7 July 2015

Development Management Committee

Wednesday, 15 July 2015 at 6.30pm

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

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

A G E N D A

Part 1

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

Item
1. Apologies for Absence

To record any apologies received.

2. Code of Conduct - Declarations of Interest Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012

Members are reminded of their responsibility to declare any disclosable pecuniary or non-pecuniary interest which they have in any item of business on the agenda no later than when the item is reached.
<table>
<thead>
<tr>
<th>Item</th>
<th>Page Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.</td>
<td>Minutes</td>
</tr>
<tr>
<td></td>
<td>To confirm the minutes of the meeting held on 25 June 2015 as a correct record.</td>
</tr>
<tr>
<td>4.</td>
<td>Planning Applications (Main Plans List)</td>
</tr>
<tr>
<td></td>
<td>Report of the Executive Director Economic Regeneration, Growth and Environment</td>
</tr>
<tr>
<td>5.</td>
<td>Results of Appeals</td>
</tr>
<tr>
<td></td>
<td>Report of the Executive Director Economic Regeneration, Growth and Environment</td>
</tr>
<tr>
<td>5.1</td>
<td>Mason Hall, Winmarleigh Street, Warrington.</td>
</tr>
<tr>
<td>5.2</td>
<td>26 Lakeside Road, Lymm</td>
</tr>
</tbody>
</table>

**Part 2**

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

Nil

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

25 JUNE 2015

Present: Councillor T McCarthy (Chairman)
Councillors J Richards, A Heaver, L Morgan, B Brinksman
(Substituted for L Murphy), P Carey, D Keane, F Rashid,
B Barr, J Wheeler

DM1 Apologies for Absence

Apologies for absence were received from Councillors L Murphy, S Wright and S Woodyatt.

DM2 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>Councillor J Richards</td>
<td>DM5</td>
<td>Cllr Richards represented the area as a Ward Councillor he had taken part in some discussions but had not expressed a view in relation to the application.</td>
<td>Cllr Richards remained in the meeting and took part in the discussion and vote thereon</td>
</tr>
</tbody>
</table>

DM3 Minutes

Resolved,

That the minutes of the meeting held on 14 May 2015 were agreed as a correct record and signed by the Chairman.

DM4 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.

DM5 2014/24841 – Land at Junction of Thewlis Street &, Old Liverpool Road, Warrington, WA5 1AJ Full Planning (Major) - Proposed construction of retail food store, restaurant with drive through facility with associated works and new access point.

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

The Members visited the site on 13 February 2015.
Agenda Item 3

The application was deferred from 19 February 2015 to allow further time for discussions with the applicant on highway matters.

Members considered the information set out in the update report.

Representations were heard in support of the Officer recommendation.

Resolved,

That application 2014/24841 be approved as recommended and subject to the amended and additional conditions in the update report (additional recommended materials condition not required as already recommended at condition 4) and subject to an amended condition 3 reading “The use hereby permitted shall not be open to customers except between the hours of:

(1) Approved Lidl food retail store 8.00am to 9.00pm Mondays to Saturdays and 10.00am to 5.00pm on Sundays and,
(2) KFC restaurant 7am to 11.00pm Mondays to Saturdays and 7am to 10.30pm on Sundays”.

DM6 2015/25283 – Diggle Green Farm, Wilton Lane, Warrington, WA3 4BD - Full Planning - Proposed importation of organic waste for open windrow composting involving an increase in throughput to a maximum of 75,000 tonnes per annum, an increase in the waste catchment area, reduction in working hours, and reduction in operating hours to those permitted under planning permission 2011/17821 and replacement of existing portacabin/welfare buildings

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

Members considered the information set out in the update report including the amended and additional conditions.

Representations were heard in support and against the Officer recommendation.

A motion was tabled to refuse the application contrary to the officer recommendation.

Resolved,

That application 2015/25283 be refused.

Reason,

The proposed development comprised of inappropriate development in the green belt and the totality of the harm to the green belt was not clearly outweighed by the benefits associated with the proposal. There were no very special circumstances in this case. The proposal therefore conflicts with Policy CS5 of the Local Plan Core Strategy and Chapter 9 of the NPPF.
The proposed development would constitute an intensification of a waste management use and an increase in the waste catchment area resulting in a significant increase in the amount of waste being imported to the site by motorised vehicles and from outside the Borough of Warrington. The proposal therefore conflicts with policies MP8 and CS1 of the Local Plan Core Strategy and the National Planning Policy for Waste.

**DM7  Appeal Decisions for Period Between 29 April and 16 June 2015**

Members were presented with a report of the Executive Director of Economic Regeneration, Growth and Environment that set out the result of recent appeals along with the Inspector’s findings and the Executive Director’s subsequent comment:

<table>
<thead>
<tr>
<th>Application Appeal Reference</th>
<th>Location and Description</th>
<th>Committee / Delegated Decision</th>
<th>Appeal Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>APP/M0655/A/14/2222229</td>
<td>Arpley Landfill Site, Forrest Way, Sankey Bridges, Warrington WA4 6EX</td>
<td>Refused</td>
<td>Allowed</td>
</tr>
<tr>
<td>APP/M0655/D/14/2221019</td>
<td>1 Lodge Close, Lymm, Cheshire WA13 9HG</td>
<td>Refused</td>
<td>Dismissed</td>
</tr>
<tr>
<td>APP/M0655/W/15/3005597</td>
<td>4 Dounrey Close, Fearnhead, Warrington, Cheshire, WA2 0PW</td>
<td>Refused</td>
<td>Dismissed</td>
</tr>
<tr>
<td>APP/M0655/D/14/2221025</td>
<td>32 Whitfield Avenue, Paddington, Warrington WA1 3NF</td>
<td>Refused</td>
<td>Dismissed</td>
</tr>
<tr>
<td>APP/M0655/D/14/2221442</td>
<td>32 Whitfield Avenue, Paddington, Warrington WA1 3NF</td>
<td>Refused</td>
<td>Dismissed</td>
</tr>
<tr>
<td>APP/M0655/W/14/3001392</td>
<td>Birch Tree Farm, Red Lane, Appleton, Warrington, Cheshire WA4 5AB</td>
<td>Refused</td>
<td>Dismissed</td>
</tr>
<tr>
<td>APP/M0655/W/15/3005910</td>
<td>Land off Culcheth Hall Drive, Culcheth, Cheshire, WA3 4PX</td>
<td>Refused</td>
<td>Dismissed</td>
</tr>
<tr>
<td>APP/M0655/W/14/3001339</td>
<td>The Rhinewood Hotel, Glazebrook Lane, Glazebrook, Warrington WA3 5BB</td>
<td>Refused</td>
<td>Allowed</td>
</tr>
<tr>
<td>APP/M0655/W/15/3005910</td>
<td>Land off Culcheth Hall Drive, Culcheth, Cheshire, WA3 4PX</td>
<td>Refused</td>
<td>Appellants Costs Refused</td>
</tr>
<tr>
<td>APP/M0655/W/15/3005910</td>
<td>Land off Culcheth Hall Drive, Culcheth, Cheshire, WA3 4PX</td>
<td>Refused</td>
<td>WBC’s Costs Allowed</td>
</tr>
<tr>
<td>APP/M0655/W/14/3001775</td>
<td>Fit In, Unit 2, Cronton Cottages, Warrington Road, Penketh, Warrington WA5 2JW</td>
<td>Refused</td>
<td>Allowed</td>
</tr>
</tbody>
</table>
Resolved,

That the report be noted.

Signed………………………

Dated ..…………………..

Signed…………………………

Dated ..……………………
TITLE OF REPORT: Appeal decisions for period between 17th June & 3rd July 2015 and appeal performance for quarter 1.

1. PURPOSE OF THE REPORT

1.1 To advise members of the planning appeal decisions at:
   • Warrington Masonic Hall – appeal dismissed

1.2 To advise members of quarter 1 appeal performance.

2. REPORT BODY

Warrington Masonic Hall

2.1 This appeal against the refusal of advertisement consent has been dismissed. The applicant wished to erect 4 no. vertical banner signs on the front elevation.

2.2 The Inspector considered the main issue to be the effect of the advertisement upon amenity. They cited the appeal site as being a large prominent building that is predominantly of red brick construction with horizontal stone banding and vertical pillars to each side of the central ground floor entrance. It is a locally listed building and I have no reason to question this. Although I have been provided with limited information regarding the significance of this heritage asset it was apparent on my site visit that its special interest derives from its style, materials, proportions and detailing. All of these factors combine to give it a simple, balanced façade.

2.3 Although the appeal site is located within the town centre there is very little in the way of advertising and signage along Winmarleigh Street and the overall impression is one of quiet restraint. However the number and size of the proposed advertisements would make Winmarleigh House appear cluttered and overburdened with signage. The proliferation of signage would be seen as pronounced and obtrusive features in relation to its simple façade and the restrained street scene. In light of this, the proposed signs would materially harm the significance of the non-designated heritage asset and as a consequence have a significantly harmful effect upon amenity.
2.4 Despite the appellants referring to other signage on Listed Buildings within the Conservation Area. (Council owned sites) However, they are not of the same size, scale, colour or number as the appeal proposal before me and are therefore not directly comparable to it. The Inspector determined the appeal on its own merits irrespective.

**26 Lakeside Drive**

2.5 Consent was sought for an elongated single storey rear extension.

Permission was refused because of the extensions effect on the living conditions of the residents of 24 Lakeside Road, with particular regard to outlook.

No. 26 is a large detached dwelling set within spacious plots, which typifies the area. The proposal would span more than half the length of the rear garden, however the Inspector felt that gardens were of a significant size and could accommodate an extension of this size.

No. 24’s nearest principal window is set away from the shared boundary by a considerable distance and the extension would not breach the 45 degree code as per SPG 2. The Inspector felt that the roof design would move the scale and massing of the extension away from the shared boundary and the occupiers at no. 24 and whilst it would be visible from ground floor windows and the garden of no. 24 the tall mature hedge would screen the majority of its and soften the outlook. The Inspector concluded the impact would not therefore be unacceptable.

Separately to the appeal, in the interim period, the applicant had gained approval for an amended scheme which had a lesser impact than the appeal scheme. Therefore the applicant can now decide which scheme they wish to implement.

**Quarter 1 Appeal Performance**

2.5 During quarter 1 there have been 16 no. appeal cases determined by the Planning Inspectorate. This is in part due a hangover as a consequence of purdah prior to the election. The Council have been successful in 11 no. appeals with 5 no. cases allowed. Included within the latter figure is the resolution of Arpley Landfill.

2.6 The ongoing target is no more than 25% of appeals allowed. Progress is being made in striving to achieve this figure, with the percentage of appeals allowed down to 31.25% from 33.33% (2014-15) and 47.05% (2013-14).

2.7 We were also successful in winning an award of costs in favour of the Council for the appeal at Culcheth Hall Drive. Officers are shortly to send the applicant our bill which is in the region of £13K. No adverse awards of costs have been made against the Council.
2.8 We are continuing to see a steady flow of applicants appealing refused applications, with the bulk being householders. There is currently a delay at the Inspectorate in validating new appeals, so this will affect the speed at which decisions are subsequently made.

3. CONFIDENTIAL OR EXEMPT
3.1 Not confidential or exempt.

4. FINANCIAL CONSIDERATIONS
4.1 None.

5. RISK ASSESSMENT
5.1 No risks identified.

6. EQUALITY AND DIVERSITY/EQUALITY IMPACT ASSESSMENT
6.1 Not required.

7. CONSULTATION
7.1 Not required.

8. REASON FOR RECOMMENDATION
8.1 To inform Members of the outcome of the appeal decisions.

9. RECOMMENDATION
9.1 That members note the appeal decisions.

10. BACKGROUND PAPERS
10.1 None

Contacts for Background Papers:

<table>
<thead>
<tr>
<th>Name</th>
<th>E-mail</th>
<th>Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Andrew McGlone</td>
<td><a href="mailto:amcglone@warrington.gov.uk">amcglone@warrington.gov.uk</a></td>
<td>01925 442845</td>
</tr>
</tbody>
</table>

12. CLEARANCE DETAILS

<table>
<thead>
<tr>
<th>Name</th>
<th>Consulted</th>
<th>Date Consulted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Andy Farrall</td>
<td>x</td>
<td>3/7/2015</td>
</tr>
</tbody>
</table>
Appeal Decision

Site visit made on 9 June 2015

by Mark Caine  BSc (Hons) MTPL MRTPH
an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 23 June 2015

Appeal Ref: APP/M0655/Z/15/3005071
Winmarleigh House, Winmarleigh Street, Warrington, WA1 1NB

• The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 against a refusal to grant express consent.
• The appeal is made by Warrington Masonic Hall Co Ltd against the decision of Warrington Borough Council.
• The application Ref 2014/24869, dated 21 November 2014, was refused by notice dated 5 January 2015.
• The advertisements proposed were originally described as “4 no vertical banners to be erected on the front elevation of the building.”

Decision

1. The appeal is dismissed.

Main Issue

2. The National Planning Policy Framework (the Framework) states that advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts. No objections have been put forward in relation to safety issues in this appeal. I therefore consider the main issue to be the effect of the advertisement upon amenity.

Reasons

3. Winmarleigh House is a large prominent building that is predominantly of red brick construction with horizontal stone banding and vertical pillars to each side of the central ground floor entrance.

4. It is uncontested that it is a locally listed building and I have no reason to question this. Although I have been provided with limited information regarding the significance of this heritage asset it was apparent on my site visit that its special interest derives from its style, materials, proportions and detailing. All of these factors combine to give it a simple, balanced façade.

5. Although the appeal site is located within the town centre there is very little in the way of advertising and signage along Winmarleigh Street and the overall impression is one of quiet restraint. However the number and size of the proposed advertisements would make Winmarleigh House appear cluttered and overburdened with signage. The proliferation of signage would be seen as pronounced and obtrusive features in relation to its simple façade and the restrained street scene.
6. In light of the above the proposed signs would materially harm the significance of the non-designated heritage asset and as a consequence have a significantly harmful effect upon amenity.

7. The Council has drawn my attention to Policies QE6 & QE8 of the Warrington Borough Council Local Plan Core Strategy 2014 (Core Strategy). Whilst I have taken this into account as a material consideration, the powers to control advertisements under the regulations may be exercised only in the interests of amenity and public safety. Consequently in my determination of this appeal the Council’s policies have not, themselves, been decisive.

