGTON, WA1 2GW</td>
<td>42 Day Householder Prior Approval - Proposed single storey rear extension to extend beyond the rear wall by 4 metres, maximum height 3 metres and height at the eaves 2.4 metres.</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>16/08/2019</td>
<td>2019/35065</td>
<td>9, PADGATE LANE, WARRINGTON, WA1 3RS</td>
<td>Full planning - Retrospective consent for the demolition of existing Showroom and Restaurant to create additional parking, new shopfronts and facing brick to exposed elevation.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>30/08/2019</td>
<td>2019/34658</td>
<td>131A, MARSH HOUSE LANE, WARRINGTON, WA1 3QZ</td>
<td>Full Planning - Proposed two bed apartment at rear.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>30/08/2019</td>
<td>2019/34658</td>
<td>131A, MARSH HOUSE LANE, WARRINGTON, WA1 3QZ</td>
<td>Full Planning - Proposed two bed apartment at rear.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>07/08/2019</td>
<td>2019/35157</td>
<td>5, RED GABLES, PEPPER STREET, APPLETON, WARRINGTON, WA4 4SB</td>
<td>HOUSEHOLDER. PROPOSED SINGLE STOREY REAR EXTENSION &amp; ALTERATIONS TO EXISTING REAR EXTENSION TO INCLUDE NEW DOOR OPENING, RENEWAL OF ROOF COVERING INCLUSIVE OF ROOF LANTERNS</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>08/08/2019</td>
<td>2019/35288</td>
<td>10, ALEXANDRA ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2EL</td>
<td>Householder. Proposed single storey extension to rear, garage conversion and rendering of part of existing dwelling</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>08/08/2019</td>
<td>2019/35328</td>
<td>20, VICTORIA ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2EQ</td>
<td>TPO Conservation Area - Application for tree works to 1 x Ash - overhanging rear garden of 29 Hill Top Road, cut back overhanging branches to previous point at boundary fence line.</td>
<td>Approved</td>
</tr>
<tr>
<td>12/08/2019</td>
<td>2019/35329</td>
<td>39, ACKERS ROAD, STOCKTON HEATH, WARRINGTON, WA4 2DZ</td>
<td>TPO Conservation Area - Application for tree works to 1 x T4 (TPO) Copper Beech - Crown lift to approximately 6metres. Crown clean. Works to clear highway. Re-balance garden side to allow more light. 1 x Varegated Holly - Reduce by approximately 2metres to previous point and shape. 1 x Silver Birch - Reduce crown leaders by approximately 30-40% leaving lower laterals to achieve balanced crown at natural step. Leylandi hedge reduce top by 1-2metres to tidy.</td>
<td>Approved</td>
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<tr>
<td>14/08/2019</td>
<td>2019/34744</td>
<td>2, HILL TOP ROAD, STOCKTON HEATH, WARRINGTON, WA4 2DP</td>
<td>Lawful Development Certificate - Proposed single storey sitting room to rear elevation</td>
<td>Approved</td>
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## Delegated Decisions

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<tbody>
<tr>
<td>15/08/2019</td>
<td>2019/35182</td>
<td>LINKINHORNE, BALMORAL ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2EB</td>
<td>Householder. Proposed bedroom over existing kitchen to rear elevation plus single storey kitchen/family room to rear and link to existing detached garage</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/08/2019</td>
<td>2019/35393</td>
<td>139, FAIRFIELD ROAD, STOCKTON HEATH, WARRINGTON, WA4 2BS</td>
<td>TPO Conservation Area - Proposed works to tree in conservation area</td>
<td>Approved</td>
</tr>
<tr>
<td>19/08/2019</td>
<td>2019/35395</td>
<td>139, FAIRFIELD ROAD, STOCKTON HEATH, WARRINGTON, WA4 2BS</td>
<td>TPO Works - Proposed works to tree (TPO 193)</td>
<td>Approved</td>
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## Great Sankey North and Whittle Hall

