To: Members of the Development Management Committee

Councillors: Chair – T McCarthy
Deputy Chair – J Richards
P Carey, F Rashid, L Morgan, L Murphy,
B Barr, J Wheeler, S Woodyatt, D Keane
S Wright and A Heaver

8 December 2015

Development Management Committee

Wednesday, 16 December 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>
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<tbody>
<tr>
<td>3. <strong>Minutes</strong></td>
<td>1</td>
</tr>
<tr>
<td>4. <strong>Planning Applications (Main Plans List)</strong></td>
<td>Attached as a separate document</td>
</tr>
</tbody>
</table>

To confirm the minutes of the meeting held on 18 November 2015 as a correct record.

Report of the Executive Director Economic Regeneration, Growth and Environment

**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

18 November 2015

Present: Councillor T McCarthy (Chairman)  
Councillors J Richards, P Carey, D Keane, L Murphy,  
A Heaver, L Morgan, S Wright, J Wheeler  
F Rashid, S Woodyatt and B Barr.

DM76 Apologies for Absence

There were no apologies for absence received.

DM77 Code of Conduct – Declarations of Interest

<table>
<thead>
<tr>
<th>Councillor</th>
<th>Minute</th>
<th>Reason</th>
<th>Action</th>
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<tbody>
<tr>
<td>Cllr T McCarthy</td>
<td>DM73</td>
<td>Councillor McCarthy was the Ward Member for the area but had had no involvement with the application.</td>
<td>Councillor McCarthy remained in the meeting.</td>
</tr>
<tr>
<td>Cllr D Keane</td>
<td>DM81</td>
<td>Councillor Keane was the Ward Member for the area and had objected to the application.</td>
<td>Councillor Keane stood down from the Committee and spoke against the application.</td>
</tr>
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DM78 Minutes

Resolved,

That the minutes of the meetings held on 28 October 2015 were agreed as a correct record and signed by the Chairman.

DM79 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.

DM80 2015/26554 - St Peters Catholic Primary School, Hillock Lane, Woolston, Warrington, WA1 4PQ - Full Planning - Proposed replacement of part of the existing site boundary fence & gates

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval subject to conditions.
Members visited the site on 13 November 2015.

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

Resolved,

That application 2015/26554 be approved in accordance with the Officer recommendation and subject to additional conditions to restrict maximum height of replacement fencing / gates to 2m and to require submission of details of additional planting along un named cul de sac off Hall Road.

DM81 2015/26105 – Former Johnson's Lane Landfill Site, Johnson's Lane, Widnes, Cheshire - Full Planning (Major) - Proposed construction and operation of a solar photovoltaic farm and fast response power plant including landfill stabilisation/improvement works, perimeter fencing, inverter and transformer stations, cabling, CCTV, substations, internal access road and landscaping/biodiversity enhancement within Halton Borough and proposed importation of inert materials to facilitate the remediation of the land by land raising/improvement works and associated landscaping with Warrington Borough (Resubmission of 2014/24931)

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

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

Members considered the information set out in the update report.

Resolved,

That application 2015/26105 be deferred to allow further information to be provided regarding;
(1) Existing risk to public health from the current site and the improvement after the betterment proposed within the application
(2) Information to be provided regarding what level is deemed safe
(3) Request a representative from the Environment Agency attend at the meeting when the application is considered.
**Agenda Item 3**

**DM82 2015/26645 – 63, Kildonan Road, Grappenhall And Thelwall, Warrington, WA4 2LJ - Householder - Proposed Two Storey Side Extension and Single Storey Rear Extension including demolition of existing Garage and replacement windows**

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

A request for a site visit was put to the Committee.

Resolved,

That application 2015/26645 be deferred to enable a site to take place.

**DM83 2015/26652 - Cuerdon Cottage, Cuerdon Drive, Grappenhall And Thelwall, Warrington, WA4 3JU - Full Planning - Proposed conversion of partially constructed garage store to residential dwelling including a first floor extension**

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

A request for a site visit was put to the Committee.

Resolved,

That application 2015/26652 be deferred to enable a site to take place.

Signed……………………

Dated ........................
<table>
<thead>
<tr>
<th>Item</th>
<th>Page</th>
<th>App number</th>
<th>App Location/Description</th>
<th>Recommendation</th>
</tr>
</thead>
</table>
| 1    | 3    | 2015/26645 | 63, Kildonan Road, Grappenhall and Thelwall, Warrington, WA4 2LJ  
Householder - Proposed Two Storey Side Extension and Single Storey Rear Extension including demolition of existing Garage and replacement windows | Refuse |
| 2    | 18   | 2015/26652 | Cuerdon Cottage, Cuerdon Drive, Grappenhall and Thelwall, Warrington, WA4 3JU  
Full Planning - Proposed conversion of partially constructed garage store to residential dwelling including a first floor extension | Approve |
| 3    | 39   | 2015/26200 | Land between Cedarfield Road and Farmers Arms, Lymm, Warrington  
Full Planning - Proposed residential development of 7 new dwellings on vacant open land previously used as garden/ paddock area | Approve |
| 4    | 67   | 2015/26572 | Sandycroft, Brook Lane, Warrington, WA3 6DT  
Full Planning - Proposed Conversion of outbuilding to 2 Residential Units | Approve |
5  83  2015/26771  1, Hinton Crescent, Appleton, Warrington, WA4 3DF
Refuse
Householder - Retrospective application for retention of a boundary wall and fence and proposed alterations including re-siting of the brick pillars and alteration to a fence panel adjacent to the driveway

6  92  2015/26905  Tanyard Farm, Pepper Street, Lymm, Warrington, Cheshire, WA13 1SR
Approve
Full Planning - Application for the retention of a 20 metre high temporary mast accommodating 3no. multi-band antennas and 1 no. 300mm transmission dish including 1no. equipment cabin within a 2 metre high heras fence compound and ancillary development there to for a period of 6 months
ITEM 1

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2015/26645</th>
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<tbody>
<tr>
<td>Location:</td>
<td>63, Kildonan Road, Grappenhall and Thelwall, Warrington, WA4 2LJ</td>
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<tr>
<td>Ward:</td>
<td>Grappenhall and Thelwall</td>
</tr>
<tr>
<td>Development</td>
<td>Householder - Proposed Two Storey Side Extension and Single Storey Rear Extension including demolition of existing Garage and replacement windows</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>12-Oct-2015</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Mr Robertson</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>06-Dec-2015</td>
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Reason for referral

This application was deferred by Members at the last meeting for a site visit.

The application has been referred to committee at the request of Councillor Biggin who has been contacted by the applicant.

Human Rights

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

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

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

Site and Proposal

This application proposes the erection of a two storey side extension replacing an existing single storey garage, together with the erection of a single storey extension which also replaces an existing single storey kitchen.