8. The appellants have referred to other signage on Listed Buildings within the Conservation Area. However, they are not of the same size, scale, colour or number as the appeal proposal before me and are therefore not directly comparable to it. I have, in any case, determined the appeal on its own merits.

9. The appellants are also disappointed with the lack of opportunity for discussion with the Council about possible amendments. Whilst the Procedural Guide Planning appeals – England 2015 highlights the importance of continued and constructive discussions, this is a matter that would need to be pursued with the Council in the first instance. I confirm that in this respect, I have only had regard to the planning merits of the proposal that is before me.

10. For the reasons given above, the appeal should therefore be dismissed.

Mark Caine
INSPECTOR
Appeal Decision

Site visit made on 9 June 2015

by Mark Caine  BSc (Hons) MTPL MRPI
an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 01/07/2015

Appeal Ref: APP/M0655/D/15/3008348
26 Lakeside Road, Lymm, Warrington, WA13 0QE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr C Thompson against the decision of Warrington Borough Council.
- The application Ref 2015/25088, dated 12 January 2015, was refused by notice dated 4 March 2015.
- The development proposed is a single storey structure in the rear garden to house a swimming pool and ancillary accommodation linking to the main house.

Decision

1. The appeal is allowed and planning permission is granted for a single storey structure in the rear garden to house a swimming pool and ancillary accommodation linking to the main house at 26 Lakeside Road, Lymm, Warrington, WA13 0QE in accordance with the terms of the application, Ref 2015/25088, dated 12 January 2015, subject to the following conditions:

   1) The development hereby permitted shall begin not later than three years from the date of this decision.

   2) The development hereby permitted shall be carried out in accordance with the following approved plans: Job No. 733 EX01 Rev C, Job No. 733 PL02 Rev C and Job No. 733 PL03 Rev B.

   3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue is the effect of the proposal on the living conditions of the residents of 24 Lakeside Road, with particular regard to outlook.

Reasons

3. The appeal relates to a large detached dwelling that is located in an area that is characterised by similar residential properties that sit within substantial plots.

4. I appreciate that the proposed rear extension would be of an elongated form and would span more than half the length of the back garden area. However the rear garden areas of No 26 and 24 Lakeside Road are of a significant size.

5. Furthermore, the nearest ground floor principle habitable window, which is within the rear elevation of an existing rear extension at No 24 is set away...
from the shared boundary with the appeal site by a considerable distance. Indeed, the Council accept that the proposal would not breach the ‘45 degree code’ as referred to in their Supplementary Planning Guidance for House Extensions (SPG2). The Council state that this is the principle test for single storey rear extensions when assessing overshadowing or obstruction of outlook.

6. The pitched roof design would also move the scale and massing of the proposed extension away from the shared boundary and this neighbouring property. Whilst it would be visible from the ground floor windows and garden area of No 24, the tall mature hedge that encloses No 26’s rear garden area would screen the majority of it and considerably soften the outlook. I also saw on my site visit that No 26’s rear garden area is at a slightly lower level than that of No 24 and this would also help reduce the impact. In light of these factors I do not consider that the proposal would appear unacceptably overbearing from No 24’s habitable windows or rear garden area.

7. I therefore conclude that the proposal would not materially harm the living conditions of the residents of 24 Lakeside Road, with particular regard to outlook. It would not conflict with the aims of Policy QE6 of the Warrington Borough Council Local Plan Core Strategy 2014 (Core Strategy) or advice contained within SPG2. Amongst other matters these require consideration to be taken of the need to respect the living conditions of neighbouring residential occupiers in relation to outlook and daylight.

8. For the reasons given above, I conclude that the appeal should be allowed.

Mark Caine
INSPECTOR
<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
</tr>
</thead>
<tbody>
<tr>
<td>15/06/2015</td>
<td>2015/25810</td>
<td>32, BIRCHDALE ROAD, APPLETON, WARRINGTON, WA4 5AR</td>
<td>42 day Householder Prior Approval: Proposed single storey rear extension to extend by 4m from the rear wall, maximum height of the extension is to be 3.8m and the height of the extension to the eaves is to be 2.4m</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>16/06/2015</td>
<td>2015/25724</td>
<td>BARLEYCASTLE LANE, BARLEYCASTLE TRADING ESTATE, APPLETON, WARRINGTON, WA4 45Y</td>
<td>Full Planning - Proposed construction of an alternative access road to the former city link site (continuation of Langford Way)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/06/2015</td>
<td>2015/25705</td>
<td>8, SUNBURY GARDENS, APPLETON, WARRINGTON, WA4 5QE</td>
<td>Lawful Development Certificate (Section 192) - Proposed rear extension</td>
<td>Approved</td>
</tr>
<tr>
<td>03/07/2015</td>
<td>2015/25873</td>
<td>78, BIRCHDALE ROAD, APPLETON, WARRINGTON, WA4 5AW</td>
<td>Householder - Proposed conversion of loft, roof and dormer alterations</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
# Delegated Decisions

## Bewsey and Whitecross

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<tr>
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<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
</tr>
</thead>
<tbody>
<tr>
<td>16/06/2015</td>
<td>2015/25713</td>
<td>THE BATHS HEALTH AND WELLBEING CENTRE, LEGH STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1UG</td>
<td>Advertisement - Proposed 2 x internally illuminated fascia, 1 x internally illuminated projector, 1 x non-illuminated service menu board and 3 x non-illuminated window vinyl.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>17/06/2015</td>
<td>2015/25836</td>
<td>220, LONGSHAW STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA5 0HS</td>
<td>42 day Householder Prior Approval: Proposed single storey rear extension to extend by 4.195m from the rear wall, maximum height of the extension is to be 3.096m and the height of the extension to the eaves is to be 2.360m</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>18/06/2015</td>
<td>2014/25022</td>
<td>13-17 SANKEY STREET WARRINGTON</td>
<td>Full Application - Proposed change of use of a disused retail shop (A1) and former night club (Sui Generis) to a smaller retail unit and six residential units (C3 Dwellinghouses)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>22/06/2015</td>
<td>2015/25716</td>
<td>44, BEWSEY STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA2 7JE</td>
<td>Prior Notification - Prior approval for change of use from B1 use to C3 use (Conversion of offices into 2 residential flats)</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>22/06/2015</td>
<td>2015/25760</td>
<td>UNIT SU21/22 Golden Square, Warrington, WA1 1QB</td>
<td>Change of use - Proposed change of use from A1 (shops) to a flexible use for A1 (shops) or A3 (restaurants and cafes).</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/06/2015</td>
<td>2015/25867</td>
<td>ALBAN RETAIL PARK, HAWLEYS LANE, BEWSEY AND WHITECROSS, WARRINGTON</td>
<td>Advertisement - Application for advertisement consent to display 2 no. internally illuminated fascia signs</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>02/07/2015</td>
<td>2015/25746</td>
<td>Unit 125, Allen Street, Warrington, WA2 7JB</td>
<td>Full Planning - Application for continued use of unit for car repairs.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>03/07/2015</td>
<td>2015/25738</td>
<td>Warrington North Wastewater Treatment Works, Gateworth Industrial Estate, Off Liverpool Road, Sankey Bridges, Warrington</td>
<td>Full Planning - Proposed construction of 2 control kiosks.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
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</tr>
<tr>
<td>19/06/2015</td>
<td>2015/25749</td>
<td>6, KEYES CLOSE, BIRCHWOOD, WARRINGTON, WA3 6RU</td>
<td>Householders - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/06/2015</td>
<td>2015/25853</td>
<td>5, PICTON CLOSE, BIRCHWOOD, WARRINGTON, WA3 6NL</td>
<td>Householder - Retrospective consent for three levels of decking in rear garden incorporating shed on decked platform and two planting areas</td>
<td>Approved</td>
</tr>
<tr>
<td>23/06/2015</td>
<td>2015/25593</td>
<td>21, HAZELBOROUGH CLOSE, BIRCHWOOD, WARRINGTON, WA3 6UL</td>
<td>Full Planning - Proposed two storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>29/06/2015</td>
<td>2015/25580</td>
<td>6, WINDLE COURT, BIRCHWOOD, WARRINGTON, WA3 7NG</td>
<td>Lawful Development Certificate - Proposed conservatory</td>
<td>Approved</td>
</tr>
</tbody>
</table>
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### BURTONWOOD AND WINWICK

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
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<th>Decision type</th>
</tr>
</thead>
<tbody>
<tr>
<td>15/06/2015</td>
<td>2015/25969</td>
<td>28, FALCONDALE ROAD, WINWICK, WARRINGTON, WA2 8NB</td>
<td>Non Material Amendment - New rear extension to be stepped back (reduced) from the neighbouring boundary fence by 200mm</td>
<td>Approved</td>
</tr>
<tr>
<td>19/06/2015</td>
<td>2015/25703</td>
<td>12, FORSHAWS LANE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 4ES</td>
<td>Householder - Proposed single storey rear and single storey side extension, front porch and alterations to front boundary wall to allow additional off street parking</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>25/06/2015</td>
<td>2015/25718</td>
<td>2, GEROSA AVENUE, WINWICK, WARRINGTON, WA2 8SR</td>
<td>Full Planning - Proposed construction of replacement bungalow</td>
<td>Refused</td>
</tr>
<tr>
<td>30/06/2015</td>
<td>2015/25759</td>
<td>THE VICARAGE, CHAPEL LANE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 4PT</td>
<td>Householders - Proposed new detached double garage</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>02/07/2015</td>
<td>2015/25832</td>
<td>39, FALCONDALE ROAD, WINWICK, WARRINGTON, WA2 8NB</td>
<td>Householder - Proposed single storey side extension and new rooflight to existing</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
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## Delegated Decisions

### CULCHETH, GLAZEBURY AND CROFT

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
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<tbody>
<tr>
<td>15/06/2015</td>
<td>2015/25706</td>
<td>70, LODGE DRIVE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4ER</td>
<td>Advertisement - Consent to display 1x internally illuminated fascia, 1x internally illuminated projector and 2x Non illuminated window vinyl</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/06/2015</td>
<td>2015/25847</td>
<td>1, BOWDEN CLOSE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4LG</td>
<td>Householder - Proposed single storey front extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/06/2015</td>
<td>2015/25835</td>
<td>163, BENT LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5ES</td>
<td>Householder - Proposed single storey kitchen/family room extension to rear</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>16/06/2015</td>
<td>2015/25755</td>
<td>3, WARRINGTON ROAD, WARRINGTON, WA3 5NN</td>
<td>Non Material Amendment - Minor changes to a previously approved out building (2014/23716) namely; window relocations, removal of the stone feature and blocking up to form continuous rooms</td>
<td>Approved</td>
</tr>
<tr>
<td>17/06/2015</td>
<td>2015/25735</td>
<td>55, CULCHETH HALL DRIVE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4PT</td>
<td>Discharge of Condition - Proposed discharge of condition 3 (Boundary Fence) on approved application 2012/20799</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>22/06/2015</td>
<td>2015/25754</td>
<td>16, DERWENT CLOSE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5DY</td>
<td>Householders - Proposed single storey extension to the side and rear</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>22/06/2015</td>
<td>2015/25751</td>
<td>2, LAWTON CLOSE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4JJ</td>
<td>Householders - Proposed two storey side extension and single storey rear extension with new upvc porch to the front elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>22/06/2015</td>
<td>2014/24056</td>
<td>BENTS GARDEN CENTRE, WARRINGTON ROAD, WARRINGTON, WA3 5NT</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 4 (New Roundabout), Condition 6 (Travel Plan), Condition 7 (Proposed cycle store unit), Condition 8 (Community Play Area), Condition 13 (Landscape to the car park areas and roundabout), Condition 17 (Protective fencing), Condition 18 (Flood Risk) following planning approval 2012/20267</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<tr>
<td>02/07/2015</td>
<td>2015/26005</td>
<td>CROFT PRIMARY SCHOOL, MUSTARD LANE, CROFT, WARRINGTON, WA3 7DG</td>
<td>Lawful Development Certificate - Erection of 2m high paladin fence and access gates within site boundary</td>
<td>Approved</td>
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## CULCHETH, GLAZEBURY AND CROFT

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<tr>
<td>02/07/2015</td>
<td>2015/25813</td>
<td>45, DOEFORD CLOSE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4DL</td>
<td>Householder - Proposed first floor front extension</td>
<td>Refused</td>
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<tr>
<td>03/07/2015</td>
<td>2015/25808</td>
<td>7, PETERSFIELD GARDENS, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4BQ</td>
<td>Householder - Proposed part single and part two storey side extension, including garage conversion (retrospective) (resubmission)</td>
<td>Approved</td>
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### Fairfield and Howley

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<tr>
<td>15/06/2015</td>
<td>2015/25708</td>
<td>276, MANCHESTER ROAD, WARRINGTON, WA1 3RB</td>
<td>Advertisement - Proposed x1 internally illuminated fascia, x1 internally illuminated projector, x1 non illuminated service menu board, x3 non-illuminated window vinyl graphics</td>
<td>Approved with Conditions</td>
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## Delegated Decisions

### GRAPPENHALL AND THELWALL

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<tr>
<td>15/06/2015</td>
<td>2015/25726</td>
<td>Land next to Barondale Grange, Grappenhall, Warrington, Cheshire, WA4 2TB</td>
<td>Full Planning - Proposal seeks to erect a field shelter to house x 2 pars of special breed Alpaca including agricultural preparation/storage (resubmission of 2015/25084)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/06/2015</td>
<td>2015/25831</td>
<td>89, ALBERT ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2PF</td>
<td>Householders - Proposed two Storey side extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/06/2015</td>
<td>2015/25739</td>
<td>9, CORONATION AVENUE, WARRINGTON, WA4 2QW</td>
<td>Householder - Proposal to replace existing conservatory with a brick and tiled roof and knock existing wall to make the kitchen and conservatory space one.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/06/2015</td>
<td>2015/25805</td>
<td>PARR ARMS, CHURCH LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 3EP</td>
<td>Full Planning - Proposed erection of steel escape stair from first floor to ground level</td>
<td>Approved with Conditions</td>
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### GREAT SANKEY NORTH