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<tbody>
<tr>
<td>08/08/2019</td>
<td>2019/35041</td>
<td>73, Park Road, Great Sankey, Warrington, WA5 3EA</td>
<td>Householder - Proposed Ground floor extension at side and rear</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>16/08/2019</td>
<td>2019/34643</td>
<td>Land to the north-east of Lingley Mere Business Park, Warrington</td>
<td>Full Planning - Proposed creation of a site compound and associated infrastructure</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/08/2019</td>
<td>2019/34854</td>
<td>137, Wroxham Road, Great Sankey, Warrington, WA5 3NT</td>
<td>Householder - Proposed part single part 2 Storey side and rear extension and demolition of part of detached garage.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>21/08/2019</td>
<td>2019/35425</td>
<td>Zones 1 &amp; 2, Omega South, Burtonwood and Westbrook, Warrington, WA5 7XQ</td>
<td>Discharge of conditions - Proposed discharge of condition 28 (Piling) On application 2017/30371</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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# Delegated Decisions

## Great Sankey South

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<tbody>
<tr>
<td>07/08/2019</td>
<td>2019/35191</td>
<td>56, MALPAS DRIVE, GREAT SANKEY, WARRINGTON, WA5 1HN</td>
<td>Full Planning - Proposed construction of a single storey rear extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>08/08/2019</td>
<td>2019/35347</td>
<td>GATEWARTH RECYCLING AND HOUSEHOLD WASTE SITE, BARNARD STREET, GREAT SANKEY, WARRINGTON, WA5 1DD</td>
<td>Discharge of Condition - Proposed discharge of Condition 1 (Commencement), Condition 4 (Nesting Birds) and Condition 5 (Ecology Survey) on previously approved application 2018/32669</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>20/08/2019</td>
<td>2019/34796</td>
<td>51, MARINA AVENUE, GREAT SANKEY, WARRINGTON, WA5 1HY</td>
<td>Full Planning - Proposed single storey side/rear extension and part conversion of existing attached garage.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/08/2019</td>
<td>2019/35362</td>
<td>39, THORNTON ROAD, GREAT SANKEY, WARRINGTON, WA5 2SZ</td>
<td>Section 192 Lawful development certificate. Proposed Single storey rear extension</td>
<td>Approved</td>
</tr>
<tr>
<td>28/08/2019</td>
<td>2019/34883</td>
<td>Land at rear of Hood Lane and Littleton Close, Warrington, WA5</td>
<td>Full Planning - Proposed construction of 3 no concrete sectional garages on existing vacant site</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>02/09/2019</td>
<td>2019/35087</td>
<td>DAVID LLOYD WARRINGTON, CROMWELL AVENUE SOUTH, GREAT SANKEY, WARRINGTON, WA5 1HH</td>
<td>Full Planning - Proposed construction of a outdoor sports equipment (Battle Box, Kids Play Area), upgrade of existing outdoor tennis court to a Multi-Surface sports Court, External Terrace Garden Spa with outbuilding housing a sauna and plant room, soft &amp; hard landscape including a 2.4m fence.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
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<td>Decision type</td>
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<tr>
<td>02/09/2019</td>
<td>2019/35087</td>
<td>DAVID LLOYD WARRINGTON, CROMWELL AVENUE SOUTH, GREAT SANKEY, WARRINGTON, WA5 1HH</td>
<td>Full Planning - Proposed construction of outdoor sports equipment (Battle Box, Kids Play Area), upgrade of existing outdoor tennis court to a Multi-Surface sports Court, External Terrace Garden Spa with outbuilding housing a sauna and plant room, soft &amp; hard landscape including a 2.4m fence.</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
### Latchford East

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/08/2019</td>
<td>2019/35317</td>
<td>59, HENSHALL AVENUE, LATCHFORD, WARRINGTON, WA4 1XG</td>
<td>42 Day Householder Prior Approval - Proposed rear single storey orangery style conservatory.</td>
<td>Prior Approval Not Required</td>
</tr>
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</table>
## Delegated Decisions