In measurements the side extension measures 3.9m by 7.6m by 5.2m to eaves and 7.5m to ridge. Windows to the front and rear will provide natural
light to a new sitting room, utility, master bedroom and en-suite. The rear extension measures 3m by 6.5m by 2.4m to eaves and 3.65m to ridge. Both corners of the extension would be chamfered at a 45 degree angle. This extension will form a kitchen/family room.

Matching brick and tiles are proposed for the materials.

No. 63 is a semi-detached two storey dwelling. It is in the urban area and amongst similar semi-detached dwellings on Kildonan Road, Burchfield Road and York Road. York Road does also contain detached two storey dwellings and a number of bungalows which line York Road at its junction with Kildonan Road.

Properties are supplemented by off-street car parking provision and landscaped gardens. There are examples of extensions to properties locally in the form of single and two storey additions. No. 63 benefits from a dwarf brick wall to the front, a landscaped garden and further landscaping along the front and side boundaries adjacent to Kildonan Road and no. 4 York Road.

The party boundary with no. 4 York Road is a timber post and panel fence approx. 1.5m high. The party boundary with no. 61 Kildonan Road is a concrete post and timber panel fence approx. 1.2m high.

**Relevant Planning History**

No planning history associated with the property.

**Planning Policies**

National Planning Policy Framework (NPPF)
Achieving Sustainable Development
Core Planning Principles
Good Design

Local Plan Core Strategy (LPCS)

QE6 Environment and Amenity Protection
QE7 Ensuring a High Quality Place
MP1 Transport

SPD: Parking Standards
SPG B Side Extensions
SPG C Rear Extensions

**Notification Responses**

2 no. responses have been received from no.’s 3 Beechfield Road and 4 York Road. Both raise objection to the proposals in their current form. In summary their concerns are:

- Overbearing nature of side extension to garden arising from full depth
extension, resulting in an enclosed feeling and restriction of direct sunlight/light;

- Impact on residential amenities by reason of its siting and scale

Both representations have no objection to extension of some form, comprising of either a combination of single storey and front two storey extension or single storey extensions to the side and rear.

Consultation Responses

WBC Highways - The application proposes to increase the living space at the above property. The proposals will result in an increase in the number of bedrooms from three to four and the loss of a garage space. The existing driveway provision appears to be retained.

Warrington’s Parking Standards require a property with four bedrooms to provide three allocated car parking spaces along with an additional visitor space which should be on site. In order to be able to ascertain whether the appropriate level of provision can be provided on site a plan should be submitted which demonstrates four parking spaces each measuring 2.5m x 5m. Confirmation is also sought as to whether the existing dropped crossing is retained to facilitate access.

Additionally, given that the garage is to be removed the provision of cycle storage needs to be demonstrated in an alternative location with a path provided to the front of the property. In view of the above it is requested that the additional information is submitted to allow Highways to make a formal recommendation on the proposals.

Grappenhall and Thelwall Parish Council – no objection.

Observations

Impact on the Character and Appearance of the Property and Street Scene
The NPPF promotes good design. Paragraph 60 conveys that “Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.”

Paragraph 56 of the NPPF places significant emphasis behind the design of the built environment and it positively contributing to marking places better for people. Paragraph 64 emphasises that poor quality design that fails to take advantage of the opportunities available will be refused permission.
Policy QE7 of the Core Strategy requires that development enhances the character, appearance and function of the street scene as well as reinforcing local distinctiveness.

**Rear Extension**
In design terms the rear extension is subordinate to the host property and will re-use some of the footprint already in existence. The 3m projection is a proportionate addition to the dwelling. Sufficient amenity space will remain to the rear to serve this family dwelling.
A large glazed opening to the rear will allow morning sunlight to penetrate the internal space. Two roof lights will also aid this. Matching materials are proposed, which is acceptable.

A splayed hipped roof is proposed. Whilst this is not the traditional hipped roof serving the majority of the dwelling, it remains acceptable in design terms. Its design does in many respects aid neighbouring occupiers amenity.

**Side Extension**
The proposed extension will add a considerable footprint and volume to the existing dwelling. This is offset by virtue of the extension replacing the existing garage. An increase in the footprint is observed to the rear, with the extension extending the full depth of the original dwelling.
Visually the side extension will be more prominent due to the addition of the first floor, as the extensions width will be more than half the width of the original dwelling. A marginal drop in the ridge and set back from the front building line are noted. These both comply with policy. The architectural style is acceptable, albeit the design will result in the occupation of the gap that is currently offers a break in the built form. It is acknowledged no. 4 York Road does have side extensions which contribute to this; however the effect will be noticeable in either direction on York Road.

The scale of the extension, despite the presence of the ground floor footprint and the existence of space to the side, is considered to be excessive for this plot as it is not subordinate in scale to the host dwelling.

In Kildonan Road there are examples of side two storey extensions. Each is of a lesser width than the proposal. This has in part been influenced by the plot size.

The side extension does not reflect local distinctiveness, nor does it enhance the function of the street scene as required by policy QE7.

**Is there sufficient Car Parking Provision?**
Policy MP1 sets out the need to reduce the need for private car use and support for proposals which adhere to local car parking standards. Policy QE6 requires developments to not have unacceptable impacts on the surrounding area by virtue of the effect and timing of traffic movement to, from and within the site and car parking including impacts on highway safety. Policy QE7 strives to create inclusive, accessible and safe environments that function well
in relation to existing patterns of movement and activity.

The proposal if approved would increase the number of bedrooms from 3 no. to 4 no. This is a defining rationale for an increased off-street provision being provided. Thus, the applicant is required to demonstrate 3 no. off-street spaces.

The proposal entails the loss of the existing garage, but the applicant has indicatively shown a large area of hardstanding with 4 no. vehicles on. Highways have commented that the applicant has not shown the dimensions of each parking space, nor shown the extent of the dropped crossing (retained or extended). Officers consider the applicant has demonstrated the site is capable of holding at least 4 no. vehicles in accordance with required space standards, but the applicant has not demonstrated the extent of the dropped crossing.

The area of hardstanding is actually capable of holding 5 no. vehicles which is excessive and consequently would result in a stretch of hardstanding spanning 17m wide along the site frontage. By comparison the front garden would be 5.8m. The Parking Standards SPD refers to large surfaced parking areas fronting onto the public realm as being an example of unacceptable design in paragraph 4.34. This is re-affirmed in paragraph 3.15 which stresses that the Council will account for the loss of garden areas from an amenity perspective.

The applicant has been requested by Officers to amend their proposals to reduce the amount of hardstanding and retain additional garden areas, whilst providing an acceptable level of parking. No amended plans have been lodged. Locally neighbouring properties have retained front garden walls and landscaping, even though hardstanding is provided for off-street parking. No. 63 is more prominent due to the approach from both sides of York Road.

Therefore, it is Officers recommendation that despite the proposals going beyond the necessary parking standards, it is actually an over-supply to the demise of the visual appearance and character of the property and street scene, which is contrary to policy QE7 and the Car Parking SPD.