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<tbody>
<tr>
<td>19/06/2015</td>
<td>2015/25878</td>
<td>12, FRIENDS LANE, PENKETH, WARRINGTON, WA5 3JU</td>
<td>42 day Householder Prior Approval: Proposed single storey rear extension to extend by 6m from the rear wall, maximum height of the extension is to be 2.75m and the height of the extension to the eaves is to be 2.75m</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>30/06/2015</td>
<td>2015/25861</td>
<td>Hedgerow on south side of Liverpool Road, Junction of Lingley Green Ave, and Liverpool Road (A57), Warrington, Cheshire</td>
<td>Hedgerow Regulations - Proposal for removal of Hedgerows</td>
<td>Approved</td>
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<tr>
<td>Decision date</td>
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<td>15/06/2015</td>
<td>2015/25709</td>
<td>HOOD MANOR HEALTH CENTRE HOOD MANOR CENTRE GREAT SNAKEY WARRINGTON WA5 1UH</td>
<td>Advertisement - Advertisement consent for x2 fascia signs on front of building, x1 amenity board on front of building, x2 fascia signs on side of building, x1 projecting sign on side of building</td>
<td>Approved with Conditions</td>
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<tr>
<td>19/06/2015</td>
<td>2015/25774</td>
<td>1, WINCHESTER AVENUE, GREAT SANKEY, WARRINGTON, WA5 1XU</td>
<td>Householder - Proposed single storey rear extension to existing dwelling</td>
<td>Refused</td>
</tr>
<tr>
<td>23/06/2015</td>
<td>2015/25742</td>
<td>11, LYTHAM CLOSE, GREAT SANKEY, WARRINGTON, WA5 2GH</td>
<td>Householders - Proposed extension to single storey garage.</td>
<td>Refused</td>
</tr>
<tr>
<td>02/07/2015</td>
<td>2015/26051</td>
<td>32, CLEVELEYS ROAD, GREAT SANKEY, WARRINGTON, WA5 2SR</td>
<td>Lawful Development Certificate - Proposed single storey rear extension</td>
<td>Approved</td>
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<tr>
<td>Decision date</td>
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<td>19/06/2015</td>
<td>2015/25888</td>
<td>86, WHITEFIELD ROAD, STOCKTON HEATH, WARRINGTON, WA4 6NB</td>
<td>Non-Material Amendment - Application for a non-material to render already approved extension and garage under consent 2015/25347</td>
<td>Refused</td>
</tr>
<tr>
<td>22/06/2015</td>
<td>2015/25637</td>
<td>Walton Bridge (Over Bridgewater Canal), Warrington Road, Walton, Warrington</td>
<td>Listed Building - Proposed partial demolition and reconstruction of parapet wall</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>26/06/2015</td>
<td>2015/25784</td>
<td>8, GRANTHAM AVENUE, WALTON, WARRINGTON, WA4 6PF</td>
<td>Householder - Proposed demolition of existing garage and construction of replacement garage</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
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<td>16/06/2015</td>
<td>2015/26007</td>
<td>BROOKFIELD SURGERY, WHITBARROW ROAD, LYM, WARRINGTON, WA13 9DB</td>
<td>TPO Works to trees in Conservation Area - Application for proposed works to trees within a Conservation Area</td>
<td>Withdrawn</td>
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<tr>
<td>18/06/2015</td>
<td>2015/25840</td>
<td>2, PEPPER STREET, LYM, WARRINGTON, WA13 0JB</td>
<td>Variation of condition - Application to vary condition 22 (opening hours) following previously approved application 2007/09751 (Appeal Ref: M0655/E/07/2039762)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>22/06/2015</td>
<td>2015/25453</td>
<td>Land to the side of 17 Pepper Street and, Grove Rise, Lym, Warrington</td>
<td>Full Planning - Proposed car park to be constructed on an existing wide verge owned by the applicant.</td>
<td>Refused</td>
</tr>
<tr>
<td>23/06/2015</td>
<td>2015/25545</td>
<td>29, Church View, Lym, Warrington, WA13 9ES</td>
<td>Householder - Proposed single storey rear extension with flat roof to provide balcony</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/06/2015</td>
<td>2015/25546</td>
<td>31, Church View, Lym, Warrington, WA13 9ES</td>
<td>Householder - Single storey rear extension with flat roof to provide balcony</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/06/2015</td>
<td>2015/25765</td>
<td>1, CLANBROOK AVENUE, LYM, WARRINGTON, WA13 0QU</td>
<td>Householders - Proposed single storey extension to side elevation and garage conversion</td>
<td>Refused</td>
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<tr>
<td>23/06/2015</td>
<td>2015/25802</td>
<td>32, ALBANY ROAD, LYM, WARRINGTON, WA13 9LW</td>
<td>Householder - Proposed part two storey side/rear extension, single storey rear extension and front porch extension</td>
<td>Approved with Conditions</td>
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<tr>
<td>23/06/2015</td>
<td>2015/25854</td>
<td>11, CHURCHWOOD VIEW, LYM, WA13 0PU</td>
<td>Householder - Proposed demolition of existing conservatory and construction of single storey rear extension, additional hardstanding to create patio extension and part garage conversion</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/06/2015</td>
<td>2015/25916</td>
<td>53, ORCHARD AVENUE, LYM, WARRINGTON, WA13 0JX</td>
<td>Works to Trees - Application for works to Ash tree covered by TPO 266 to reduce crown to prevent branches falling into neighbouring garden</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>29/06/2015</td>
<td>2015/25949</td>
<td>Former Rushgreen Road Service Station, Rushgreen Road, Lym, Warrington, WA13 9PR</td>
<td>Non-Material Amendment - Application for a non-material amendment to reduce the size of the shop front window to side elevation and removal of brick piers to side and rear elevations</td>
<td>Approved</td>
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<tr>
<td>Decision date</td>
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<td>29/06/2015</td>
<td>2015/25804</td>
<td>86, RUSHGREEN ROAD, LYMM, WARRINGTON, WA13 9PR</td>
<td>Advertisement - Application for various illuminated and non-illuminated signage</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>30/06/2015</td>
<td>2015/25811</td>
<td>The Tannery, Cherry Lane, Lymm, WA13 0ST</td>
<td>Discharge of conditions - Application for details reserved by conditions 5 (Landscaping Scheme), 9 (Finished Floor Levels) and 15 (Gated Access) following previously approved application 2014/24977</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>30/06/2015</td>
<td>2015/25825</td>
<td>16, HUNTS FIELD CLOSE, LYMM, WARRINGTON, WA13 0SS</td>
<td>Householder - Proposed conversion of existing roof space to create habitable accommodation, including the addition of two dormer windows to the front elevation.</td>
<td>Approved with Conditions</td>
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<tr>
<td>02/07/2015</td>
<td>2015/25829</td>
<td>CADET HUT ATC, PARK ROAD, LYMM, WARRINGTON, WA13 0RU</td>
<td>Removal of condition - Application for removal of condition 6 (opening hours) following previously approved application 2014/24781</td>
<td>Approved with Conditions</td>
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### Orford

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<tr>
<td>15/06/2015</td>
<td>2015/25711</td>
<td>96, CAPESTHORNE ROAD, WARRINGTON, WA2 9LN</td>
<td>Advertisement - Consent to display 2x internally illuminated fascia signs and x1 non illuminated window vinyl</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/06/2015</td>
<td>2015/25862</td>
<td>WILLIAM BEAUMONT COMMUNITY HIGH SCHOOL AND SPECIAL, LONG LANE, ORFORD, WARRINGTON, WA2 8PX</td>
<td>Discharge of condition - Condition 16 (Schedule of external materials) and Condition 20 (Piling Method Statement) following previously approved application 2014/24768</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>23/06/2015</td>
<td>2015/25720</td>
<td>28, SMITH DRIVE, ORFORD, WARRINGTON, WA2 8ER</td>
<td>Householders - Proposed single storey extension to side and rear</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>24/06/2015</td>
<td>2015/25561</td>
<td>4, CENTRAL AVENUE, ORFORD, WARRINGTON, WA2 8BD</td>
<td>Full Planning - Proposed extension and redevelopment of an existing retail shop (Use class A1) with 2 residential flats above (Use Class C3)</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>26/06/2015</td>
<td>2015/25595</td>
<td>28, PARK ROAD, ORFORD, WARRINGTON, WA2 9AZ</td>
<td>Householder - Proposed single storey rear kitchen extension</td>
<td>Approved with Conditions</td>
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<tr>
<td>30/06/2015</td>
<td>2015/25870</td>
<td>89, WEST AVENUE, ORFORD, WARRINGTON, WA2 8BE</td>
<td>Full Planning - Proposed side extension to the hair salon.</td>
<td>Approved with Conditions</td>
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<tr>
<td>02/07/2015</td>
<td>2015/25851</td>
<td>14, WOODCOTE CLOSE, ORFORD, WARRINGTON, WA2 9AH</td>
<td>Householders - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
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<td>Decision date</td>
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<tr>
<td>17/06/2015</td>
<td>2015/25721</td>
<td>120, HEATH ROAD, PENKETH, WARRINGTON, WA5 2DB</td>
<td>Householders - Proposed single storey extension to rear and detached garage to front</td>
<td>Approved with Conditions</td>
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<tr>
<td>23/06/2015</td>
<td>2015/25900</td>
<td>5, INGLENOOK ROAD, PENKETH, WARRINGTON, WA5 2LB</td>
<td>Lawful Development Certificate - Proposed single storey side extension</td>
<td>Approved</td>
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<tr>
<td>26/06/2015</td>
<td>2015/26033</td>
<td>24, LARCH AVENUE, PENKETH, WARRINGTON, WA5 2AZ</td>
<td>Section 192 (Lawful Development Certificate) - Proposed single storey rear extension</td>
<td>Approved</td>
</tr>
<tr>
<td>29/06/2015</td>
<td>2015/25957</td>
<td>Land at the Junction of Widnes Road and, Marsh Lane, Cuerdley, Warrington</td>
<td>Non Material Amendment - Proposed revisions to wording of conditions 6; 15; 19 and 21 of planning permission 2014/24022 (new community fire station etc) to require provision of information relevant to external materials; details of new access construction; sustainability measures and foul and surface water discharge prior to the commencement of the building construction (rather than the commencement of site preparatory works).</td>
<td>Approved</td>
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<tr>
<td>02/07/2015</td>
<td>2015/25762</td>
<td>10A, WALTON AVENUE, PENKETH, WARRINGTON, WA5 2AX</td>
<td>Householders - Proposed single storey side extension and rear conservatory</td>
<td>Approved with Conditions</td>
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<td>23/06/2015</td>
<td>2015/25991</td>
<td>13, HASTINGS AVENUE, POPLARS AND HULME, WARRINGTON, WA2 0NW</td>
<td>Lawful Development Certificate - Proposed single storey rear extension</td>
<td>Approved</td>
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### Poulton North

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<td>15/06/2015</td>
<td>2015/25712</td>
<td>14 15, FEARNEHEAD CROSS, INSALL ROAD, WARRINGTON, WA2 0HD</td>
<td>Advertisement - Proposed 2 x internally illuminated fascia signs and 2 x non-illuminated window vinyl signs.</td>
<td>Approved with Conditions</td>
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<tr>
<td>18/06/2015</td>
<td>2015/25752</td>
<td>82, OBAN GROVE, POULTON-WITH-FEARNEHEAD, WARRINGTON, WA2 0TG</td>
<td>Householder - Proposed garage conversion</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>26/06/2015</td>
<td>2015/25789</td>
<td>44, OBAN GROVE, POULTON-WITH-FEARNEHEAD, WARRINGTON, WA2 0TG</td>
<td>Lawful Development Certificate (Section 192) - Proposed single storey side extension and front porch.</td>
<td>Approved</td>
</tr>
<tr>
<td>29/06/2015</td>
<td>2015/25753</td>
<td>7, ST ANDREWS CLOSE, POULTON-WITH-FEARNEHEAD, WARRINGTON, WA2 0EH</td>
<td>Householders - Proposal to move fence to the edge of grassed area along the side of the property</td>
<td>Approved with Conditions</td>
</tr>
<tr>
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<td>Application number</td>
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<td>15/06/2015</td>
<td>2015/25783</td>
<td>28, BRUCHE DRIVE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 3JX</td>
<td>Householder - Proposed single storey side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>25/06/2015</td>
<td>2015/25794</td>
<td>387, Manchester Road, Warrington, Warrington, WA1 3LS</td>
<td>Householder - Proposed single storey side and rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
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<tr>
<td>22/06/2015</td>
<td>2015/25823</td>
<td>64, DAM LANE, WOOLSTON, WARRINGTON, WA1 4EP</td>
<td>Prior Notification - Prior approval for change of use from A1 use to A3 use</td>
<td>Prior Approval Not Required</td>
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<tr>
<td>22/06/2015</td>
<td>2015/25448</td>
<td>1, GLOUCESTER CLOSE, WARRINGTON, WA1 4HP</td>
<td>Householder - Proposed single storey front extension and single storey rear extension</td>
<td>Approved with Conditions</td>
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<tr>
<td>22/06/2015</td>
<td>2015/25877</td>
<td>8, HILLOCK LANE, WOOLSTON, WARRINGTON, WA1 4NF</td>
<td>Householder - Proposed single storey side double detached garage</td>
<td>Approved with Conditions</td>
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<tr>
<td>29/06/2015</td>
<td>2015/25841</td>
<td>MOSS SIDE FARM, JUNIPER LANE, WOOLSTON, WARRINGTON, WA3 6DP</td>
<td>Full Planning - Retrospective consent for the change of use from Boarding Kennels to Cattery and Vets Office</td>
<td>Approved with Conditions</td>
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<tr>
<td>02/07/2015</td>
<td>2015/25822</td>
<td>141 &amp; 143, Hillock Lane, Woolston, Warrington, WA1 4PJ</td>
<td>Householder - Proposed reroof, alteration to rear window profiles, render to external walls, removal of chimney and proposed patio with fencing</td>
<td>Withdrawn</td>
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## STOCKTON HEATH