### Latchford East

<table>
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<tr>
<th>Decision date</th>
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<tbody>
<tr>
<td>23/08/2019</td>
<td>2019/34736</td>
<td>Former A J Beer and Co Timber Yard Site, Station Road, Latchford, Warrington, WA4 2AD</td>
<td>Discharge of conditions - Proposed Discharge of Conditions 3 (Prior to the commencement of development all structures, erections, plants or trees exceeding 0.6 metres in height shall be removed from the visibility splays), 4 (Prior to development commencing on site, plans showing existing and proposed levels across the site and including finished slab levels of all proposed buildings shall be submitted to and agreed in writing by the Local Planning Authority.), 5 (No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to the Local Planning Authority), 7 (A, Characterisation. B, Submission of a Remediation and Verification Strategy.), 11 (Prior to the commencement of development a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority.), 15 (No part of the development shall be brought into use until visibility splays of 2.4 metres by 43 metres have been provided at the proposed junction with Station Road.), 17 (Prior to the first use/ occupation of each dwelling, the car parking spaces identified on the approved plans shall be implemented and thereafter retained.), 18 (Prior to the first occupation of the first residential unit in the development, details of the proposed arrangements for future management and maintenance of the proposed road shall be submitted to and approved in writing by the Local Planning Authority.), 20(Prior to the commencement of development, a Protection Plan detailing how the Station Road embankment and Ackers Road Bridge would be protected from short-term instability during construction works.), 21 (Prior to the first occupation of the development, a scheme outlining the method in</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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## Latchford East

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<tbody>
<tr>
<td>28/08/2019</td>
<td>2019/35373</td>
<td>Former Beers Timber Merchant Site, Station Road, Latchford, Warrington, WA 4 2AD</td>
<td>Discharge of conditions - Proposed Discharge of Conditions 6 (Materials) and 34 (Piling) on planning application 2018/31871</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>30/08/2019</td>
<td>2019/34546</td>
<td>24, POWELL STREET, LATCHFORD, WARRINGTON, WA4 1LA</td>
<td>Full Planning - Proposed enlargement of existing door.</td>
<td>Withdrawn</td>
</tr>
</tbody>
</table>

which the Highway Authority would gain access to the Station Road embankment and Ackers Road Bridge from within the site for maintenance purposes shall be submitted to and approved in writing by the Local Planning Authority., 25 (Prior to the buildings going above slab level, details shall be submitted to the Local Planning Authority of enhanced impact noise protection between party walls where kitchens are adjoining bedrooms in separate occupation.), 29 (Prior to any earthworks a survey for invasive plant species including japanese knotweed and himalayan balsam will occur and the finding supplied to and agreed in writing to the LPA.), 30(Prior to the commencement of any development (including site clearance and demolition), a method statement to protect the Manchester Ship Canal from accidental spillages, dust and debris shall be submitted to and agreed in writing by the Local Planning Authority.) and 33 (Prior to the commencement of development, a remediation strategy to deal with the risks associated with each contamination of the site shall be submitted to and approved in writing, by the local planning authority.) on Application 2018/31871
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</thead>
<tbody>
<tr>
<td>14/08/2019</td>
<td>2019/35523</td>
<td>Land off Loushers Lane, Warrington, WA4 6DN</td>
<td>EIA Screening Opinion - Demolition of all existing buildings on site and the redevelopment of the site for residential development comprising up to 140 units(class C3)</td>
<td>Screening Opinion Issued</td>
</tr>
</tbody>
</table>
## Latchford West