Impact on Residential Privacy and Amenity
Policy QE6 seeks to preserve neighbouring resident’s privacy, amenity and outlook.

Two objections have been received from occupiers which adjoin no. 63. Both cite concerns relating to amenity grounds. No. 4 is the closest property, in terms of habitable rooms and garden space to the built form proposed.

The applicant has via Councillor Biggin expressed that:

- Whilst it is acknowledged that under strict policy guidelines the proposal is a touch closer than the minimum recommended distance, they are of the view that elements of the sites situation are not being given full
consideration.

- They point to trees and a close boarded fence along the boundary with no. 4 York Road and the slight elevation of this property compared to no. 63, reducing the 'overbearing' impact of the proposed extension.
- Also, the neighbouring property is set at an angle to the application site such that an easement in the required separation distances could be argued.

Officers note that no. 4 has habitable windows in the rear elevation, comprising of a kitchen window (sink beneath), patio door (serving kitchen/diner) and a separate dining room window adjacent to no. 2 York Road. Landscaping within no. 4 does line the boundary and protrude above the existing fence. This is of various heights and affords some screening, although views do remain.

The nearest window serves a kitchen – this is 6.95m from the two storey side extension when a 45 degree angle is taken. This room is also served by a larger patio door – this is 8.2m from the two storey extension and 11m from the single storey extension. The 45 degree angle represents the occupier's field of vision from each window. The interfaces are below standard – 13 metres for such relationships.

Notwithstanding the measurements, the side extensions will infill space and form a blank expanse of brickwork. Officers note the applicant’s points concerning landscaping, boundary fence and slight difference in levels; however this would only afford partial mitigation for the ground floor. The first floor will rise above this and the sub-standard interface distance will remain irrespective of whether no. 4 is sited on the same topographic level. Even if no. 4 is on marginally higher land it would only marginally exacerbate the relationship.

There will be a loss of sunlight particularly to the garden of no. 4 during summer months during late afternoon and evening hours. No. 4’s rear facing rooms will still receive morning sunlight. The impact highlighted is lessened by the sun’s high position in the sky.

The occupiers at no.4 have also cited the overbearing nature of the extension is respect of their garden, creating an enclosed feeling. The extension is 1.6m to the party boundary at its closest point, though does increase to 5.2m adjacent to the rear building line of no. 4. The neighbours point does have some merit as the extension would occupy space at first floor that is otherwise free from development. By extending for the full depth, this coupled with the breach of the 45 degree line is considered to create an unacceptable impact on the amenity of no. 4.

The single storey rear extension lies within the field of vision from no. 4’s windows, however this is 10-11m away. Occupiers at no. 4 will be able to see the eaves and roof of the proposal; however this will be angled away like the existing extension. This, together with the fencing and landscaping is considered to be acceptable in terms of policy QE6.
No. 3 Beechfield Road has objected on residential amenities grounds by reason of its siting and scale. The proposals are approx. 17m from no. 3. Although there are rear facing principal windows, no harm will arise due to the orientation of the respective dwellings, ensuring the proposals will not feature within the 45 degree angle of vision from the nearest window.

No. 61 has a rear facing dining room adjacent to the rear extension. The applicant has successfully demonstrated the extension will not breach the 45 degree line from this window. The occupier’s outlook at no. 61 to the rear will be unaffected, although they are likely to suffer some loss of sunlight due to the orientation of the sun, nonetheless given compliance with the 45 degree line; it is considered this is not sufficient enough to justify refusing consent on.

Officers have raised issue with the scheme in terms of its impact on neighbouring occupiers, but no amendments have been made to scale back the proposals in this regard. Thus the above assessment results in a view that the proposals are contrary to policy and that no material circumstances are present that outweigh that stance.

Recommendation

Refuse

Reasons

1. The proposed two storey extension by way of its scale, siting and design would appear overly prominent and fail to reflect the local distinctiveness of the street scene. As a consequence the proposed extension would fail to harmonise with the original dwelling and would be harmful to the character and appearance of the original dwelling and surrounding street scene. The proposal is therefore considered to be contrary to policy QE7 of Warrington Local Plan Core Strategy and guidance contained in Supplementary Planning Guidance 2 – House Extensions.

2. The proposal would, by virtue of two storey side extension, breach the 45-degree code operated by the Council and maintain inadequate separation distance to neighbouring property No.4 York Road and the rear garden thereof. This would detract from neighbours’ outlook and create an overbearing relationship and loss of sunlight to the rear garden of No. 4, detracting from the neighbours’ enjoyment of their dwelling and main rear garden area. The proposal is considered to be contrary to the objectives of the National Planning Policy Framework, Policy QE6 of the Warrington Local Plan Core Strategy and guidance contained in Supplementary Planning Guidance 2 – House Extension Guidelines & B Side Extensions.

3. The proposal would, by virtue of the proposed expansion of the hardstanding at the front of the property would create an oversupply of off-street parking and an unacceptable amount of hardstanding to the demise of the character and appearance of the property and fail to reflect the local
distinctiveness of the street scene. Therefore the proposal will fail to harmonise with its surroundings and is contrary to policy QE7 of Warrington Local Plan Core Strategy and the Car Parking SPD.

Informatives

1. The following drawings and documents form the basis of the refusal notice:

80915/4/ Rev B; Site Location Plan 1:1250; 80915/2 Rev A; 80915/1; 80915/2; 80915/3 & Planning Application Forms.

2. The proposal would not improve the social conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. Neither the applicants nor their agent engaged in pre-application discussion with the Council nor appear to have taken note of advice available in Council guidance. Furthermore despite potential amendments being suggested the applicant has not taken note of these. It was therefore not possible to approve the application and the decision was issued without delay. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the National Planning Policy Framework (NPPF)
Appendix 1 – Drawings/Plans

EXISTING FRONT ELEVATION

EXISTING REAR ELEVATION

EXISTING SIDE ELEVATION 1

EXISTING SIDE ELEVATION 2

Existing Elevations (1:100)
Appendix 2 - Photos

View from proposed side extension to no. 4 York Road

View of existing rear single storey extension to be demolished and replaced with new single storey extension
View of the site from York Road.