<table>
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<tr>
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<tr>
<td>18/06/2015</td>
<td>2015/25715</td>
<td>4B Victoria Buildings (Second Floor), Grappenhall Road, Stockton Heath, Warrington, WA4 2AG</td>
<td>Full Planning - Proposed change of use from a A3 Use to a D2 use (conversion of a vacant restaurant into a soft play area for children)</td>
<td>Withdrawn</td>
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<tr>
<td>23/06/2015</td>
<td>2015/25858</td>
<td>7, FAIRFIELD GARDENS, STOCKTON HEATH, WARRINGTON, WA4 2BX</td>
<td>Householder - Proposed single storey kitchen and utility room extension to rear elevation and removal of existing corrugated steel roof to garage and replacement with slate to match main dwelling</td>
<td>Approved with Conditions</td>
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<tr>
<td>23/06/2015</td>
<td>2015/25800</td>
<td>4, Burnside Avenue, Stockton Heath, Warrington, WA4 2AW</td>
<td>Householder - Proposed single storey side &amp; rear extension</td>
<td>Approved with Conditions</td>
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<tr>
<td>26/06/2015</td>
<td>2015/25842</td>
<td>8, ELLESMERE ROAD, WARRINGTON, WA4 6DS</td>
<td>Householder - Proposed single storey extension to rear of property</td>
<td>Approved with Conditions</td>
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<tr>
<td>02/07/2015</td>
<td>2015/25868</td>
<td>12, HILL TOP ROAD, STOCKTON HEATH, WARRINGTON, WA4 2DP</td>
<td>Lawful Development Certificate (Section 192) - Proposed single storey rear extension</td>
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<tr>
<td>02/07/2015</td>
<td>2015/26056</td>
<td>7, ALGERNON STREET, STOCKTON HEATH, WARRINGTON, WA4 6EA</td>
<td>Lawful Development Certificate - Proposed single storey rear extension to form enlarged kitchen, removal of internal walls to create open plan kitchen dining space, single storey side extension to form wet room and utility room, internal amendments</td>
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<tr>
<td>Decision date</td>
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<td>19/06/2015</td>
<td>2015/25828</td>
<td>78, CALIFORNIA CLOSE, GREAT SANKEY, WARRINGTON, WA5 8WU</td>
<td>Householder - Proposed second storey side extension &amp; garage conversion</td>
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<tr>
<td>22/06/2015</td>
<td>2015/25741</td>
<td>61, VIRGINIA GARDENS, GREAT SANKEY, WARRINGTON, WA5 8WN</td>
<td>Lawful Development section 192 - proposed single storey 4m rear extension and half garage conversion into study</td>
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<tr>
<td>02/07/2015</td>
<td>2015/26086</td>
<td>21, WIDDALE CLOSE, GREAT SANKEY, WARRINGTON, WA5 3GZ</td>
<td>Lawful Development Certificate - Proposed single storey rear extension</td>
<td>Approved</td>
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## DEVELOPMENT MANAGEMENT COMMITTEE

**Wednesday 15th July 2015**

**Start 18:30**

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<tr>
<th>Item</th>
<th>Page</th>
<th>App number</th>
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<tr>
<td>1</td>
<td>3</td>
<td>2015/25675</td>
<td>HMYOI Thorn Cross, Arley Road, Appleton, Warrington, WA4 4RL Full Planning - Change of use from an agricultural building to a small scale farm shop</td>
<td>Approve</td>
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<tr>
<td>2</td>
<td>20</td>
<td>2015/25524</td>
<td>Unit H1, Taylor Business Park, Taylor Industrial Park, Croft, Warrington, WA3 6BL Full Planning- Proposed change of use from light industrial/warehouse to dog day care centre (sui generis)</td>
<td>Approve</td>
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<tr>
<td>3</td>
<td>33</td>
<td>2015/25601</td>
<td>Land at, 42, Chapel Road, Penketh, Warrington, WA5 2NP Full Planning - Proposed construction of a four bedroom detached house (Amended Plans received)</td>
<td>Approve</td>
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<tr>
<td>4</td>
<td>54</td>
<td>2015/25901</td>
<td>Land to the Rear of, 65 &amp; 67, Wellfield Road, Culcheth, Warrington, WA3 4BT Change of use - Proposal to change use of land from unused scrubland to garden areas to the properties of 65 Wellfield Road, 67 Wellfield Road and 13 Heswall Avenue.</td>
<td>Approve</td>
</tr>
</tbody>
</table>
Glazebury C E Aided Primary School,
Warrington Road, Warrington, WA3 5LZ
Full Planning - Proposed removal of existing railings to Warrington road and erection of new, higher railings
ITEM 1

Application Number: 2015/25675

Location: HMYOI Thorn Cross, Arley Road, Appleton, Warrington, WA4 4RL

Ward: Appleton

Development: Full Planning - Change of use from an agricultural building to a small scale farm shop

Date Registered: 24-Apr-2015

Applicant: Mr Leckie

8/13/16 Week Expiry Date: 18-Jun-2015

Human Rights

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

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

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

Reason for Referral

Objection from Cllr Axcell.

The application was deferred at 24th June 2015 meeting of Planning Applications Sub-Committee, to enable members to visit the site.

Site and Proposal

- Plot of land sited off Arley Road, currently housing agricultural buildings and forms part of the wider curtilage of the HMYOI Thorn Cross
- Locality consists of a mix of agricultural, residential and commercial uses
- Residential properties sited to the west, school and agricultural to the south, main HMYOI complex to the north and Barleycastle Trading Estate to the east
- Fairly flat site
• Accessed from the south via Arley Road
• Boundary treatment consists of 5m high planting to the boundary facing Arley Road and 1.8m high fence to the side boundary shared with No.21 Arley Road
• Proposal seeks to change the use of the existing agricultural building to a farm shop in association with the HMYOI Thorn Cross
• The goods for sale with be grown/made on site with a split of 70% of goods produced on site and 30% of imported goods which cannot be grown on the site such as potatoes, oranges, bananas and honey

Relevant Planning History

1979 to date – various applications relating to the main use however none relevant to the current proposal

Pre-application enquiry PR/2015/03054 – Change of use of agricultural building to farm shop (general advice given)

Planning Policies

National Planning Policy Framework (NPPF)
• Para 11-16 Presumption in favour of Sustainable Development
• Para 79-92 Green Belt

Local Plan Core Strategy (LPCS)
• Policy CS1 Overall Spatial Strategy – Delivering Sustainable Development
• Policy CS2 Overall Spatial Strategy – Quantity and Distribution of Development
• Policy CS5 Overall Spatial Strategy – Green Belt
• Policy SN5 New Retail and Leisure Developments within Defined Centres
• Policy SN6 Sustaining the Local Economy and Services
• Policy QE6 Environment and Amenity Protection
• Policy QE7 Ensuring a High Quality Place
• Policy CC2 Protecting the Countryside

Supplementary Planning Guidance (SPG)/Documents (SPD)
• Environmental Protection SPD

Notification Responses

Ward Councillor Axcell –
I wish to object to the above planning application, as it stands, and I request that the planning application goes to committee. The reasons for my objection are a possible unacceptable activity in the Green Belt and a potential loss of amenity to the neighbouring property (Springside, Arley Road). I note that appropriate conditions on a planning permission would deal with my concerns, in which case I would withdraw my objection and my request that the
application go to committee.

The farm shop would sell produce grown on the land and goods produced or made by the prisoners. This is not contentious. It is however planned that the shop would also sell produce bought in, which would imply traffic generated by delivery lorries.

This suggests a much more commercial operation; if the land were subsequently to be sold, commercial retail activities on this Green Belt site would be permitted for the new owner. The sale of the land cannot be ruled out; the prison has recently sold land on Grappenhall Lane (the B5356) between Crofton Close and Yew Tree Lane.

The access drive proposed is immediately adjacent to the neighbouring property and close to the bend in the road. Commercial activity would result in a loss of amenity for the neighbouring property. I note that there is a dropped kerb farther from the neighbouring property and also farther from the bend. Access to the site here would reduce disturbance to the neighbouring property and probably be better from a highway point of view.

Possible conditions to be attached to any planning permission
1. Planning permission should be restricted to the current applicants (that is, Thorn Cross)
2. Sales should be restricted to produce and goods from the prison
3. The opening times of 8.30 am to 4.30 pm should be made a condition.
An alternative access should also be considered.

Comment – Given the small scale – circa 65 sq m – of the proposal, it is not considered that a permission, personal to the applicant is necessary to mitigate the potential impacts of the proposed use. Conditions relating to the restriction of goods sold, and to opening and delivery times, are set out below.

Appleton Parish Council –
No objection

Neighbouring properties –
1 letter of support received:
   1) Wishing the project success

1 letter of objection received:
   1) Noise and pollution from the access road
   2) Glare from lighting
   3) Traffic/safety issues from the access point

Consultation Responses

WBC Environmental Protection –
Noise from vehicles is likely to have some minor impacts on residential amenity however this is not considered to be significant. Speeds and vehicle
numbers would be low given the limited size of the car park.

Therefore no objection subject to the imposition of the following informative:
   1) Food Safety/Health and Safety Advice and Guidance
   2) Lighting to be designed by competent persons

WBC Highways –
No objections subject to the imposition of the following conditions:
   1) Prior to the commencement of the development, a plan showing visibility splays of 2.4 metres by 43 metres in both directions at the site access junction onto Arley Road shall be submitted to and approved in writing by the Local Planning Authority. Nothing shall be subsequently erected or allowed to grow to a height in excess of 0.6 metres within the splays.”
   2) Prior to the commencement of the development, a plan showing the precise layout and full construction details of the new 5 metre wide site access road for the development onto Arley Road shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the new access road has been laid out and constructed in accordance with the approved details, and shall be retained as such thereafter.
   3) Prior to the occupation of the development, a plan showing the site parking and turning areas, including details of the associated hard surfacing, to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the parking/turning areas have been laid out and hard surfaced in accordance with the approved details, and made available for use and retained as such thereafter.
   4) Prior to the occupation of the development, details of a scheme of cycle and motorcycle parking to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the cycle and motorcycle parking has been laid out in accordance with the approved details.
   5) Vehicles delivering to/from the development shall not be larger than a transit van unless otherwise agreed in writing by the Local Planning Authority.
   6) No deliveries shall occur between the hours of 08:30 to 09:30 and 15:00 to 16:00.

Policy –
Whilst the proposal would be sited out of a defined centre, the use predominantly aims at providing goods in connection with the main HMYOI use, with a limited floor area of just 65% square metres and the goods sold will be mixed between 70% grown/made on site and 30% imported (bananas/potatoes/oranges/honey etc). As a result it appears unlikely that the
use will draw any trade from any defined centres, yet would fulfil local need.

Therefore no objection subject to the imposition of a condition to restrict the goods sold.

**Observations**

**Principle of agricultural buildings**

The NPPF advises that certain forms of development are not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:

- Mineral extraction;
- Engineering operations;
- Local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- The re-use of buildings provided that the buildings are of permanent and substantial construction; and
- Development brought forward under a Community Right to Build Order

The current proposal involves the re-use of an existing building of timber construction and slate roof. As a result the building is considered to be of permanent and substantial construction. It is now necessary to consider whether or not the use preserves openness and does not conflict with the purpose of including land in Green Belt.

- Preserves openness

The proposal involves the re-use of the existing building with no external alterations proposed. Therefore use of the building is considered will preserve openness.

The proposal will make use of the existing hard standing area for the parking of cars. This area is currently used to store agricultural machinery therefore the parking of cars during the limited opening hours is considered would have a neutral impact on openness.

The proposal also proposes to create a new hard standing area for the access road. Given the low level nature of the road and the siting close to the cluster of existing built form to the north (existing site) and west (No.21 Arley Road) it is not considered to impact on openness.

- Purposes of including land in Green Belt
  - To check the unrestricted sprawl of large built-up areas – no sprawl as the proposal seeks a change of use with only limited area of new hardstanding
  - To prevent neighbouring towns merging into one another – not the case as sited within existing settlement
  - To assist in safeguarding the countryside from encroachment – no encroachment as change of use only with just a limited area of
hardstanding created but contained within existing agricultural curtilage

- To preserve the setting and special character of historic towns – not applicable in this instance
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land – provides an alternate use to derelict agricultural building and would provide goods for the local community

Retail development outside of a defined centre
Policy SN5 advises that all main town centres uses should be directed to the town centre and defined centres. Where located outside of the town centre and defined centres the applicant will be required to demonstrate no suitable sites are available within the centre through a sequential approach. Where no sites are suitable, available or viable within the centre the applicant must demonstrate there are no significant adverse impacts on the centre.

In this instance the applicant has submitted a supporting statement which advises that the proposal seeks to sell predominantly goods grown/made on site in connection with the main HMYOI use and will account for 70% of sales, with the remaining 30% being imported goods which cannot be grown on the site such as potatoes, oranges, bananas and honey. The use also involves a limited local delivery service and the floor area is also limited at just 65 square metres. The statement also advises that the nearest stores are located over 1m away and the proposal is aiming at serving the local community of Appleton Thorn and not people travelling long distances to the shop.

As a result it is clear that the proposal would not result in a standard retail store but would provide a limited range of goods aimed at the local community which would support the existing growth of the existing business and local enterprise with no significant loss of trade to existing retail premises. Therefore it is not considered that the proposal is of a scale that would cause significant harm to the overall vitality and viability of the Defined Centres.

Finally the proposal represents the re-use of an existing building on a previously developed site and would assist the growth of the local economy and support the local community by providing a use to serve local need. This proposal is therefore considered to be policy compliant and acceptable in principle from a planning policy perspective, subject to a condition limiting the home grown/imported goods ratio to prevent the change a change in the operation of the use at a later date.

Amenity
Nearest residential property is No.21 Arley Road which shares a boundary with the site. No external changes are proposed to the existing building and the new access road will be screened by the existing 1.8m high boundary fencing, therefore not considered to cause harm to living conditions through loss of outlook, overshadowing, overbearing impact or loss of privacy.

There is likely to be some element of disturbance from vehicle noise and opening/closing of car door etc. However customer numbers are expected to
be low given the small floor area of the shop (65m2) and the limited parking area (5 spaces) would limit the number of vehicles which could park on the site. The hours of operation of 8am and 5pm Monday to Friday & 8am and 4pm Saturdays are also considered reasonable and can be secured by condition. Finally the split of goods grown/made on site will be 70% with imported goods being just 30%, which would ensure that the use is limited to selling predominantly good made/grown on site and ensure the use is low key and low impact.

Subject to conditions controlling the opening hours and % of goods sold, it is not considered that the use would cause any significant harm to living conditions of neighbouring properties.

**Character/Design**

No external alterations proposed to the existing building. The proposal does involve the creation of a new access track, however this would be viewed against the existing built form and would not be visible from the wider setting. The track would also consist of wheel runs which would retain a grass element in the centre which would better reflect the rural character of the area. This can be controlled by condition.