<table>
<thead>
<tr>
<th>Decision date</th>
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<td>2019/34736</td>
<td>Former A J Beer and Co Timber Yard Site, Station Road, Latchford, Warrington, WA4 2AD</td>
<td>Discharge of conditions - Proposed Discharge of Conditions 3 (Prior to the commencement of development all structures, erections, plants or trees exceeding 0.6 metres in height shall be removed from the visibility splays), 4 (Prior to development commencing on site, plans showing existing and proposed levels across the site and including finished slab levels of all proposed buildings shall be submitted to and agreed in writing by the Local Planning Authority.), 5 (No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to the Local Planning Authority.), 7 (A, Characterisation. B, Submission of a Remediation and Verification Strategy.), 11 (Prior to the commencement of development a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority.), 15 (No part of the development shall be brought into use until visibility splays of 2.4 metres by 43 metres have been provided at the proposed junction with Station Road.), 17 (Prior to the first use/occupation of each dwelling, the car parking spaces identified on the approved plans shall be implemented and thereafter retained.), 18 (Prior to the first occupation of the first residential unit in the development, details of the proposed arrangements for future management and maintenance of the proposed road shall be submitted to and approved in writing by the Local Planning Authority.), 20 (Prior to the commencement of development, a Protection Plan detailing how the Station Road embankment and Ackers Road Bridge would be protected from short-term instability during construction works.), 21 (Prior to the first occupation of the development, a scheme outlining the method in...</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<td>28/08/2019</td>
<td>2019/35373</td>
<td>Former Beers Timber Merchant Site, Station Road, Latchford, Warrington, WA4 2AD</td>
<td>which the Highway Authority would gain access to the Station Road embankment and Ackers Road Bridge from within the site for maintenance purposes shall be submitted to and approved in writing by the Local Planning Authority., 25 (Prior to the buildings going above slab level, details shall be submitted to the Local Planning Authority of enhanced impact noise protection between party walls where kitchens are adjoining bedrooms in separate occupation.), 29 (Prior to any earthworks a survey for invasive plant species including japanese knotweed and himalayan balsam will occur and the finding supplied to and agreed in writing to the LPA.), 30 (Prior to the commencement of any development (including site clearance and demolition), a method statement to protect the Manchester Ship Canal from accidental spillages, dust and debris shall be submitted to and agreed in writing by the Local Planning Authority.) and 33 (Prior to the commencement of development, a remediation strategy to deal with the risks associated with each contamination of the site shall be submitted to and approved in writing, by the local planning authority.) on Application 2018/31871</td>
<td>Discharge of conditions - Proposed Discharge of Conditions 6 (Materials) and 34 (Piling) on planning application 2018/31871</td>
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## Lymm North and Thelwall

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<tbody>
<tr>
<td>08/08/2019</td>
<td>2019/35211</td>
<td>Land at, Tanyard Farm, Rushgreen Road, Lymm, Warrington, WA13 9PR</td>
<td>Non Material Amendment - Proposed turning head added to road layout design opposite plot 45 following grant of planning permission on appeal (PINS ref APP/M0655/W/18/3200416; LPA ref. 2017/31816).</td>
<td>Approved</td>
</tr>
<tr>
<td>09/08/2019</td>
<td>2019/35111</td>
<td>38, DUNMOW ROAD, WARRINGTON, WA4 2HJ</td>
<td>Householder. Proposed two storey side and rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>12/08/2019</td>
<td>2019/35361</td>
<td>2, WEASTE LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 3JT</td>
<td>Householder- Proposed single storey rear extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>14/08/2019</td>
<td>2019/34777</td>
<td>TANYARD FARM, RUSHGREEN ROAD, LYMM, WARRINGTON, WA13 9PR</td>
<td>Discharge of conditions - Proposed discharge of Condition 3 (Levels), Condition 4 (Access), Condition 5 (Site investigation, Remediation Strategy, Verification Strategy), Condition 6 (Landscape and Management Plan), Condition 7 (Bridgewater Canal Method Statement), Condition 8 (Badger Method Statement), Condition 9 (Amphibian Statement), Condition 10 (Invasive Species Management Plan) Condition 11 (Materials) on previously approved application 2017/31816</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>16/08/2019</td>
<td>2019/35409</td>
<td>LYMM HOTEL, WHITBARROW ROAD, LYMM, WARRINGTON, WA13 9AQ</td>
<td>Discharge of conditions - Proposed discharge of conditions 5 (finished land levels); 7 (tree protection) and 19 (landscaping scheme) attached to planning permission 2018/33298.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>16/08/2019</td>
<td>2019/35357</td>
<td>LYMM HOTEL, WHITBARROW ROAD, LYMM, WARRINGTON, WA13 9AQ</td>
<td>Discharge of conditions - Proposed discharge of conditions 3 (local employment scheme), 8 (CEMP), 13 (development phasing plan), and 16 (bat low impact license or statement) attached to planning permission 2018/33298.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>20/08/2019</td>
<td>2019/35069</td>
<td>5, ALDERLEY ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2JA</td>
<td>Householder - Proposed new entrance on Front elevation, single storey rear and side extensions with dormer roof to provide additional living accommodation.</td>
<td>Withdrawn</td>
</tr>
</tbody>
</table>
## Lymm North and Thelwall