View of the site from in front of no. 4 York Road
Existing driveway for no. 63 showing mix of hardstanding and landscaping
Development Control Committee Date 16-Dec-2015

Item 2

Application Number: 2015/26652

Location: Cuerdon Cottage, Cuerdon Drive, Grappenhall and Thelwall, Warrington, WA4 3JU

Ward: Grappenhall and Thelwall

Development: Full Planning - Proposed conversion of partially constructed garage store to residential dwelling including a first floor extension

Date Registered: 05-Oct-2015

Applicant: Mr Latif

8/13/16 Week Expiry Date: 29-Nov-2015

Reason for Referral

Objection received from Grappenhall and Thelwall Parish Council. Deferred from 18th November planning committee to allow members to visit 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 Proposal

- The proposal seeks to subdivide the plot and create a new detached dwelling where the existing garage/outbuilding exists
- Application site currently serves as part of the garden curtilage of Cuerdon Cottage
- Residential setting consisting of mixed property types and styles ranging from detached and semi-detached properties and bungalows
- Boundary treatment consists of 2.5m high wall with planting beyond to
the north eastern boundary shared with No.31 Cuerdon Drive, 1.8m high fencing to the south-western boundaries facing Stoneleigh Gardens and staggered planting/conifers to the north-western boundary shared with Four Oakes

- The land level of the application site is lower than that of the adjacent neighbouring properties with the more significant land level rise being to No.31 Cuerdon Cottage
- The site is accessed between Nos.20 and 31 Cuerdon Cottage via a shared un-adopted road
- Trees noted on the north-western boundary

Relevant Planning History

78 to 2003 – Various applications to extend Cuerdon Cottage

2003/01177 – Erection of a 2 storey dwelling – initially recommended for approval by the case officer, with the decision over turned by planning committee for the following reasons:

1) **The proposed development will have an adverse impact on the amenity of occupiers of adjoining residential properties by virtue of the size of the development and the location of the proposed dwelling relative to neighbouring houses.** Development will result in overlooking and loss of privacy of these adjoining houses. Separation distances between existing and proposed dwellings fail to secure adequate space around buildings to protect amenity. **The development is therefore considered to be contrary to the provisions of policies DCS1, DCS3, HOU2 and HOU13 of the emerging Warrington Unitary Development Plan**

2) **The use of the proposed access will generate activity in close proximity to existing residential property.** These vehicle movements and activity will be detrimental to the amenity of the occupiers of those properties and would thereby be contrary to the provisions of policy DCS1 of the emerging Warrington Unitary Development Plan.

3) **The proposed development is inconsistent with the criteria for assessing planning applications for new housing on previously developed sites as set out in Policies HOU1 and HOU2 of the Revised Deposit Draft UDP.** (i) Policy HOU1 requires that sufficient land for housing to be provided to accommodate an average of 380 dwellings (net of clearance) per annum between April 2002 and 2016, in accordance with approved Regional Planning Guidance for the North West. Forecast completions over next 5 years from within the supply of land identified and available within the borough presently exceeded calculated requirements. (ii) Policy HOU2 requires that, in considering whether to grant planning permission for further housing development, the Council will need to be convinced that any approval does not add
unnecessarily to the surplus available housing supply in the borough. In that regard, housing development that does not contribute to one or more of the following objectives will not be approved: - the regeneration of inner urban areas in need of investment and improvement; -the available supply of affordable or social housing in relation to identified needs; or -the vitality and viability of the town centre. The proposed development of the application site would fail to meet expected standards of residential amenity and, as a consequence, would not contribute to any of the objectives identified in policy HOU2.

An appeal was subsequently submitted and this was dismissed on the ground relating to loss of privacy to No.9 Stoneleigh Gardens and housing land supply only. The appeal Inspector was clear in his view that serious harm to the living conditions of neighbours would not result from loss of day/ sun light – nor from a loss of outlook.

2006/09481 – Lawful development certificate for a detached utility store (planning permission required as the structure was capable of independent accommodation and not therefore considered ancillary to the main dwelling)

2007/10221 – Lawful development certificate for a detached garage (planning permission not required)

2014/24023 – Detached garage (planning permission not required)

Planning Policies

National Planning Policy Framework (NPPF)

- Para 11-16 Presumption if favour of Sustainable Development
- Para 47-55 Delivering a wide choice of high quality homes
- Para 79-92 Protecting Green Belt land

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 SN1 Distribution and Nature of New Housing
- Policy SN2 Securing Mixed and Inclusive Neighbourhoods
- Policy QE4 Flood Risk
- Policy QE6 Environment and Amenity Protection
- Policy QE7 Ensuring a High Quality Place
- Policy CC1 Inset and Green Belt Settlements

Supplementary Planning Guidance (SPG)/Documents (SPD)

- Design and Construction SPD
- Managing the Housing Supply SPD
- Parking Standards SPD
Notification Responses

Ward Councillor –
No comments received

Grappenhall and Thelwall Parish Council –
Objection for the following reasons:
• Back land development
• Loss of outlook to properties on Stoneleigh Gardens
• Inadequate access and parking arrangements
• Contrary to the village design statement
• Owners intention was never to just construct a garage
• No different to refused application 2003/01177

Neighbouring properties –
6 letters of objection regarding the following:
• Highway safety to shared un-adopted road
• Small plot out of character
• No access for emergency vehicles
• Precedent for future applications
• Loss of privacy to windows are garden areas
• Trees on site could be removed and should not be relied upon as screening
• Noise and disturbance to garden area from use of the driveway
• Water run off
• Loss of light
• Loss of radio signal
• Loss of house value
• Lack of neighbour consultation
• Owners intention was never to just construct a garage
• No different to refused application 2003/01177

2 letters of objection in response to the comments from the Highway Engineer regarding the following:
• Accuracy of the plans showing the width of the access track
• Access is dangerous and unlit
• Use of track may damage boundary walls of neighbouring properties
• Access off the turning circle to serve an additional dwelling would be unsafe as children play in this section of the cul-de-sac

Consultation Responses

Environmental Health –
No objection subject to the imposition of informatives regarding ground disturbance/gas and working hours for construction sites

Highways –
No objection subject to conditions requiring the parking areas, cycle store and vehicle charging point to be laid out prior to occupation.
Although access is shared this section of driveway serves just one property. Plans demonstrate minimum carriage way can be achieved. Forward visibility will be restricted by the 90-degree bend in the road however the road only serves 1 vehicle at this point, speeds will be low and users will be aware of this situation therefore impact will not be severe. Refuse collection will continue that of Cuerdon Cottage with bins taken to the adopted highway.

**Flood Risk**
No comments received at the time of writing the report

**Observations**

**Green Belt**
Paragraph 89 of the NPPF advises of the appropriate forms of new development in the Green Belt. One of the appropriate forms is the limited infilling in villages and limited affordable housing for local community needs under policies set out in the Local Plan.

As the proposal is sited within an existing village, forms part of the garden area of Cuerdon Cottage, is relatively modest in size and is surrounding by existing built form in all directions, it is considered that the proposal constitutes limited infilling and so is appropriate in green belt. This is also the view taken by the planning inspector as part of the previous application 2003/01177.

As a result the proposal aligns with this category and is considered an appropriate form of new development within the Green Belt.

**Principle of housing**
The Local Plan Core Strategy housing target was quashed by the High Court in February 2015. In the absence of a housing target the Council is not currently able to demonstrate a 5 year housing land supply. This will be addressed as part of the work to reinstate the housing target as set out in the Council’s updated Local Development Scheme which was approved by the Council’s Executive Board in April 2015.