Some of the existing hedging to the south east of the site entrance may need to be removed to incorporate the required visibility splays, however it could be conditioned that replacement planting would be provided.

Therefore not considered to cause harm to the character/appearance of the area.

**Highways**

- **Proposed Site Access Arrangements**

The site is located on Arley Road opposite Appleton Thorn Primary School. There is an existing field access to the site with dropped kerbs that also serves the adjacent residential property of Springside. The site access point is opposite the school car park exit and would be retained for the development. The detailed site layout plan is not to scale and shows that the width of the site access route to the farm shop would be 5m wide. The master plan shows a variation in the access width. The additional site plans submitted by the applicant are not to an accurate scale and show an access less than 5m wide. There is adequate land within the ownership of the applicant to provide a 5m wide access. This would be sufficiently wide to accommodate two-way traffic provided that no large vehicles would be used for deliveries (see proposed servicing arrangements described below). A section of the hedgerow would need to be removed to widen the access to 5m. A planning condition is required for the applicant to provide a scale site plan to show a 5m wide access and associated construction details. The existing vehicular crossing would need to be widened accordingly with the dropped kerbs extended.

Although the access point is an existing field access, the site access track is not in place and the development would intensify the use of this access. WBC
Highways asked the applicant to show highway visibility splays of 2.4m x 43m at the site access junction onto Arley Road. The site plans submitted have not demonstrated this adequately as they are not to an accurate scale. The adopted footway in front of the existing site gate and the adjacent residential property of Springside is fairly wide at around 2.5 to 4m. It appears from the Council’s OS mapping that it would be possible to achieve adequate highway visibility to the West (towards the prison and Chapel Lane) within the adopted highway boundary. In the East direction (towards Burley Lane) it appears that the visibility splay would encroach into the site frontage and it may be necessary to trim or set back part of the existing hedgerow to provide an appropriate splay. This would be achievable as the splay would be on land within the application boundary. A planning condition is therefore required for a scale site layout plan to be submitted showing the visibility splays and any existing vegetation to be cleared.

The applicant has confirmed that the first 10 metres of the access road from the adopted highway would be hard surfaced. It would not be appropriate for gravel to be used for this section as it could result in material being deposited on the highway. The type of construction for the access could be dealt with by a planning condition.

On-street parking occurs on Arley Road in the vicinity of the site adjacent to the dwellings and opposite the school. On-street parking increases at school pick-up and drop-off times which may restrict access to and from the site for short periods. There is a car park adjacent to the school which is accessed off Chapel Lane and accommodates parking from parents at school pick-up and drop-off times.

- Proposed Servicing Arrangements

The applicant has stated that vehicle movements for deliveries to the shop should be limited to once per week at most and service vehicles should not be larger than a transit van as the produce should be sourced from local farmers. It is unknown what type or size vehicle would be used to deliver goods from the shop to local customers. A planning condition is required to limit the size of service vehicles to no larger than a transit van. There should be adequate on-site turning space for transit vans to be able to enter and exit the site in forward gear to and from Arley Road and facilitate two-way traffic on a 5m wide site access road. The applicant has confirmed the intention to try and limit delivery times to quieter periods. A planning condition is required to prevent deliveries occurring during school opening and closing times.

- Proposed Site Parking Provision

The Council’s car parking standards for food retail use are 1 space per 16 sqm which equates to 4 spaces for the proposed floor space of 65sqm. Although the proposed spaces are not marked out on the site plan, between 5 and 7 car/van spaces could be accommodated within the car park with adequate room for cars and service vans to be able to manoeuvre in and out of the spaces. The proposed site parking provision is therefore acceptable. A
planning condition is needed to secure cycle and motor cycle parking for customers.

- Proposed Traffic Generation

The TRICS software used to predict traffic generation does not specifically cater for farm shops. The closest use in the database is local shops, which predicts 9 two-way traffic movements in the busiest hour of midday to 1pm. The farm shop may create less vehicle movements than a local shop particularly as a delivery service to local customers would be offered. The traffic that would be generated by the development would be low and should not create a significant impact on the adjacent highway network.

In view of the above, subject to imposition of conditions relating to visibility splays, full construction details of site access, parking/turning areas and deliveries it is no considered that the proposal would not cause significant harm to the existing highway network.

Recommendation

Approve subject to Conditions

Conditions & Reasons

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

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

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

(a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on {24th April 2015}
(b) Submitted drawing (site location and flor plan) received on 24th April 2015.

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

3. The use hereby permitted shall not be open to customers except between the hours of [8am and 5pm] on Mondays to Fridays and [8am to 4pm] on Saturdays and not at anytime on Sundays, Bank or Public Holidays.

Reason: In the interests of amenity and to comply with Policy QE6 of the
4. A minimum of 70% of the goods for sale and display within the application site shall relate to goods made/grown on site.

Reason: The location of the development hereby permitted in this out-of-defined centre location is considered to be justified by the need to assist in the diversity of the existing HYMOI use and to encourage local enterprise and to provide a community facility. Any future proposals for extending the percentage of goods imported onto the site may impact on the viability of defined centres and would require a fresh assessment by the local planning authority in the light of national planning policy advice and Local Plan provisions which prevail at that future time. The proposal is therefore considered to comply with the provisions of policies CS1, SN6, SN5 and CC2 of the Warrington Local Plan Core Strategy.

5. Prior to the commencement of the development, a plan showing visibility splays of 2.4 metres by 43 metres in both directions at the site access junction onto Arley Road shall be submitted to the Local Planning Authority for approval. The plan shall also include the location of the existing boundary hedge to the south-east. If any hedge needs to be removed to accommodate the visibility splay, a scheme detailing replacement hedging shall be submitted to the Local Planning Authority for approval. The approved visibility splays shall then be implemented prior to the 1st use/occupation and retained in full hereafter and nothing shall be subsequently erected or allowed to grow within the splays to a height in excess of 0.6 metres. The approved replacement hedging shall be implemented during the first planting season following the completion of development and any hedging which dies or is felled, uprooted, wilfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced by the applicants or their successors in title.

Reason: To demonstrate that there would be a safe and adequate means of access to and from the development and in the interest of preserving the character/appearance of the area in accordance with Warrington Local Plan Core Strategy Policies CS1, QE6 & QE7 and the NPPF.

6. Prior to the commencement of the development hereby approved, a plan showing the precise layout and full construction details of the new 5 metre wide site access road for the development onto Arley Road shall be submitted to the Local Planning Authority for approval. The details shall also include a plan showing the precise layout and construction details of the wheel runs to be used for the remainder of the track leading to the car parking area. The development shall not be used/occupied until the new access road and internal track have been laid out and constructed in accordance with the approved details, and shall be retained as such thereafter.

Reason: To demonstrate that there would be a safe and adequate means of
access to and from the development and that two-way traffic can be accommodated. To prevent spread of loose material onto the highway and in the interest of preserving the rural character/appearance of the area in accordance with Warrington Local Plan Core Strategy Policies CS1, QE6 & QE7 and the NPPF

7. Prior to the occupation of the development hereby approved, a plan showing the site parking and turning areas, including details of the associated hard surfacing, to serve the development shall be submitted to the Local Planning Authority for approval. The development shall not be occupied until the parking/turning areas have been laid out and hard surfaced in accordance with the approved details, and made available for use and retained as such thereafter.

Reason: To ensure vehicles and park and turn on site and to prevent the spread of material onto the highway in the interest of pedestrian and vehicular safety in accordance with Warrington Local Plan Core Strategy Policies CS1, QE6 & QE7 and the NPPF

8. Prior to the occupation of the development hereby approved, details of a scheme of cycle and motorcycle parking to serve the development shall be submitted to the Local Planning Authority for approval. The development shall not be occupied until the cycle and motorcycle parking has been laid out in accordance with the approved details and retained as such thereafter.

Reason: In the interest of pedestrian and vehicular safety and to provide alternative modes of transport to cars in accordance with Warrington Local Plan Core Strategy Policies CS1, QE6 & QE7 and the NPPF

9. Vehicles delivering to/from the development shall not be larger than a transit van unless otherwise agreed in writing by the Local Planning Authority.

Reason: To allow deliveries to take place on site rather than on the highway in accordance with Warrington Local Plan Core Strategy Policies CS1, QE6 & QE7 and the NPPF

10. No deliveries shall occur between the hours of 08:30 to 09:30 and 15:00 to 16:00.

Reason: To prevent conflict with the school opening and closing times in the interest of highway safety in accordance with Warrington Local Plan Core Strategy Policies CS1, QE6 & QE7 and the NPPF

Informatives

1. The applicant is advised to seek further advice and guidance on Food Safety/Health & Safety matters from the Commercial Environmental Health Team. Advice and guidance is provided free of charge and may assist the applicant with the smooth operation of the business.
Please contact the following number for further advice: 01925 442645.

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

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

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

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

5. The applicant should be advised that a Road Opening Permit needs to be obtained to provide the required widened vehicular access to Arley Road
Appendix 1 – Drawings/Plans
Proposed plans

Proposed farm shop
Appendix 2 – Photographs of Site

Photograph showing the site when viewed from Arley Road

Photograph showing the building to be converted when viewed from the east
Photograph of the access point off Arley Road
DEVELOPMENT CONTROL COMMITTEE DATE: 15th July 2015

ITEM 2

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<td>Ward:</td>
<td>Culcheth, Glazebury And Croft</td>
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<td>Development:</td>
<td>Full Planning- Proposed change of use from light industrial/warehouse to dog day care centre (sui generis)</td>
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<td>Date Registered:</td>
<td>19-May-2015</td>
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<td>Applicant:</td>
<td>Wags Doggy Day Care Centre</td>
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<td>8/13/16 Week Expiry Date:</td>
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Reason for Referral

The application has been referred to Development Management Committee at the request of Councillors Vobe and Smith.

Human Rights

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights has been taken into account in the preparation of this report, particularly the implications arising from Article 8 relating to the right to respect for private and family life, home and correspondence, and Article 1 of Protocol 1, concerned with the right of peaceful enjoyment of possessions and protection of property.

Site

The application site is a vacant light industrial unit/warehouse which is located within the Taylor Business Park, an established employment site. The site is located wholly within the Green Belt as defined by the Local Plan Core Strategy Policies Map. The site is a large unit which is constructed from brick. The site is accessed via the controlled site access to the park and benefits from an area of dedicated parking to the front of the premises. A separate central parking area also serves the whole park.

Description

This application proposes the conversion of the building from its existing light industrial/warehousing use to that of a dog day care centre (sui generis). The
scheme does not propose any external alterations. Internally, the premises would be largely utilised as a dog crèche with offices to the front of the premises, public access would also be from the front. An outdoor area for dogs would be provided to the side/rear. A total of 45 dogs would be accommodated at the site.

**Relevant Planning History**

77/4645 - Change of use from machine shop to use as workshop for fire retardent lacquer coating process – approved – 31/08/77.

**Notification Responses**

None received

**Consultation Responses**

Councillor Vobe and Councillor Smith

It has been requested that the above planning application be referred to the Development Management Committee in the event that officers choose to recommend approval.

Councillors support this request, due to concerns over:

1. The times of operation;
2. Maximum number of dogs;
3. Contingency plan for if dogs aren't collected; and
4. The proximity of the proposed centre to houses in the Newchurch Lane area.

Culcheth with Glazebury Parish Council

Have concerns regarding:

- The times of operation;
- Maximum number of dogs; and,
- Contingency plan for if dogs aren't collected.

Croft Parish Council

Croft Parish Councillors have made the following observations on the above planning application, Information is needed about:

- Veterinary opinion on the arrangement;
- Animal welfare comments;
- Arrangement for the disposal of dog waste;
- Specification of maximum number of dogs permitted on site at any time;
- Hours of operation;
- Provision if dogs are not collected on time; and
- Potential noise disturbance to neighbours

Highways Authority

No objection subject to conditions

Environmental Protection

No objections.

The application seeks to change the use of an industrial unit to a business providing day care facilities for dogs. This is a Licenced activity within the
Animal Boarding Establishment Act 1963. Should the application receive consent the Applicant/Owner/Developer of the site should apply to the Regulation & Protection Department of Warrington Borough Council for a Commercial Dog Day Care Licence prior to the activity commencing.

A visit to an existing Dog Day Care Centre run by the Applicant/Owner surprised the Env Protection officer with the low level of noise emanating from the number of dogs attending the day care facility. At this stage it is not thought necessary to attach a Noise Condition should consent be given. However, should complaints arise in the future in respect of lack of management controls with regards to dogs barking, then a Notice may be issued to ensure Controls are in place and managed.

Informatives recommended relating to the requirement for a licence, contaminated land, and noise.

**Planning Policy**
National Planning Policy Framework
Chapter 1 – Building a strong, competitive economy
Chapter 3 – Supporting a prosperous rural economy
Chapter 4 – Promoting sustainable transport
Chapter 7 – Requiring good design
Chapter 9 – Protecting Green belt land
Chapter 11 – Conserving and enhancing the natural environment

**Local Plan Core Strategy**
Policy CS1 Overall Spatial Strategy – Delivering Sustainable Development
Policy CS4 – Overall Spatial Strategy – Transport
Policy CS5 – Overall Spatial Strategy – Green Belt
Policy SN6 – Sustaining the Local Economy and Services
Policy SN7 – Enhancing Health and Well-being
Policy QE6 – Environment and Amenity Protection
Policy QE7 – Ensuring High Quality Place
Policy MP1 – General Transport Principles
Policy CC2 – Protecting the Countryside

**Observations**

**Principle of Development**
The application site is located within the Green Belt as defined by the Local Plan Core Strategy Proposals Map. Policy CS5 of the LPCS states that development proposals within the Green Belt are acceptable where they satisfy the provisions of national planning policy. The NPPF confirms that operational development within the Green Belt is considered to be inappropriate development, in terms of Green Belt policy, unless it satisfies one of the exceptions outlined in paragraph 89 and 90 of the NPPF.

Paragraph 90 allows for the re-use of buildings provided they are of permanent and substantial construction. The application building is an existing industrial unit within an existing business park and which is clearly substantial
and permanent, and therefore capable of conversion.

Openness of Green Belt
The essential characteristic of the Green Belt is their openness and their permanence. The openness of the Green Belt can be harmed through operational development proposals which result in the occupation of space with built form on land which was previously undeveloped.