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<tbody>
<tr>
<td>21/08/2019</td>
<td>2019/35198</td>
<td>THE BRIDGE HOUSE, STOCKPORT ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2SZ</td>
<td>Discharge of Condition - Proposed discharge of condition 10 (Remediation and Verification, Contamination and Long Term Monitoring and Maintenance) on previously approved application 2015/26994</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>23/08/2019</td>
<td>2019/35185</td>
<td>203, THELWALL NEW ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2NE</td>
<td>Householder - Proposed construction of part one storey part two storey extension to rear of property with the relocation of existing conservatory to front of building.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/08/2019</td>
<td>2019/34759</td>
<td>61, BARLEY ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2EZ</td>
<td>Householder - Proposed Construction of new single storey front and side extensions to additional living space.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>28/08/2019</td>
<td>2019/35093</td>
<td>222, RUSHGREEN ROAD,, LYMM, WARRINGTON, WA139RD</td>
<td>Discharge of conditions - Proposed discharge of condition 10 (Noise) on previously approved application 2015/26780</td>
<td>Condition Discharged</td>
</tr>
</tbody>
</table>
## Lymm South

<table>
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<tr>
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<th>Decision type</th>
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<tbody>
<tr>
<td>07/08/2019</td>
<td>2019/35312</td>
<td>May Queen Field, The Peppers, Lymm, Warrington, WA13 0JA</td>
<td>Discharge of conditions - Proposed discharge of conditions 4 (Highways Visibility Splays), 5 (Highways Access gate), 7 (Event Plan), 9 (Landscaping implementation), 10 (Paint) and 11 (Maintenance access) On application 2019/34315</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>09/08/2019</td>
<td>2019/35225</td>
<td>27, CHERRY LANE, LYMM, WARRINGTON, WA13 0NU</td>
<td>Householder - Proposed single storey extension to the rear two storey side extension and extension to existing rear dormer</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>12/08/2019</td>
<td>2019/35125</td>
<td>5, ELM TREE ROAD, LYMM, WARRINGTON, WA13 0ND</td>
<td>Householder - Proposed single storey rear extension and conversion of existing garage into study including creating new bay window.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>13/08/2019</td>
<td>2019/35250</td>
<td>12A, FOXLEY CLOSE, LYMM, WARRINGTON, WA13 0BS</td>
<td>Section 192 (Lawful Development Certificate) - Proposed replacement of glass conservatory with brick.</td>
<td>Approved</td>
</tr>
<tr>
<td>16/08/2019</td>
<td>2019/35271</td>
<td>6, WOODLAND DRIVE, LYMM, WARRINGTON, WA13 0BL</td>
<td>TPO - Proposed fell and replace with Fruit bearing tree is required</td>
<td>Refused</td>
</tr>
<tr>
<td>16/08/2019</td>
<td>2019/35455</td>
<td>76, LONGBUTT LANE, LYMM, WARRINGTON, WA13 0QX</td>
<td>Non Material Amendment - Proposed increased width to rear dormer from application 2017/31761</td>
<td>Approved</td>
</tr>
<tr>
<td>19/08/2019</td>
<td>2019/35284</td>
<td>18, TOWER LANE, LYMM, WARRINGTON, WA13 0BD</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 4 (Northern elevation window/obscurity) following Planning Approval 2018/33828.</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>23/08/2019</td>
<td>2019/35452</td>
<td>2, DINGLE BANK CLOSE, LYMM, WARRINGTON, WA13 0QR</td>
<td>Trees in a Conservation Area - T5 Beech, Proposed Fell, T6- Sycamore Proposed fell</td>
<td>Approved</td>
</tr>
<tr>
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</table>
| 27/08/2019    | 2019/35518         | 5, MALTMANS ROAD, LYMM, WARRINGTON, WA13 0QP | Non material amendment- Proposed amendments of:  
- The removal of 2no windows to the lounge.  
- Vertical timber cladding to be removed and replaced for either light coloured render or red facing brick.  
- Vertical slate wall cladding to be removed and replaced with red facing brick.  
- A new larger glazed screen to the first floor balcony.  
- A new circular opaque window to bedroom 5. Associated to 2018/33994 | Approved |
<p>| 27/08/2019    | 2019/34810         | 28, WOODLAND AVENUE, LYMM, WARRINGTON, WA13 0BJ | Householder-Proposed storage building/garden room in garden of existing residential dwelling | Withdrawn |</p>
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<td>2019/34777</td>
<td>TANYARD FARM, RUSHGREEN ROAD, LYMM, WARRINGTON, WA13 9PR</td>