Until the Council can demonstrate a 5 year housing supply paragraph 49 of the NPPF confirms that relevant policies for the supply of housing should not be considered up-to-date. This means that presumption in favour of sustainable development as set out in paragraph 14 of the NPPF will apply.

Given that the proposal seeks to build a new dwelling on a brownfield site, in a sustainable location and with access to public transport links, the proposal is considered to be low impact development.

Therefore the proposal is considered to be acceptable in principle.

**Amenity**
The previous application was refused by the planning committee based on loss of outlook and privacy of adjoining residential properties and given
general noise and disturbance from use of the driveway. At appeal these reasons were overturned but the privacy element in relation to impact of No.9 was upheld by the inspector.

The current proposal would be sited on the same footprint and would be sited the same distance to the rear elevations of the neighbouring properties and the shared boundaries. However the length of the proposal has been reduced by 1.4m from 12.5m to 11.1m. The ridge and eaves height of the current proposal would be lower. The eaves level has been reduced by 0.5m from 4.8m to 4.5m and the ridge height has been reduced by 0.9m from 7.7m high to 6.8m high.

As a result the impact on living conditions of the neighbouring properties has been reduced compared to that of the previous application by reducing the length and height which would reduce the overall bulk and dominance of the proposal.

- Loss of outlook
The proposal would provide a 13m separation distance to properties on Stoneleigh Gardens and 12m to No.31 Cuerdon Drive. These are the same separation distances which were considered acceptable by the case officer and planning inspector as part of the previous application. This conclusion was reached based on the fact that the neighbouring properties are sighted at higher land level than the application site and given the partial screening by the boundary planting/fencing therefore it was considered that that only the upper part of the proposal would be visible above the boundary treatment.

The conclusion of the planning inspector has to be attached significant weight in the decision making process. The site circumstances appear to remain relatively unchanged to those when the previous decision was made and although the relevant local plan policies have changed, their aims are similar in respect to protecting the living conditions of neighbouring properties. Therefore given that the proposal would be sited in the same location and would achieve the same separation distances to the neighbouring properties, the proposal is again, considered to prevent significant harm through loss of outlook. Given the proposed reduction in height and length it is also that the proposal would in a less dominant built when viewed from properties on Stoneleigh Gardens when compared to the previous application.

- Loss of light
The proposal would result in some loss of light to Nos.9, 10 & 11 Stoneleigh Gardens, however given the orientation (north-east facing), the juxtaposition and the change in levels it is considered that any impact would be limited to a short part of the morning and would therefore result in any significant harm to living conditions.

Similarly in relation to Nos.31 and 29, given the variation in land levels and the boundary treatment it is considered that light is already limited to these properties and it is not considered that the proposal would not make this significantly worse.
This was also the conclusion reached by the case officer and planning inspector for the previous application. The current proposal is considered to result in an improvement given the reduction in ridge height.

- Loss of privacy
While the proposal still contains habitable room windows on the north-west elevation, the ground floor windows would not result in harm through loss of privacy as they would be predominantly screened by the boundary treatment. The proposed 1st floor windows are specifically designed so that they angle away from Nos.9 and 10 with the section of windows which would face No.9 and 10 being solid. As a result there would be no loss of privacy from these windows and they would overcome the previous refusal reasons of the planning inspector. Whilst the windows would face the garden area of Four Oakes, the proposal would retain a 9m separation distance to the boundary which is considered significant to prevent harm through overlooking/loss of privacy and is not an uncommon relationship in modern housing estates. Further screening will also be provided by the existing conifers on the north-western boundary.

No habitable room windows are proposed at first floor level on the south-western or north-eastern elevations. The windows proposed at 1st floor level would serve a study and landing window which could be conditioned so that they are fitted with obscure glazing and are non-opening. The proposed ground floor windows would not result in harm through loss of privacy as they would be predominantly screened by the boundary treatment. Therefore no loss of privacy to Nos.31 Cuerdon Drive and 9, 10, 11 Stoneleigh Gardens.

Whilst 1st floor windows are proposed on the south eastern elevation, the windows would not result in direct overlooking of the garden areas of No.29 Cuerdon Drive or 11 Stoneleigh Gardens given the 90-degree orientation. The ground floor windows would not result in harm through loss of privacy as they would be predominantly screened by the boundary treatment. Similarly overlooking/loss of privacy from these windows was not considered to be harmful by the planning inspector as part of the previous application. Therefore it is not considered that the proposal would result in any significant harm through overlooking/loss of privacy.

Character/Design
The locality consists of a mix of property types ranging from regular semi-detached properties, bungalows and more ad hoc/individual designs at the end section of Cuerdon Drive. As a result the locality has mixed character and can accommodate an additional detached dwelling.

The application plot seeks to develop part of the garden area of Cuerdon Cottage, which has a unique garden curtilage compared to other properties on Cuerdon Drive given the large size and shape, therefore the loss of part of the garden curtilage of the property is not considered harmful to the character/appearance of the area.
The size of the proposal at 5.9m wide, 11.1m long and 6.8m high and plot ratio would be different to the standard house types typically seen in Cuerdon Drive, however the application property is set well back from the road and would be screened from view by intervening buildings. The end section of Cuerdon Drive where the proposal is to be located is also slightly against the existing pattern of built from in terms of design, height and plot ratio.

Whilst the proposed private amenity space would be limited, the Council do not have any policies which determine what size such space should be. In this instance, the proposal would provide some outdoor space which is considered adequate to serve the proposed dwelling.

Overall it is not considered that the proposal would be significantly harmful to the overall character/appearance of the area, and this was not a point which offended the Inspector previously at appeal.

Highways
  - Access
The dwelling is accessed from an un-adopted road from the end of Cuerdon Drive. This section of track serves a number of dwellings, however, the application site is accessed along a separate driveway which only provides access to a single other dwelling (Cuerdon Cottage).

The applicant has submitted a plan showing dimensions of the access driveway and this confirms a minimum carriageway width of approximately 4.5m. This is in excess of the WBC minimum requirement of 4.1m for two vehicles to pass at slow speed and is therefore acceptable for a single additional dwelling to utilise.

There is a 90 degree bend in the access driveway as it bends around the rear boundary wall of number 31 Cuerdon Drive. This wall will restrict forward visibility as vehicles approach the site. However the carriageway is in excess of 4.1m in width and the road only serves a single other dwelling and as a result the number of vehicles and speed of vehicles will be low. Additionally, users of the drive will be residents (or their visitors) and will be familiar with the bend and small chance of encountering other vehicles. On this basis it is not considered that the restricted forward visibility will result in a severe impact as a result of an additional dwelling being accessed along the drive.

The applicant has confirmed that refuse collections will continue using the existing arrangements for Cuerdon Cottage whereby bins are taken to the adopted highway on Cuerdon Drive and this is acceptable.