There would be no changes to the building in terms of additional built form and as such the proposals would not cause harm to the openness of the Green Belt as proposed.

Purposes for including land in the Green Belt
Paragraph 80 of the NPPF identifies that the Green belt have 5 purposes, while Policy CS5 highlights that in Warrington 4 of these purposes are relevant, namely;

- To check unrestricted urban sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The proposal utilises land that is located within the curtilage host building/complex and as such would result not result in an encroachment into the countryside. The proposal would not conflict with the reasons for including the land in the Green Belt.

Summary of Green Belt Policy
The proposal meets one of the exceptions for appropriate development in terms of development within the Green Belt and is therefore considered to be in accordance with national Green Belt policy. It is necessary to consider whether there are any other land use planning policy issues, or general development management considerations which would prohibit the proposals.

Supporting the Rural Economy
Taylor Business Park is an existing employment site, but is not allocated as such within the Local Plan Core Strategy and therefore the requirements of Policy PV1 (which seek to resist the change of use of proposals from B1, B2 and B8) are not considered relevant in this instance.

Policy SN6 seeks to assist the continued viability and growth of the local economy and support the sustainability of local communities by ensuring that development proposals do not lead to the loss of viable, accessible sites and buildings used for industrial/commercial purposes or other employment generating uses in the countryside.

It is acknowledged that the resultant change of use would result in the loss of a unit to a predominantly non-employment based use. Notwithstanding this, the proposal would only represent a small percentage of primarily non-
employment based uses at Taylor Business Park and, in isolation, is unlikely to undermine the viability of the business park.

The proposal does not relate to the introduction of a main town centre use (as defined by local/national policy) and therefore there is no requirement for any sequential testing to be carried out to direct the proposal towards nearby centres, as would be required for shops, offices, restaurants etc.

Policy CC2 of the LPCS states that development proposals in the countryside will be supported where they relate to local enterprise. The proposal clearly would be an enterprise in a rural location which would support some employment generation while also bringing into beneficial use a vacant building. Policy CC2 state that proposals will be supported where they accord with Green Belt policies, it has been set out above that these proposals are appropriate in Green Belt policy terms.

Paragraph 28 of the NPPF states that support should be given to economic growth in rural areas by taking a positive approach to sustainable new development by supporting sustainable growth and expansion of all types of business and enterprise in rural areas. Policy SN7 states that support will be given to the development of new social/community facilities and where possible these should be located in defined centres. The nature of the proposals are such that there is likely to be conflict between the proposed use and surrounding noise sensitive uses if the proposal were to be sited within a defined centre or wider settlement. Furthermore, the proposal would require a building of suitable size and space to allow for the proposed use to operate effectively.

The proposed location and size of the building is therefore considered to be sustainable and acceptable in principle.

Design, Character and Appearance
Policy CS1 refers to the delivery of sustainable development and states that account should be had to the delivery of high standards of design and construction that have regard to local distinctiveness. While Policy QE7 (which relates to ensuring high quality design) states that proposals should be designed to reinforce local distinctiveness and enhance the character, appearance and function of the street scene and local area and wider landscape, and goes on to state that development should harmonise with the scale, proportions and materials of adjacent and/or existing buildings. Policy CC2 states that development proposals should relate satisfactorily to its rural setting and respect local landscape character, unobtrusive provision should be made for associated servicing and parking facilities.

The proposal would not result in any external alterations to the building itself. The scheme does include the introduction of a fence to surround the proposed outdoor area for the dogs. In the context of the business park which comprises buildings of an industrial scale the proposed fence would not cause undue harm to the character and appearance of the area.
Impact on Amenity
Policy QE6 of the Local Plan Core Strategy identifies that due consideration needs to be had to the living conditions of existing neighbouring properties and future occupants of the proposed development in relation to overlooking/loss of privacy, outlook, sunlight, daylight, overshadowing, noise and disturbance.

The main consideration in this instance would be the impact that the proposed use would have on any nearby noise sensitive uses such as residential properties. The application site is located within a business park and the surrounding uses are predominantly in employment use, these are not sensitive end users and therefore unlikely to result in any negative impact.

The nearest residential properties are located over some 140m away to the north of the site. Environmental Protection Officers are satisfied that the proposal is unlikely to cause harm to amenity through noise and disturbance. However, they have noted that there are controls outside of Planning to control noise from the site should complaints arise.

Highway Safety and Parking Provision

Site Access Arrangements
Unit H1 is situated within a private business park off the A574 Warrington Road. The business park has separate access and egress points both of which are barrier controlled within the site. All the roads within the business park are unadopted. Parking occurs adjacent to the units and there is a large car park in the middle of the site which was observed as having spare capacity by WBC Highways when the site was visited on Monday 22nd June 2015. It would appear that this car park is a shared facility for the whole business park to use.

Proposed Development
Additional information has been requested by WBC Highways which has not yet been provided. However, following a subsequent site visit it was considered that much of this information could be required by planning conditions. The applicant has stated that the proposed hours of operation for the unit would tend to be 8am to 6pm to enable owners to drop off and collect dogs before and after normal office hours. The number of dogs to be catered for under the licence would be 45.

Proposed Traffic Generation
It is anticipated that the drop-off and pick-up times for dogs would substantially occur during the AM and PM periods. There should not be a significant impact in traffic movements due to the number of vehicles already accessing/egressing the site during these times and the existing volume of traffic present on Warrington Road. A planning condition to limit the development to 45 dogs would prevent a large increase in traffic movements to the site as a result of the development.
**Proposed Servicing Arrangements**

It is unknown if there would be any servicing requirements for the development. There is an access route to the rear of the unit which may be appropriate for smaller vehicles to service but it would not be possible for large vehicles to turn around adjacent to the unit. A planning condition is required for a proposed site plan to be submitted to show any parking/loading bays, and associated vehicle manoeuvring areas, that may be needed to adequately service the site. The loading bays should be large enough to accommodate the maximum size of vehicle that would service the site.

**Proposed Parking Provision**

Based on the Council’s parking standards, the consented B1(c) land use class of the site would require 23 car parking spaces, at 1 space per 26sqm for the 608sqm floorspace. Although the Council has no specific parking standards for the proposed use as it is a sui generis use, there are standards for children’s nursery which is considered similar in nature and require 1 space per staff member plus 1 space per 4 day care attendees. This equates to 4 staff and 11 pick-up/drop-off spaces for 4 staff and 45 dogs which is a total of 15 spaces.

Only 4 spaces could be provided in front of the unit within the red line application boundary. However, the proposed site parking demand would be less than the current consented demand according to the parking standards. On this basis, and the observed availability of spaces in the central site car park, the site parking provision should be adequate to serve the development and should not affect the adopted highway which is some distance away. A planning condition is required for a proposed site layout plan to be provided to show the parking and turning areas adjacent to the unit for staff and customers. The pedestrian access routes and entrances to the unit should also be shown on this plan. Covered and secure cycle and motorcycle parking for staff should be provided which can be secured via a planning condition.

**Other Matters**

Concern has been raised with regard to the number of dogs that the establishment would house, which is 45. In planning terms the main issue that would arise with regard to number of dogs is the potential noise and highways impacts. As detailed above there would be no reason to resist the development on noise or highways grounds.

Concern has also been raised with regard to the contingency plans should dogs not be collected. This would not be a matter for the planning process to resolve, additionally there are no planning policies upon which to assess such an issue. However, the applicant has confirmed that in the event that dogs are not collected they would be taken home by a member of staff.

In terms of the veterinary opinion of the proposals, the applicant has contacted Warrington Council with regard to a licence for the dog day care facility. A licence cannot be obtained until planning permission is granted. In the licencing procedure the Council will engage the services of a vet (to be paid for by the applicant) to review and approve the practices of the dog day
care centre. A licence will not be issued by the Council unless and until the vet's requirements are satisfied.

The welfare of the animals will be protected as part of the licence and the good practice of the company using the same systems as operated in the dog day care premises in Salford, which is also Council licensed.

Summary
The scheme is considered to be acceptable in Green Belt policy and in land use planning terms would not undermine the employment function of the park (with acknowledgement of the nature of the proposed use and potential conflicts with noise sensitive uses if elsewhere). The proposal would not give rise to undue harm to the character and appearance of the area, the amenity of sensitive uses or highway safety.

Conditions & Reasons

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

2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the application submission registered on 19th May 2015 and plans referenced Location Plan, TBP\H1\001 Rev A and TBP\H1\001 Rev B.
   
   Reason: For the avoidance of doubt and to define the permission.

3. No more than 45 dogs shall attend the day care centre at any given time.
   
   Reason: To ensure that the use hereby permitted does not result in an unacceptable level of vehicle movements, require additional car parking and to minimise conflict between vehicles and pedestrians in the interest of highways and public safety in compliance with Policies CS1 and QE6 of the Local Plan Core Strategy.

4. Prior to the occupation of the development, a plan detailing the provision of car parking spaces, a loading bay, associated vehicle manoeuvring/turning and pedestrian access areas to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the parking/loading/turning/pedestrian areas have been laid out in accordance with the approved details, and made available for use and retained as such thereafter.
   
   Reason: The application falls short in providing the information required by
this condition. An appropriate scheme for car parking, manoeuvring and pedestrian access is considered to be necessary to ensure that highways and pedestrian conflicts are minimised in the interest of highway and pedestrian safety in compliance with Policy CS1 and QE6 of the Local Plan Core Strategy.

5. Prior to the occupation of the development, details of a scheme of secure and covered cycle and motorcycle parking to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the cycle and motorcycle parking spaces have been laid out in accordance with the approved details, and made available for use and retained as such thereafter.

Reason: To ensure that measures are provided to encourage sustainable modes of transport and reduce the need to travel by the private motor vehicle in compliance with Policies CS1 and MP1 of General Transport Principles of the Local Plan Core Strategy.

6. The use hereby permitted shall not be open to customers except between the hours of 7am and 6.30pm on Mondays to Fridays and 8am and 5pm on Saturdays and not at anytime on Sundays, Bank or Public Holidays.

Reason: In the interests of amenity and to comply with Policy QE6 of the Warrington Core Strategy, Warrington SPD: Environmental Protection and Warrington SPD: Design and Construction.

Informatives

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

2. With effect from 1 April 2009, Government legislation introduced new national procedures for the discharge of conditions relating to planning permissions. Where planning permission is granted subject to conditions, it is the responsibility of the applicant, or any subsequent developer, to ensure that the terms of all conditions are met in full at the appropriate time. For each request to discharge one or more conditions, the relevant forms and fee should be submitted to Warrington Borough Council. Please see www.planningportal.gov.uk/uploads/appPDF/M0655Form027_england_en.pdf and www.planningportal.gov.uk/PpApplications/genpub/en/StandaloneFeeCalculat
or to download forms and obtain fee information. It should be noted that any number of conditions, relating to the same planning application, can be discharged at one time and therefore will only incur the one applicable fee. If conditions are discharged individually, a fee will be payable for each request made.


4. Historical mapping indicates a former potentially contaminative land use that may affect the (re)development of the site. The site was/is used an Industrial Estate (CL0100). The land is also located within 250m of a former Landfill Site (EA-600/118), which is a potential ground gas generation source. As such, new buildings and/or confined spaces at the site may potentially be affected by hazardous ground gases. The Applicant/Developer must ensure that the appointed Contractors and Building Control Officer are made aware of the above, so that adequate precautions can be taken to protect Construction Workers, future Site Users and the wider public from land contamination and/or ground gas issues associated with the site and vicinity. Contamination encountered during works must be reported immediately to the LPA and works halted within the affected area.

Contact: Further information regarding the above advisory can be obtained from the Environmental Protection Team at the LPA (Tel: 01925 442581)

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

5. The applicant should note that should complaints arise in the future in respect of lack of management controls and noise relating to dogs barking, then a Notice under Environmental Protection Legislation may be issued to ensure Noise Controls are in place and managed.
Appendix 1 – Site Photographs

Front of unit H1

Adjoining commercial units
Appendix 2 – Proposed Plans

Location Plan

Proposed Layout
ITEM 3

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<td>Ward:</td>
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<td>Development:</td>
<td>Full Planning - Proposed construction of a four bedroom detached house (Amended Plans received)</td>
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<td>Mr Wall</td>
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Reason for Referral to Committee

The Parish Council have objected to the application and the officer recommendation is one of approval.

The application was previously reported to the PASC on 13/5/2015. It became apparent at the meeting, following representations from a neighbour that the boundary of the application site, with number 40 Chapel Road, was not reflected accurately in the application documents and the Members were advised that the application was invalid. The application was deferred to allow the applicant to provide information required to make the application valid.

Human Rights

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

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

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

Site and Proposal

The applicant has, following discussions with his neighbour, submitted a revised red site outline plan which accurately reflects land ownerships and the extent of the development site.
The amended plan indicates that the plot width has reduced by between 1.45 and 1.6 metres.

Full planning permission is being sought for the erection of a four bedroom detached house. Outline consent has previously been granted on the site. The details of this full application are as follows:

- Construction: Pitched Concrete Marley Plain Tiled Roof. External walls in facing brick [reclaimed Cheshire] and part rendered. Brick soldier course above windows and door openings and stone cills under the windows. Front and side elevations will have brick quoin features.
- Fenestration: PvcU in white and double glazing.
- Access: Block Paving drive and porous surface for car parking spaces.
- Boundary: Post and Panel Fencing 1.8m high front wall, front wall in brick 0.6m high.
- The proposed development would necessitate the removal of part of the side extension of 42 Chapel Road to facilitate the development.

The application site is located on Chapel Road and currently comprises the side garden of number 42 Chapel Road, which is a two storey locally listed property, with a single storey side extension.

Number 42 is set back from the road, behind a lawned area and a hedge. This is an established residential area.

**Relevant Planning History**

2014/24156 – Outline planning for a detached house with all matters reserved for future approval. Approved subject to conditions.

2014/23818 - Outline Planning - Proposed application for Outline Planning for a four bedroom detached house with all matters reserved. Withdrawn.

2010/15813 - Proposed two storey rear extension and roof alterations to annexe to form pitched roof. Withdrawn.

87/19603 – Outline application for the erection of one dwelling. Refused. Reason for Refusal;

‘The erection of a new dwelling on this site would detract from the aspect and setting of the old cottage alongside, and would adversely affect the character and appearance of this established part of Chapel Road.’