<td>Discharge of conditions - Proposed discharge of Condition 3 (Levels), Condition 4 (Access), Condition 5 (Site investigation, Remediation Strategy, Verification Strategy), Condition 6 (Landscape and Management Plan), Condition 7 (Bridgewater Canal Method Statement), Condition 8 (Badger Method Statement), Condition 9 (Amphibian Statement), Condition 10 (Invasive Species Management Plan) Condition 11 (Materials) on previously approved application 2017/31816</td>
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<tr>
<td>16/08/2019</td>
<td>2019/35271</td>
<td>6, WOODLAND DRIVE, LYMM, WARRINGTON, WA13 0BL</td>
<td>TPO - Proposed fell and replace with Fruit bearing tree is required</td>
<td>Refused</td>
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<tr>
<td>08/08/2019</td>
<td>2019/34975</td>
<td>138 - 142 ORFORD LANE, FAIRFIELD AND HOWLEY, WARRINGTON, WA2 7AY</td>
<td>Full Planning - Proposed replacement existing refrigeration plant with new plant, replace shop front window and door glazing system with new, redecorate shop front and installation of new louvres to existing window openings to the rear of the building</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>13/08/2019</td>
<td>2019/35178</td>
<td>2, KEATS GROVE, ORFORD, WARRINGTON, WA2 9DU</td>
<td>Householder. Proposed Single Storey Rear Extension to Replace Conservatory</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/08/2019</td>
<td>2019/35192</td>
<td>21, CAPESTHORNE ROAD, WARRINGTON, WA2 9AW</td>
<td>Full Planning - Proposed front/ side extension including dormer to front.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>16/08/2019</td>
<td>2019/35017</td>
<td>Land between 20 and 26 Birtles Road, Orford, Warrington, WA2 9AG</td>
<td>Outline application with all matters reserved - Proposed erection of a pair of semi-detached dwellings on land between 20 and 26 Birtles Road, Warrington</td>
<td>Approved with Conditions</td>
</tr>
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<tr>
<td>13/08/2019</td>
<td>2019/35337</td>
<td>18, FRIENDS LANE, PENKETH, WARRINGTON, WA5 3JU</td>
<td>42 Day Householder Prior Approval - Proposed single storey flat roofed rear extension to extend beyond the rear wall by 6 metres, maximum height to top of lantern light 3.6 metres and height at the eaves 3 metres.</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>19/08/2019</td>
<td>2019/35275</td>
<td>6, ASHBOURNE ROAD, GREAT SANKEY, WARRINGTON, WA5 1LW</td>
<td>Lawful development certificate - single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/08/2019</td>
<td>2019/35134</td>
<td>201A, Warrington Road, Penketh, Warrington, WA5 2RX</td>
<td>Full Planning - Proposed change of use of first floor to D1 for a Podiatry clinic</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>22/08/2019</td>
<td>2019/34951</td>
<td>9, BANK GARDENS, PENKETH, WARRINGTON, WA5 2RU</td>
<td>Householder - Proposed Rear Extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>29/08/2019</td>
<td>2019/35097</td>
<td>3, BRAMBLE CLOSE, PENKETH, WARRINGTON, WA5 2PW</td>
<td>Removal/Variation of Conditions - Application for Removal of Condition 3 (Full construction details of the widened access carriageway and time into the existing footway at the junction of Bramble Close with Chapel Road) and Variation of Condition 4 (On site car parking and turning area shown on the approved block plan, shall be laid out and retained as such thereafter unless otherwise agreed in writing with the LPA) following Planning Approval 2013/22690</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>29/08/2019</td>
<td>2019/35470</td>
<td>93, HEATH ROAD, PENKETH, WARRINGTON, WA5 2BY</td>
<td>42 Day Householder Prior Approval - Proposed construction of double hipped Edwardian conservatory to extend beyond the rear wall by 3m, maximum height 2.4m, height at the eaves 3.4m.</td>
<td>Refused</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>08/08/2019</td>
<td>2019/35419</td>
<td>17, ULLSWATER AVENUE, POPLARS AND HULME, WARRINGTON, WA2 0NH</td>
<td>Non-Material Amendment - Application for non-material amendment to extend the approved rear extension from 3m to 4m.</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>02/09/2019</td>
<td>2019/35485</td>
<td>20, PETWORTH AVENUE, POPLARS AND HULME, WARRINGTON, WA2 9JG</td>
<td>42 day Householder prior approval- Single storey rear extension with rear facing doors, windows and skylights measuring 3.038 metres externally, 3.524 metres height from the ground and 2.679 metres height at the eaves</td>
<td>Prior Approval Not Required</td>
</tr>
</tbody>
</table>
## Delegated Decisions