  - Parking
The submitted site plan shows three appropriately dimensioned car parking spaces (2.5m x 5m) offset from the dwelling to allow clear visibility for vehicles approaching from Cuerdon Cottage. For a three bedroom dwelling Warrington’s Parking Standards require two allocated spaces and an additional visitor parking space and the proposals satisfy these requirements.
In addition a “cycle pod” is shown adjacent to the cycle parking area and accessed via a pathway. The applicant has stated that he will provide an electric vehicle charging point and this should be conditioned along with the retention of car parking and details of the cycle parking.

- Amended plan

Amended plans have been received confirming the on-site measurements of the access track following letters received from neighbouring properties questioning the accuracy of the plans. These have been considered by the Highway Engineer who remains of the view that the access width is acceptable.

- Summary

In view of the above it is not anticipated that any new highways issues will arise as a result of the proposals and as such no highways objections are offered.

Landscape Features
The plot does contain some limited planting to the north-western boundary however this is not considered of sufficient size or quality to merit further protection should the applicant wish for it to be removed.

Ecology
Whilst the proposal is situated within a 250m pond buffer, it is not considered that the development would pose any threat to the pond given that the site is already partially developed and enclosed by existing built form.

Flood Risk
Whilst the proposal would be sited within a 250m pond buffer, given that the proposal seeks to develop a parcel of land already consumed by built form via the existing garage and hard standing, it is not considered that the proposal would pose any concerns regarding flood risk

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 {5th October 2015}.

(b) Submitted drawing No’s {Garden elevations toward the site P20091-P17, Site plan highways P20091-16 Rev A, Proposed plans and elevations P20091-P10 Rev B, Culvert setting out P20091-S-01 and Proposed plans and elevations section notes.}

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

3. Prior to the commencement of the development hereby approved details shall be submitted in writing to the Local Authority for approval detailing plans existing and proposed levels across the site and including finished slab levels of all proposed buildings. Proposed plans shall include a level (e.g. highway or footpath) adjacent to the site that will remain fixed/unchanged.

Reason: No details of these matters have been submitted with the application and bearing in mind the topography of the site and to accord with Policy QE6 of the Warrington Core Strategy and the Warrington Design and Construction SPD (2010).

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): (a) no external alterations shall be carried out to the dwelling(s) (b) no extensions shall be carried out to the dwelling(s) (c) no garages or outbuildings shall be erected within the curtilage of the dwelling(s) (d) 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. The 1st floor windows in the north-eastern elevation facing No.31 Cuerdon Drive and south-western elevation facing Nos.9 and 10 Stoneleigh Gardens of the proposed development shall at all times be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The window shall be fitted with obscure glass only, of a type and degree of obscurity to be first agreed in writing by the Local Planning Authority. Any replacement window frame shall also be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and be fitted with obscure glass of an
equal degree of obscurity to that which was first approved.

Reason: In the interests of visual amenity and in order to protect the amenities of the occupiers of neighbouring property Nos.31 Cuerdon Drive and Nos.9 and 10 Stoneleigh Gardens and to comply with Policy QE6 of the Warrington Core Strategy.

6. Prior to the first use of the dwelling for residential occupation, the proposed car parking area as shown on the approved plans shall be laid out and made available at all times for car parking unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety and to allow the free and safe movement of vehicles in the site and to prevent off street parking in accordance with Warrington Development Plan Policies CS1, QE6 and QE7 and the Parking Standards SPD

7. Prior to the first use of the development details of the proposed cycle store and electric vehicle charging point shall be submitted to and agreed in writing with the Local Planning Authority. Such scheme as is approved shall be implemented prior to the first occupation of the dwelling

Reason: In order to promote other forms of transport to reduce reliance on motor vehicles in accordance with Warrington Development Plan Policies CS1, QE6 and QE7 and the Parking Standards SPD

Informatives

1. Historical mapping indicates a former potentially contaminative land use that may affect the (re)development of the site. The land directly adjacent to the site was formerly used as a Tannery (CL0379) The Applicant/Developer should ensure that the appointed Contractors and Building Control Officers 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.

2. 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.

Contact: 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. 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
Appendix 1 – Previously refused plans
Appendix 2 – Existing plans
Location Plan 1:1250
Appendix 3 – Proposed plans

Proposed side plan showing the land level differences and boundary planting

Proposed plans elevations and floor plan
Plans showing the width of the access track
Appendix 4 – Photographs of Site

Photograph showing the north-western boundary to property on Stoneleigh Gardens

Photograph showing the south-eastern boundary facing Curedon Drive
Photograph showing the north-eastern boundary shared with Nos.31 and 29 Curedon Drive

Photograph showing the north eastern boundary shared with Four Oaks
Photograph showing the driveway access/exit

Photograph showing the shared un-adopted road access
DEVELOPMENT CONTROL COMMITTEE DATE 16-Dec-2015

ITEM 3

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<tr>
<th>Application Number:</th>
<th>2015/26200</th>
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<tr>
<td>Location:</td>
<td>Land between Cedarfield Road and Farmers Arms, Lymm, Warrington</td>
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<td>Ward:</td>
<td>Lymm</td>
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<tr>
<td>Development</td>
<td>Full Planning (Minor) - Proposed residential development of 7 new dwellings on vacant open land previously used as garden/ paddock area</td>
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<tr>
<td>Date Registered:</td>
<td>23-Jul-2015</td>
</tr>
<tr>
<td>Applicant:</td>
<td>J Shepherd</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>16-Sep-2015</td>
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Reason for referral to committee

Request from Councillor Barr due to the number of objections received.

Human Rights

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

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

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

Site

The site is vacant greenfield land within the village of Oughtrington to the south of the car park to the Farmers Arms Public House. The site is situated at the northern end of Cedarfield Road a residential cul de sac and also to the east of Orchard Road an unadopted road.
There are protected trees along the boundaries of the site covered by TPO 238 to the eastern boundary and TPO 467 to the northern boundary. The site is within a residential area of the village with residential properties to the east, west and south of the site.

There are some existing outbuildings on the site but the majority of the site is vacant overgrown greenfield land.

Proposal

The proposal is for the construction of 7 dwelling houses with access taken from Cedarfield Road.

The proposed dwellings are laid out to continue north east of the existing terraces on Orchard Road. The proposed dwellings are set out in a row of 4 properties and a row of 3 properties. The proposed dwellings are two stories with accommodation in the roof and dormer windows proposed.

The following split of house types is proposed;
6 x 3 bed dwellings
1 x 4 bed dwellings

The proposed layout shows that all 3 bed properties are provided with 2 allocated parking spaces, the 4 bed dwelling is shown to have 3 parking spaces within the curtilage of the plot. 3 unallocated visitor parking spaces are also proposed. Therefore an overall provision of 18 spaces.

A landscaping scheme has been submitted which shows the removal of 6 trees and the removal of a group of self sown sycamores along the northern boundary, and fruit trees within centre of the site. The trees to be removed are two sycamores, a cypress, oak and weeping willow. One of the trees to be removed is a protected tree (T6 sycamore). Replacement planting is proposed.