80/10215 – Erection of two storey extension to provide lounge and bedroom, single storey extension to provide store. Approved with conditions.

Planning Policies

National Planning Policy Framework

Para 49 – housing applications should be considered in the context of the presumption in favour of sustainable development.

Para 56 – Good design is a key aspect of sustainable development and should contribute positively to making places better for people.

Para 135- The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Para 137 - Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Local Plan Core Strategy

CS1- Overall Spatial Strategy – Delivering Sustainable Development.
SN1 – Distribution and Nature of New Housing
QE8 – Historic Environment
QE6 – Environment and Amenity Protection
QE7 – Ensuring a High Quality Place

Supplementary Planning Documents

Design & Construction SPD
WBC Parking standards for new development SPD

Notification Responses

Parish Council have objected to the scheme on the following grounds;
- Proposal is very imposing and is not in keeping with the historic cottage next door.
- In the outline planning, the applicant states that he wants to recreate the original plot in keeping with Greystone cottage. This plan is far larger than the original cottages on the site and will over shadow the neighbouring historic cottage
- Loss of open green space which is paramount within Penketh
- Over development and massing of the area.

Neighbours – 3 letters of objection received from two neighbours. Grounds of objection;

Development Management Committee on September 18, members requested that any new house on the plot should have no more than three bedrooms.
Members also asked for any future plan to go back before the Development Management Committee for consideration.

Loss of light and overshadowing to neighbour as result of two storey rear projection proposed as part of the new dwelling adversely affecting residential amenity.

Chapel Road is a bus route and suffers from extreme congestion during the morning and afternoon school runs. There are two primary schools, Penketh South and St Vincent’s, within a few hundred yards of the site. A four bedroomed house will create and attract additional traffic to an already busy road.

Photographs of the traffic conditions immediately outside the development site submitted.

The proposed new build will affect the roadside view of the locally listed Greystone Cottage (42 Chapel Road). The cottage is at least 300 years old and is one of the most historic and important buildings in the area. It will be dwarfed by the size of the proposed new home. In addition, the attractive view of the cottage, approaching from the east, will lost if this plan is approved (photographs of the present roadside view of the site submitted).

The buildings to removed / modified are single storey and are setback from the frontage and as such the scale and appearance of the proposed development will be significant on the street scene.

The proposed orientation of the two story building will overlook the rear of neighbouring property and will have a negative effect on current privacy.

A soakway has been indicated in the rear lawn area. No information has been provided to the detail the source or quantity of the discharge to the ground at this point.

In association no levels have been indicated on finished ground levels as they can impact on the migration of the ground water to the surrounding area.

No details have been submitted in relation to the single storey building which is being modified. This building should be included and considered as part of this application.

I note that the proposal will be constructed under the CDM regulations (now 2015) and as such due consideration should be made for access and deliveries as the area is subject to high traffic volumes and pedestrians during school time.
Consultation Responses

Environmental Protection

No objections subject to conditions regarding contaminated land site preparatory works and a site working hours informative.

Highways

Further to the previous highway response dated 1st May 2015, the applicant has submitted an amended revised proposed site layout plan (same date and drawing no. as the previous plan now superseded).

There are two existing vehicle access points (an in/out driveway arrangement) serving 42 Chapel Road via vehicular crossings with dropped kerbs. One access would be retained to serve the existing dwelling under the proposals and the other used to serve the proposed dwelling as shown on the amended proposed site plan (drawing no. RW/PA/02/15 submitted on 9th June 2015). The plan shows that the accesses would be approximately 10m apart and both would be widened and incorporate new junction radii. The new dwelling access would be 4.5m wide and the existing dwelling access 6m wide. A planning condition would be required for the applicant to provide full construction details of the amended site accesses. The plan shows that a 0.6m high wall would be provided along the site frontage between the two accesses. The footway adjacent to the site is approximately 3m wide and adequate highway visibility splays can be achieved within the adopted highway for both accesses. The proposed site access arrangements for both the new and existing dwellings are acceptable.

The Council’s parking standards require 3 allocated car parking spaces for a 4 bedroom dwelling plus a visitor parking space. The existing driveway could accommodate 5 spaces for the existing dwelling which is sufficient. The amended site plan shows that 3 spaces could be accommodated on the site frontage for the new dwelling, although the spaces numbered 2 and 3 would have to be positioned a bit closer to the highway to allow sufficient vehicle manoeuvring room. Block paving is shown for space number 1 and a porous surface for spaces 2 and 3. The porous surface must be hard surfaced to ensure that it is suitable to accommodate parked cars. The details of the proposed surfacing for the site frontage can be secured via a planning condition.

There would not be adequate room for cars to be able to turn around within the site to avoid reversing movements onto the highway. Although an on-site turning facility would be preferable, the proposed site parking arrangement reflects that of other dwellings in the vicinity on Chapel Road.

The integral garage for the new dwelling has internal dimensions of 3.5 x 5.2m and is therefore too small to be counted as a parking space in accordance with the parking standards (minimum dimensions are 7 x 3m or 6 x 3.5m). However, it could accommodate a car if it was not used for storage.
purposes. There should be adequate on-street capacity on Chapel Road to accommodate visitor parking for the proposal most of the time, but not within school pick-up and drop-off times due to the close proximity of the school. As such periods are of relatively short duration, the parking provision for the development is considered to be acceptable. Conditions are recommended relating to the provision of car parking spaces and the construction details of the access.

Ecology

Whilst the building to be demolished has been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Arborist
The following comments in respect of trees on the site were provided as part of the earlier outline application and are considered to be relevant to this application.

The application is for a garden ‘in-fill’ development on a plot between two existing dwellings in a sub-urban part of Penketh. There is a semi-mature pine tree on the site that will need to be removed to facilitate the scheme. There is also a semi-mature ash tree and various shrubs on the road frontage that may need to be removed for a new access to be formed.

The site is not within a Conservation Area and the trees on the site are not protected by Tree Preservation Orders. The Pine tree, although clearly a well-established ‘feature’ garden tree, does not merit a Preservation Order. The tree is set back from the road, is a little unbalanced and is not in context with other mature trees in the vicinity. Space for future development of the tree is limited even without the planned-for new development. The tree is not of particularly high local amenity value.

The ash tree is multi-stemmed and has poor form and shape. It has limited space to develop to full maturity and its multi-stemmed development precludes the tree developing better form as it matures. This tree does not merit a TPO.

Therefore there are no objections to the application on arboricultural grounds. Any trees removed to facilitate the development should be compensated for by requiring planting of new trees. Suitable trees would be smaller ‘garden’ tree varieties such as Robinia or Rowan.

Observations

Principle of Development
The site lies within an existing urban area where there is no specific allocation which would preclude housing development.
Policy SN1 of the emerging CS guides the nature and distribution of new housing within the Borough. Outside of Inner Warrington, the Council are guided to support proposals which provide a solution to environmental or social problems associated with a site; or present an opportunity to widen the type, size and affordability of available housing, through reference to need evidenced by the Council, in sustainable locations which are well served by existing infrastructure; or support the delivery of or help create the density of population to support the operation of neighbourhood hubs and local shops and services. This plot is considered to clearly fall within the confines of existing urban fabric and it is considered to comprise a small-scale, low impact infill plot. It lies close to arterial routes and is accessible to services. The location is considered to be sustainable. The NPPF points to a presumption in favour of sustainable development.

Outline consent has already been granted for a dwelling on this site which has established the principle of residential development. The proposal is considered to be consistent with housing objectives within the Core Strategy (CS).

**Impact on Heritage Asset**
This report has been prepared by the Planning Officer with conservation qualifications.

A locally listed building is categorised in the NPPF as a non-designated heritage asset. The NPPF requires LPA’s to take into account the effect of an application on the significance of a non-designated heritage asset in determining the application. It is necessary to undertake a balanced judgement in respect of the scale of any harm or loss and the significance of the heritage asset.

Number 42 Chapel Road historically formed a group with three terraced properties to the east of the site, which was previously known as; Cobblers Square, Gandy’s Row or Gandy’s Cottages. Number 42 was known as Greystone Cottage and formed part of a separate group of three cottages which was eventually subsumed into the current property (see photographs at Appendix 2)

The property currently stands in spacious grounds with a large single storey outrigger that has little architectural or historic connection with the principal building on the site. The property is set back from the established building line of this part of Chapel Road. The locally listed building retains a simple vernacular appearance, with a dual pitched roof, single ridge line and a small open porch. The windows are of non-traditional design, and the identity of the original three cottages is no longer discernible.

The applicant has submitted a plan circa 1964 which indicates that a terrace of three cottages previously occupied the application site. The cottages were located at 90 degrees to Chapel Road, with the gable end of the terrace immediately adjacent to the back of pavement and the principal elevation
facing west, overlooking the front garden of number 42 Chapel Road. The terrace projected beyond the front and rear building lines of number 40 Chapel Road. It is understood that the terrace was demolished in the 1960’s. Photographic evidence would appear to indicate that the cottages were separated from number 42 Chapel Road by a boundary hedge and had their own curtilage [See Appendix 2].

The area previously occupied by the terraced cottages now forms the driveway to the existing garaging to number 42 Chapel Road.

The current application is a full application rather than an outline application as previously approved. It is proposed to construct the new property to maintain the building line of the adjacent pair of semi-detached properties on the south side of Chapel Road. Views of the locally listed building when approaching from the east would only be marginally infringed, and would have significantly less impact on the setting of the Locally Listed building, than the former terrace. The re-introduction of a development on the original footprint of the cottages is considered to be undesirable as it would have a negative impact on the amenities of the occupiers of number 40 Chapel Road, although it should be noted, this property was contemporary with the 3 terraced cottages.

The view of the heritage asset when approaching the site from the east is across the existing vehicular access to number 42 Chapel Road, a view which historically has been impeded by the row of three cottages. It will be necessary to retain an access to the site in order to serve the new property. The proposal would therefore have a neutral impact on the existing setting of the heritage asset. The elements of the setting that make a positive contribution to the significance of the asset i.e. the views from the west and north across the existing front garden of number 42, would remain the same.

It is considered that the significance of the locally listed building has been adversely affected by: the loss of the terrace of cottages to the east, with which it historically would have formed an interesting group in the street scene; the modern interventions into the fabric of the building and the scale and design of modern extensions to the property.

The partial demolition of an outbuilding which is of modern construction would have a positive impact on the setting of the locally listed structure, as its proportions and architectural detailing do not reflect that of the original building. In all other respects, the impact of the scheme on the significance of the heritage asset and its setting is considered to be neutral and complies with policy QE8 of the Core Strategy.

Residential Amenity
The proposed dwelling is located within the site to avoid detriment to the amenity of adjacent residents. The nearest residential property at the rear [which is at 90 degrees to the proposed property would be approximately 21 metres from the rear of the proposed house as shown on the submitted plans. 
The new house would have a front building line to match that of the adjacent properties. At the rear, the development would line up with the neighbours conservatory extension. The rearward projection of the gable would be offset from the side boundary with the neighbour by 4 metres. This would negate any over bearing impact on the adjacent property or breach of the 45 degree guidance used as a way of assessing impact.

It is considered that the siting of the proposed dwelling would not result in unacceptable impacts to residential amenity or loss of privacy to adjoining residents having regard to policy QE6 of the Core Strategy.

**Design & visual amenity**
The local area has varied housing types and a strong, distinctive vernacular which includes features such as headers, cills and other architectural detailing. Quoins and/or part render, part brickwork, are noticeable characteristics within the local area. The quality of design detailed in this full application is considered to be relatively high. The proposed scheme incorporates a render and brick finish with quoin, header and cill detailing.

The eaves line is broken up by two half dormer windows providing similar architectural detailing to that on properties 34 and 36 Chapel Road. The design also incorporates a front gable which also replicates the design of more recent infill developments on Chapel Road.

The scale and massing of the new property would be similar to the adjacent and more recent infill properties on Chapel Road and would be broken up by a varied roof line, external chimney and variation in materials.

The proposed development would not adversely affect the local area in respect of its character and appearance in accordance with policy QE7 of the Core Strategy.

The proposal would result in a partial loss of the front garden area of the existing property. It has limited value in terms of visual amenity and has no public access. Whilst an area of garden land would be lost, its visual merits alone are considered to be insufficient to warrant its retention. Sufficient garden area remains to maintain the visual attractiveness of the street scene and the setting of the locally listed building.

The applicant has provided an amended drawing which indicates that replacement tree planting will be provided in the rear garden.

**Highways**
The applicant has submitted a plan which shows inadequate off-street car parking provision to serve the development. 3 parking spaces are required for a 4 bed property in accordance with the Council’s adopted parking standards.

The integral garage proposed does not meet the required dimensions to be classed as a parking space and in any case the Council’s standards state that a garage will only account for half a space as they are less likely to be used for parking. The 3 spaces to the front of the property shown on the submitted
drawing are substandard width and the space closest to the dwelling house is unacceptable in terms of vehicle access to manoeuvre into the space.

The applicant has been requested to submit an amended plan to demonstrate that off street car parking can be accommodated on the site in accordance with the Council’s recently adopted standards. There is sufficient space to the front of the proposed dwelling to provide for the 3 parking spaces in addition to the garage and therefore it is expected that this will be addressed by an amended plan and will be reported in the update report.

Summary
The principle of a new dwelling on this site has been established by the outline permission granted in 2014. It is considered that the detailed scheme submitted with this full application is acceptable in terms of relationship to locally listed building and residential amenity of adjacent residents. Appropriate design, appearance and materials of construction are proposed and are considered to be acceptable.

Receipt of amended plans to address some technical deficiencies (parking provision) will be reported at the meeting. Subject to receipt of the amended plans the application is recommended for approval.

Conditions & Reasons

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

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

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

(a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on 7/4/2015 and 2/7/2015.

(b) Submitted drawing No's RW/PA//01/15 received on 03/07/2015 & RW/PA/02/15 received on 02/07/2015 and RB/AW/03/15 received on 7/4/2015.

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

3. Prior to occupation of the building hereby approved a bin storage scheme shall be submitted to and approved by the Local Planning Authority. The approved bin storage scheme shall be implemented prior to first use/occupation of the development hereby approved and thereafter retained.
Reason: In the interests of visual amenity and to accord with Policy QE7 of the Warrington Core Strategy.

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

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

5. Prior to the occupation of the development, a plan showing the provision of three car parking spaces, vehicle manoeuvring areas and hard surfacing on the site frontage to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the parking and vehicle manoeuvring areas have been laid out and hard surfaced in accordance with the approved details, and made available for use and retained as such thereafter.