### Poulton North

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<tbody>
<tr>
<td>09/08/2019</td>
<td>2018/33650</td>
<td>24, RONALD DRIVE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA2 0BW</td>
<td>Householder - Proposed first floor extension over garage and garage conversion with rear dormer</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/08/2019</td>
<td>2019/35384</td>
<td>60, STATION ROAD NORTH, POULTON-WITH-FEARNHEAD, WARRINGTON, WA2 0QG</td>
<td>42 Day Householder Prior Approval - Single storey rear extension to extend beyond the rear wall by 4.0 metres, maximum height of 3.7 metres and height at the eaves of 2.5 metres</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>23/08/2019</td>
<td>2019/34968</td>
<td>9, ST BRIDGETS CLOSE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA2 0EW</td>
<td>T1 Multi-stem Sycamore - Fell due to excessive shading and a poor union at the bottom Replace with Amelanchier canadensis.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>02/09/2019</td>
<td>2019/35151</td>
<td>18, WESTBURY CLOSE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 4JU</td>
<td>Householder - Proposed single storey rear extension, going out by 3 metres only. This extension will cover the rear of the property and will be 7972mm across. It will include 3 sky lights and 1 x bi-fold door. It will match the side extension with a hip roof at the meeting point.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<td>Development description</td>
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<tr>
<td>23/08/2019</td>
<td>2019/34968</td>
<td>9, ST BRIDGETS CLOSE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA2 0EW</td>
<td>T1 Multi-stem Sycamore - Fell due to excessive shading and a poor union at the bottom Replace with Amelanchier canadensis.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
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<tr>
<td>13/08/2019</td>
<td>2019/35247</td>
<td>9, WESTOVER ROAD, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 3JR</td>
<td>Householder- Proposed porch extension, single storey side extension with part two storey side extension.</td>
<td>Refused</td>
</tr>
<tr>
<td>19/08/2019</td>
<td>2019/35392</td>
<td>4, FIR GROVE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 3JF</td>
<td>42 Day Householder Prior Approval - Proposed removal of existing conservatory and single kitchen extension, replacing with new single storey rear extension to extend beyond the rear wall by 3.6 metres, height 4 metres and height at the eaves 2.2 metres.</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>22/08/2019</td>
<td>2019/35306</td>
<td>16, HOLLY GROVE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 3HB</td>
<td>Householder. Proposed PVC Conservatory</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>30/08/2019</td>
<td>2019/35402</td>
<td>30, SOUTHDALE ROAD, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 3HL</td>
<td>Householder. Proposed erection of boundary fence (as existing)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>30/08/2019</td>
<td>2019/34937</td>
<td>20, SOUTHDALE ROAD, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 3HL</td>
<td>Householder. Proposed Conservatory</td>
<td>Refused</td>
</tr>
</tbody>
</table>
## Rixton and Woolston