The applicant proposes to connect to the main sewer.

AMENDED PLANS have been received through the course of the application to address the following matters. Local residents have been notified of the amended plans received;

Scale and massing of proposed dwellings has been reduced and design changes. Siting of plot 1 has been set back at first floor.

Amendments to Plot 7 and this have been adjusted to show a revised House Type E and siting amended.

There is a revised Landscape Architect’s site plan to reflect the changes above and this includes additional information on the proposed planting and boundary screening discussed previously.
Policies

National Planning Policy Framework
Chapter 4 – Promoting sustainable transport
Chapter 6 – Delivering a wide choice of high quality homes
Chapter 7 – Requiring Good Design
Chapter 10 – Meeting the challenge of climate change, flooding and coastal change
Chapter 11 – Conserving and enhancing the natural environment

Warrington Core Strategy
Policy CS1 – Overall Spatial Strategy – Delivering Sustainable Development
Policy CS2 – Overall Spatial Strategy – Quantity and Distribution of Development
Policy CS3 – Overall Spatial Strategy – Maintaining a 10 Year Forward Supply of Housing Land
Policy CS4 – Overall Spatial Strategy – Transport
Policy SN1 – Distribution and Nature of New Housing
Policy SN2 – Securing Mixed and Inclusive Neighbourhoods
Policy QE4 – Flood Risk
Policy QE5 – Biodiversity and Geodiversity
Policy QE6 – Environment and Amenity Protection
Policy QE7 – Ensuring a High Quality Place
Policy MP1 – General Transport Principles

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

Relevant History

There is no planning history relating to the site

Responses to consultation

Councillor Barr
If the above application is being considered for approval under delegated powers I would be grateful if it could be brought to DMC due to the number of objections, including Lymm Parish Council

Lymm Parish Council
PC meeting 24.08.15 – Cllr Buckley & Bachmayer have attended meeting with residents who are concerned about the proposed new development. Comments have been taken on board and a number of Parish Councillors have raised objections.

Comments below received from Parish Councillors (individually & via Parish Clerk) and request for the application to be referred to committee if approval recommended;
• The application will result in an additional 18 vehicles (min) using an already congested route.
• Sandy Lane is notoriously difficult to use because of the number of parked cars and Cedarfield Road would be adversely affected by the increased traffic.
• Proposal is overdevelopment of the site and not in keeping with the low level bungalows on Cedarfield Road and will overshadow these existing dwellings.
• The land has become a haven for wildlife in what has become an overdeveloped part of Lymm and there may be adverse effects on biodiversity and an environmental survey should be carried out.
• There is a need for affordable housing in Lymm
• Share residents about disruption due to traffic from the site

Following notification of amended plans the Parish Council meeting minutes of 16.11.15 confirm no objection to the application.

Highways

The site is located at the end of Cedarfield Road which is adopted and Orchard Road which is a private road. Cedarfield Road has a sub-standard turning head adjacent to existing property number 11 which is inadequate for a large refuse vehicle to turn around. Cedarfield Road is 6m wide adjacent to the site with 1.6m wide footways on both sides.

Site Access Arrangements
The proposed site layout plan (drawing no. 14/FCD/022/103 J) shows that the site would be accessed from the end of Cedarfield Road and therefore there would be no highway visibility issues with the proposed access to the site. Access to the site from Orchard Road would be closed off. The proposed carriageway would be 6m wide which is consistent with the existing width of Cedarfield Road at the site entrance. The site would include a turning head which accords with the Council’s design standards. Drawing no. SCP/14321/ATR01 revision C demonstrates that a large refuse vehicle would be able to turn around within the new turning head. This is welcomed as it would prevent refuse vehicles having to reverse along this part of Cedarfield Road and therefore offers a highway safety improvement compared to the current situation.

The proposed highway would need to be adopted by the Council. The applicant has indicated their intention for the highway to be adopted but should be made aware that the Council will not adopt any private parking or landscaped areas. A Section 38 Highway Agreement would be required to facilitate the highway adoption. The highway materials proposed by the applicant would need to be agreed by the Council’s Highway Adoption Engineer and are therefore subject to change. A ramp from the existing carriageway of Cedarfield Road to the new highway for the site would need to be provided. The 2m wide footway/service strip shown around the new carriageway would need to be adopted. A service strip would be acceptable on the section adjacent to existing property no. 40 Cedarfield Road, but the
remainder would need to be a hard surfaced footway to facilitate pedestrian and vehicular access to the dwellings. These issues could be dealt with at detailed design stage via a planning condition.

As part of the consultation process for this application, concerns have been raised about the loss of part of the site which is used to assist vehicle turning movements on Orchard Road.

The applicant has confirmed that there is no legal right of access for vehicles on Orchard Road to gain access to the site to turn around. As stated previously, a planning condition would be required to mitigate the impacts of the works which would need to include a traffic routing strategy for large vehicles accessing and egressing the site. The applicant has not provided specific details in the application to avoid the requirement for this condition.

Traffic Generation
The proposed traffic generation for the development has been estimated using the industry standard TRICS software. It predicts 5 two-way traffic movements per day per dwelling (i.e. 2 or 3 arrivals and 2 or 3 departures per dwelling). This is a total of 35 two-way traffic movements per day for the proposed development. During the busiest peak hour of 5pm to 6pm there would be 4 two-way movements generated by the proposals, which equates to an average of 1 additional traffic movement every 15 minutes. This level of increased traffic is minimal and should not create a significant impact on the adopted highway network in the vicinity of the site. Paragraph 32 of the National Planning Policy Framework document states that “Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.” The traffic that would be generated by the proposal is therefore considered to be acceptable.

Other Matters
It should be noted that the construction of the highway proposed for adoption would be to a depth of up to approximately 1 metre. The Council’s tree protection officer should therefore be consulted on the proposals to establish if this would have an adverse impact on any protected trees in the vicinity.

Parking Provision
The proposed development would create 7 new dwellings on the site, 1 no. 4 bedroom house and 6 no. 3 bedroom houses. The Council’s parking standards require 2 allocated car parking spaces for a 3 bedroom house and 3 allocated spaces for a 4 bedroom house. Both 3 and 4 bedroom houses require an additional 0.3 unallocated spaces per dwelling. This equates to a total parking demand of 18 spaces for the development (15 allocated and 3 unallocated spaces).

Highways comments relating to amended site layout14/FCD/022/103 P
Following the previous highway response dated 27th November 2015, the applicant submitted a revised site layout plan (drawing no. 14/FCD/022/103 P), on 30th November 2015. The revised plan addresses the majority of the
highway issues raised apart from the following points:

1. The driveway for plot 1 has been widened but it would be difficult for cars to manoeuvre along it due to its alignment. A planning condition is therefore required for the driveway layout to be modified to achieve this.