Reason: In order to ensure that there is adequate car parking provision clear of the public highway in the interests of the safety of users of the highway and in order to comply with Policy QE6 of the Warrington Core Strategy and Warrington SPD: Standards for Parking in new Development.

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

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

7. No development shall commence until the following conditions have been satisfied and discharged by the LPA and written approval to commence development works has been issued by the LPA. All requirements to be completed in accordance with the following guidance references: CLR11
(Environment Agency/DEFRA, 2004); BS10175 (British Standards Institution, 2011); C665 (CIRIA, 2007).

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

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

PRA is the minimum requirement. DQRA only to be submitted if GQRA findings require it. The investigation(s) and risk assessment(s) must be undertaken by competent persons and all findings must form the subject of a written report.

B: SUBMISSION OF A REMEDIATION & VERIFICATION SCHEME: If required by Section A, a remediation scheme must be agreed with the LPA to ensure the site is suitable for the intended use and mitigate risks to human health, controlled waters and environmental receptors. Proposals should be derived from the Remedial Options Appraisal and form the subject of a written Remediation & Verification Strategy Report, detailing proposed remediation measures/objectives and how proposed remedial measures are to be verified/validated. All must be agreed in writing with the LPA.

Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion in accordance with Policy QE6 of the Local Plan Core Strategy and Paragraph 121 of the National Planning Policy Framework. A pre-commencement condition is imposed as it is imperative that all human risks are considered at an early stage and that plans and proposals properly consider these matters from the outset.

8. 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 and verification shall be carried out in accordance with an approved strategy. Following completion of all remediation and verification measures, a Verification Report must be submitted to the LPA for approval.

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

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

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

Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion.

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

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

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

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

10. Prior to the commencement of development details of the finished floor levels of all buildings and structures (including roadways and footways) on the site shall be submitted to and approved in writing by the LPA; thereafter the development shall be constructed to the approved levels.

Reason; In the interests of amenity having regard to policies QE6 and QE7 of the Core Strategy,

11. The buildings, or part thereof (including slab level) shown with dashed lines on plan No RW/AW/02/15 and dated 02/07/15 shall be demolished, and all associated building material removed from the site, prior to the erection of residential development hereby approved. A demolition scheme including the resultant treatment to the side elevation/roof to the outbuildings, and land to
which the demolition relates, shall be submitted to and approved by the Local Planning Authority at reserved matters stage. The approved demolition scheme shall be fully implemented.

Reason: In the interests of visual amenity and the setting of the locally listed building and to accord with Policies QE6, QE7 and QE8 of the Local Plan Core Strategy and Chapter 12 of the National Planning Policy Framework.

12. Prior to the commencement of the development, full construction details of the two amended vehicular accesses, including kerbing and tactile paving, shall be submitted to and approved in writing by the Local Planning Authority. The amended vehicular accesses shall be implemented in accordance with the approved details, and made available for use prior to first occupation of the development and retained as such thereafter.

Reason: To ensure safe and adequate vehicular access can be achieved for the development and to protect highway safety for pedestrians, including school children, using the footway adjacent to the site on Chapel Road.

13. During the first planting season following the commencement of development hereby approved the landscaping details as indicated on the approved plans shall be carried out to the satisfaction of the local planning authority. Any trees, plants or shrubs so planted which die or are felled, uprooted, wilfully damaged or destroyed within five years of the date of planting shall be replaced by the applicants or their successors in title.

Reason: To ensure a satisfactory form of development and to enhance the visual amenities of the locality, and to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction.

Informatives

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

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

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

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

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

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

4. The applicant should be advised that a Road Opening Permit needs to be obtained to provide the two amended vehicular accesses to Chapel Road. An application form can be obtained from the following link on the Council’s website: http://www.warrington.gov.uk/downloads/file/1724/dropped_crossing_information_pack_and_application_form which should be completed and emailed to highwaymaintenance@warrington.gov.uk along with any queries following the discharge of the planning condition requesting full construction details for the site accesses. For further information please telephone the Highway Maintenance Team on 01925 442505.

5. Whilst the building to be demolished has been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.
Appendix 1 – Drawings
Appendix 2 – Photographs of Site

View of application site looking south.

View of 42 Chapel Road – [Locally Listed Building] form proposed drive.
View of rear of adjacent property 40 Chapel Road

Historic Plan dated 1967 - Shows location of terraced cottages
Historic Photograph showing location of Cottages
DEVELOPMENT CONTROL COMMITTEE DATE: 15th July 2015

ITEM 4

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<th>2015/25901</th>
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<tbody>
<tr>
<td>Location:</td>
<td>Land to the Rear of, 65 &amp; 67, Wellfield Road, Culcheth, Warrington, WA3 4BT</td>
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<tr>
<td>Ward:</td>
<td>Culcheth, Glazebury And Croft</td>
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<tr>
<td>Development</td>
<td>Change of use - Proposal to change use of land from unused scrubland to garden areas to the properties of 65 Wellfield Road, 67 Wellfield Road and 13 Heswall Avenue.</td>
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<tr>
<td>Date Registered:</td>
<td>29-May-2015</td>
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<tr>
<td>Applicant:</td>
<td>Helen Bailey</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>23-Jul-2015</td>
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Reason for Referral to Committee

This application is referred to committee as Warrington Borough Council has a land ownership interest in the site.

Human Rights

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights has been taken into account in the preparation of this report, particularly the implications arising from Article 8 relating to the right to respect for private and family life, home and correspondence, and Article 1 of Protocol 1, concerned with the right of peaceful enjoyment of possessions and protection of property.

Site Location

The application site is an area of unused land which is located within the settlement boundary of Culcheth as defined by the Local Plan Core Strategy Policies Map. The area of land is located predominantly to the rear of No.s 65 and 67 Wellfield Road and to the side of No.13 Heswall Avenue. The surrounding area is predominantly residential in character.

Part of the site is located within Flood Zones 2 and 3 as defined by the Environment Agency’s definitive flood map.
Proposal

The application proposes to change the use of the land from its current vacant/scrubland use to domestic curtilage of the following 3 residential properties;

65 Wellfield Road
67 Wellfield Road
13 Heswall Avenue

Relevant Planning History

No planning history.

Planning Policies

National Planning Policy Framework
The presumption in favour of sustainable development
Core Planning Principles
Chapter 7 – Requiring Good Design
Chapter 10 – Meeting the challenge of climate change, flooding and coastal change
Chapter 11 – Conserving and enhancing the natural environment

Warrington Core Strategy
Policy CS1 – Overall Spatial Strategy – Delivering Sustainable Development
Policy QE4 – Flood Risk
Policy QE6 – Environment and Amenity Protection
Policy QE7 – Ensuring a High Quality Place

Notification Responses

None received at the time of writing report. Any comments received will be reported at the meeting.

Consultation Responses

Culcheth and Glazebury Parish Council

No objection

Observations

Principle of Development
The application site is located within the settlement of Culcheth where there is a presumption in favour of sustainable forms of development. Policy CC1 states that within Culcheth proposals will be acceptable where they accord with the NPPF and Policy CS1 of the Local Plan Core Strategy. The proposal seeks to change the use of this vacant parcel of land to be incorporated into the residential curtilages of surrounding dwellings. The use of this land for
residential purposes in this predominantly residential area would be acceptable in principle.

Design/ Visual amenity Considerations
Policy CS1 of the Local Plan Core Strategy requires the delivery of high standards of design which has regard to local distinctiveness while policy QE7 seeks to ensure high quality design and sets out the requirements for good design which includes encouraging proposals which reinforce local distinctiveness and enhance the character, appearance and function of the street scene, while also harmonising with adjacent and existing buildings. The NPPF also places great emphasis on achieving high quality design in all development.

The application site is a back land site which is located within a predominantly residential area. Views of the site are limited from public vantage points with the exception of some of the sites existing vegetation. The proposal to change the use of this land to form domestic curtilage would have little impact on the character and appearance of the area.

The change of use would necessitate the erection of boundary fences. These could potentially be constructed up to 2m in height. This would not have a detrimental impact on the character and appearance of the area. Given the proposed residential garden use the land would benefit from householder permitted development rights for the construction of outbuildings. As the site is within a residential area it is not considered reasonable or necessary to remove permitted development rights for the land.

Residential Amenity
The application site is adjoined on all sides by residential development. Policy CS1 identifies the need to safeguard residential amenity, while policy QE6 states that consideration should be had to the need to respect the living conditions of existing neighbouring residential occupiers in relation to, inter alia, overlooking, privacy, sunlight, overshadowing, and noise and disturbance. The NPPF also seeks to ensure that existing and future occupants have a good standard of amenity.

As the proposal merely relates to the change of use of a parcel of land this in itself - would not have a detrimental impact on the amenity of neighbouring properties. The construction of appropriate boundary treatment or new outbuildings (which would be of a domestic scale) would not cause significant harm to the amenity of neighbours while there would be no detrimental impact resulting from domestic activity in this residential area and it is therefore compatible with surrounding residential properties.

Flooding and Drainage
The application scheme is in part located within Flood Zones 2 and 3 of the Environment Agency’s definitive flood map. The scheme proposes the change of use of land to that of residential curtilage which is a more vulnerable use. Notwithstanding this, the scheme does not propose any operational development and therefore there is minimal risk posed to the proposals from
flooding.

As there is no operational development there would be no requirement to carry out any flood proofing/resilience techniques.

Summary
The proposed change of use of land is considered to be acceptable in principle and would not cause any unacceptable harm to the character and appearance of the area or residential amenity. There are no flooding issues arising from the proposed change of use which require mitigation. The application is recommended for approval.

Recommendation
Approve subject to Conditions

Conditions & Reasons

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

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

2. The development hereby permitted relates solely to the area of land detailed on the submitted plans received on 28th May 2015.

   Reason: For the avoidance of doubt and to define the permission.

Informatives

1. The Local Planning Authority operates a pre-planning application advice service. All applicants are encouraged to engage with the Local Planning Authority at pre-planning application stage. As part of the determination of this planning application the Local Planning Authority has worked pro-actively and positively with the applicant ensuring that upon receipt all representations and consultation responses are available to view on the Council's web site. The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework.
Appendix 1 – Aerial Photograph
Appendix 2 – Submitted Plans

Proposed Site Plan
DEVELOPMENT CONTROL COMMITTEE DATE: 15th July 2015

ITEM 5

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<tr>
<td>Location:</td>
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<td>Ward:</td>
<td>Culcheth, Glazebury And Croft</td>
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<tr>
<td>Development:</td>
<td>Full Planning - Proposed removal of existing railings to Warrington road and erection of new, higher railings</td>
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<td>Date Registered:</td>
<td>03-Jun-2015</td>
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<tr>
<td>Applicant:</td>
<td>Elaine Morgan</td>
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Reason for Referral to Committee

The Council has an interest in the site.

Human Rights

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

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

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

Site and Proposals

The application proposal is for the removal of the existing Warrington Road boundary railings which currently sit on top of a brick wall with sandstone and concrete copings. It is intended to replace the railings with new higher railings, sitting on top of the retained brick / coping plinth.

The new railings would be 1.5 metres high, which when combined with the existing wall, would give a total height of 2.055 metres when measured from the pavement. When measured from the playground, the total height would be 2.235 metres.

The railings are designed to replicate the design of the existing fence but would be constructed from steel and powder coated blue instead of the
existing cast iron.

The school has a main road frontage with Warrington Road and falls within the inset village of Glazebury. The school site wraps around the rear of the adjacent public house and a row of terraced properties. Vehicular access is from Hurst lane.

A residential scheme opposite the site has front boundaries delineated by black painted railings and gates.

**Planning History**

93/29973 - PROPOSED EXTENSION TO SCHOOL - Approved with conditions 19-Mar-1993

A00/40879 - PROPOSED EXTENSION INCLUDING EXTERNAL PLAY AREA TO EXISTING SCHOOL (TO FORM RECEPTION CLASS BASE) - Approved with conditions 07-Mar-2000

A02/45413 - PROPOSED SINGLE STOREY FLAT ROOFED EXTENSION – Approved with conditions 09-Aug-2002

2005/06900 - Proposed construction of a single storey, pitched roofed extension. – Approved with conditions 28-Nov-2005

2006/08655 - Proposed single storey classroom extension – Approved with conditions 10-Oct-2006

2007/11389 Proposed Covered Play area. Approved subject to conditions.

**Planning Policies**

**National Planning Policy Framework**

Paragraph 58 Planning policies and decisions should aim to ensure that developments:

- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;

**Local Plan Core Strategy**

QE7 – Ensuring a High Quality Place.

CC1 – Inset Village

**Supplementary Planning Documents**

Construction and Design
Notification Responses

Parish Council – No objections.
Neighbours – No comments received to date. Any comments received will be reported at the meeting.

Consultation Responses

No consultations carried out.

Observations

Principle of Use
The proposed new railings are intended to provide increased security for the school. The railings are immediately adjacent to the school playground and the existing railings do not provide the desired level of protection against unauthorised entry into the school grounds. In addition, the existing railings are defective and require replacement. This would be in accordance with paragraph 58 of the NPPF.

Design
The safety and security of pupils is of paramount importance and the proposed scheme offers an improvement to site security which would, in accordance with policy QE7 of the Warrington Core Strategy;
- Create an accessible and safe environment
- Be visually attractive, and
- Be sympathetic to the surrounding townscape and harmonise with the materials of adjacent boundary structures.

The design of the proposed railings replicates that of the existing, only varying the height and the materials of construction. Once painted, there would be no discernible difference between the existing and proposed materials.

Summary
The scheme would accord with policies QE7 and CC1 of the Warrington Core Strategy and paragraph 58 of the National Planning policy framework. The application is therefore recommended for approval.

Recommendation

Approve subject to Conditions

Conditions & Reasons

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

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

(a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on 1/6/2015
(b) Submitted drawing No's: Site Location Plan - 01, Proposed Wall / Railings - 03 and 04, Existing wall / Railings - 02, received on 1/6/2015

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

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

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

**Informatives**

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

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

Appendix 1 – Drawings
Appendix 2 – Photographs of Site

Photograph of residential scheme on opposite side of the road to the application site.

Boundary- Timber Fence adjacent to the Public House
School Boundary adjacent to Gas Monitoring Hut