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
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<th>Decision type</th>
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<tbody>
<tr>
<td>14/08/2019</td>
<td>2019/35508</td>
<td>Land adjacent to, Moss Side Farm, Juniper Lane, Warrington</td>
<td>Notification under the Electricity Act 1989: Overhead Lines (Exemption) (England and Wales) to move an existing 132kV electricity tower to provide additional clearance over the M6 motorway and the roundabout on the B5210. Existing tower H56 and will be moved approximately 20m to the east.</td>
<td>Approved</td>
</tr>
<tr>
<td>20/08/2019</td>
<td>2019/34827</td>
<td>2, BERWICK CLOSE, WOOLSTON, WARRINGTON, WA1 4DX</td>
<td>Lawful Development Certificate - Proposed movement of existing fence</td>
<td>Approved</td>
</tr>
<tr>
<td>29/08/2019</td>
<td>2019/34684</td>
<td>28, SCHOOL LANE, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 6LL</td>
<td>Householder - Proposed Single-Storey Rear &amp; Side Extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
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<td>07/08/2019</td>
<td>2019/35100</td>
<td>14, CHESTER ROAD, GRAPPENHALL AND THEWALL, WARRINGTON, WA4 2RX</td>
<td>Householder. Proposed single storey rear extension and two storey side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>08/08/2019</td>
<td>2019/35274</td>
<td>4, RUTLAND AVENUE, WALTON, WARRINGTON, WA4 6PD</td>
<td>Works to trees covered by TPO- T14 Lime crown lift to branch break, 20- 25 % crown thinning to increase wind and light permeation; T15- Beech (Copper) 15-20 % crown thin to increase wind + light permeation; T16 Beech 20-25% crown thin to increase wind and light permeation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>09/08/2019</td>
<td>2019/34901</td>
<td>10, RED LANE, APPLETON, WARRINGTON, WA4 5AD</td>
<td>Householder - Proposed Single storey rear extension</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>13/08/2019</td>
<td>2019/34995</td>
<td>20, WALTON ROAD, WARRINGTON, WA4 6NL</td>
<td>Full Planning - Proposed change of use to A3 (Cafe)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>16/08/2019</td>
<td>2019/35142</td>
<td>26, HILLFOOT CRESCENT, STOCKTON HEATH, WARRINGTON, WA4 6SB</td>
<td>Householder - Proposed double/single storey extension to rear and single storey extension to front</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/08/2019</td>
<td>2019/34310</td>
<td>108, FAIRFIELD ROAD, STOCKTON HEATH, WARRINGTON, WA4 2BU</td>
<td>Householder - Proposed single storey side and rear extension and Flat roof dormer to rear over existing stairs</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/08/2019</td>
<td>2019/34207</td>
<td>5, HILL CLIFFE ROAD, WALTON, WARRINGTON, WA4 6NX</td>
<td>Householder - Proposed Double storey extension to the side and rear of the existing property.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>28/08/2019</td>
<td>2019/35387</td>
<td>9, HILL CLIFFE ROAD, WALTON, WARRINGTON, WA4 6NX</td>
<td>TPO- Group of x5 Lime trees, Proposed raising of canopy by 5m and remove any shoots from the trees, work to be carried out on a yearly rolling approval</td>
<td>Approved</td>
</tr>
<tr>
<td>02/09/2019</td>
<td>2019/35240</td>
<td>68, BIRCHDALE ROAD, APPLETON, WARRINGTON, WA4 5AW</td>
<td>Full Planning - Proposed single storey duo pitched side extension.</td>
<td>Approved with Conditions</td>
</tr>
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<tr>
<td>12/08/2019</td>
<td>2019/34872</td>
<td>50, CASTLE GREEN, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 7XA</td>
<td>Householder - Proposed Two storey extension to rear, single storey extension to side and 2m high fence to side.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/08/2019</td>
<td>2019/35282</td>
<td>45, COPPICE GREEN, WARRINGTON, WA5 7WB</td>
<td>Section 192 (Lawful Development Certificate - Proposed single storey rear extension</td>
<td>Approved</td>
</tr>
<tr>
<td>23/08/2019</td>
<td>2019/35126</td>
<td>Plot of land neighbouring The Skymaster, Apollo Park, Burtonwood, Warrington</td>
<td>Advertisement - Proposed internally illuminated stainless steel black powder coated letting and logos</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/08/2019</td>
<td>2019/35522</td>
<td>Land Bounded by Delta Crescent, Westbrook Crescent, Cromwell Avenue and Westbrook Way</td>
<td>Non Material Amendment - Proposed changes to the approved site layout previously approved on application 2018/33778 and amended with application 2019/34835</td>
<td>Approved</td>
</tr>
<tr>
<td>02/09/2019</td>
<td>2019/35061</td>
<td>5, FAIRBOURNE CLOSE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 9RR</td>
<td>Householder - Proposed Single-storey and two-storey side extension, and single-storey rear extension, to semi-detached property.</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
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