2. The shared footpaths to the dwellings for plots 2/3 and 5/6 are too narrow as shown if future residents decide to erect boundary treatments along the plot boundaries. The paths would be considerably less than the 0.9m minimum width required to facilitate disabled access. A planning condition is therefore required to prevent any front boundary treatments being erected for plots 2, 3, 5 and 6. The deeds of each property would also need access rights across adjacent third party land to facilitate suitable pedestrian access to the dwellings.

3. As previously stated, the proposed pedestrian link across the carriageway in the vicinity of plot 5 shown on the external works GA drawing (no. 15.525/100/D04) is unacceptable and must be removed. It could not be adopted, it is unsafe adjacent to a driveway and could create difficulties for vehicles accessing and egressing the driveway at plot 5. The applicant has not submitted a revised drawing to show this change, and to correspond with the amendments on the revised site layout plan, and therefore a planning condition is needed for an amended drawing to be provided to allow highway support to be afforded to the development. As previously mentioned, the proposed highway materials are subject to change as they would need to be agreed by the Council’s highway adoption engineer as part of a Section 38 Highway Agreement and via a planning condition for the detailed highway design.

4. The footpath to the rear garden for plot 7 previously shown has been removed from the revised plan. A planning condition is needed to reinstate this as it is required to facilitate access for potential cycle storage in the rear garden to comply with the Council’s adopted parking standards.

A revision to the external works GA drawing (no. 15.525/100/D04) is required to ensure that it corresponds with the amended site layout plan (drawing no. 14/FCD/022/103 P) and it removes the unacceptable pedestrian link in the vicinity of plot 5. Subject to this being provided, there would be no highway objection to the proposal subject to the imposition of the following conditions:

“Prior to the commencement of the development, full construction details of the new access and turning head for the development onto Cedarfield Road shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the new access and turning head have been laid out and constructed in accordance with the approved details, and shall be retained as such thereafter.”
“Prior to the commencement of the development, a scheme for the management of construction traffic shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented prior to the commencement of the construction works and retained in operation for the duration of works.”

“Prior to the occupation of the development, the parking and turning areas to serve the development shall be laid out and hard surfaced in accordance with approved drawing no. 14/FCD/022/103 P, and made available for use and retained as such thereafter.”

“Prior to the occupation of the development, a plan detailing a modified driveway layout to assist vehicle manoeuvring for plot 1 shall be submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the driveway has been laid out and hard surfaced in accordance with the agreed details, and made available for use and retained as such thereafter.”

“Notwithstanding External Works GA drawing no. 15.525/100/D04 previously submitted, and prior to the commencement of the development, an amended plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the site has been laid out and surfaced in accordance with the agreed details, and made available for use and retained as such thereafter.”

“Prior to the occupation of the development, a plan detailing a footpath to the rear garden of plot 7 from the site frontage shall be submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the footpath has been laid out and hard surfaced in accordance with the agreed details, and made available for use and retained as such thereafter.”

“No boundary treatments shall be erected on the site frontages for plots 2, 3, 5 and 6.”

Environmental Protection
No objections subject to condition regarding preliminary risk assessment report to be submitted and further investigation/ remediation strategy if required.

Ecology
Based on the ecological surveys provided the structures that are present on site present low risk for presence of bats. Trees 5, 6 & 11 had negligible bat roosting potential no further works or information required.

Trees 8, 12 & 13 has some bat roosting potential, pre-cautionary measures have been recommended which I accept these should be conditioned to any permission along the following lines.

The pre-cautionary measures for bats shall be carried out in accordance with
the details contained in the Protected Species Report, Rob Smith reference RS/2015/PSREP/010 Section 5.2 & 6.2 dated 21st August 2015 as already submitted with the planning application and agreed in principle with the LPA prior to determination.

Drainage
The Council flood risk team advise that the drainage issues with this application and the objection are for UU to deal with.

From Highways engineering point of view, UU have confirmed that the sewer is fine at present. It is very unlikely that construction traffic will damage the sewer. If they do damage it, it will show almost immediately, which will easily be associated with the development. UU wants the developer to mitigate the risk of damage to what they describe as “shallow”. The observations of UU should be forwarded to the developer to advise that the sewer is shallow but in working order, and the developers need to take such steps to ensure it stays that way during the construction period. There are several measures they can take to minimise the risk if they wish.

The WBC highway inspector will be asked to have a look at the highway to give it a pre start up joint inspection with the developer and an informative would be helpful if consent is granted to ask the developer to contact the highway inspector when they are ready to start.

United Utilities
United Utilities have visited site and advised that the drain is sound although at shallow depth and that roadway is very poor however that comes under Highways. The developer will need to mitigate any risk. Repair works can only be carried out once the sewer ‘breaks’. At present the sewer is fine as it stands and therefore United Utilities would be unlikely to change it.

The applicant has been informed of a public sewer that crosses the site and a 6m easement is required three metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement. The plans appear to take account of this. Informative recommended.

No objection subject to following condition;

- Unless otherwise agreed in writing and in line with the surface water manage hierarchy, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this site must be drained on a separate systems combining just prior to connection to the public combined sewerage system. Any surface water draining to the public surface water sewer must be restricted to a maximum pass forward flow of 5 l/s. The development shall be completed, maintained and managed in accordance with the approved details.
Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run off and to reduce the risk of flooding

WBC Tree Officer

The site is an area of open ground which is currently overgrown, which has trees both within the proposed planning plot and adjacent to which are subject to active tree preservation orders. The trees adjacent to the current entrance to the site on Orchard Road are subject to TPO 467 (T1 and T2) and currently reside within the Farmers Arms car park. The remainder of the trees that are currently protected reside within the proposed planning site itself and are subject to TPO 238 (T4,T5,T6 and T7).

Initial discrepancy with regards to submitted tree references/ numbers and labelling within the tree report. This has been resolved.

Overall I am in agreement with the work detailed within the submitted tree report. Two protected trees are to be removed, (TPO 238 T6 sycamore) as it is a poor specimen and is spoiling the development of the adjacent Oak a more favourable specimen. During pre-application discussions it was noted that the Sycamore trees removal would be acceptable if replaced with a better specimen. Preferably the replacement should be within the same location as to maintain the screening effect that the current tree belt offers from views off Springfield Gardens. The proposed re-placement plantings are shown to be at the south west corner of the site. It is noted that there is minimal available scope remaining between the eastern boundary and plot 7 for a tree to develop into a reasonable size without conflicting with the proposed dwelling. The screen maybe retained with the addition of shrub plantings or with the use of pleached trees. T8 a Silver Birch is proposed for removal, I would not object to this trees removal and replacement as the tree is in a state of decline.

The proposal would see the installation of hardstanding within Root Protection Area’s (RPA’s) of retained trees in the form of paving. Although the installation of paving is achievable within RPA’s without adversely affecting the trees in the longer term more detail is required on the excavation depths and ground level changes required.

The adjustments to plot 7 have brought the proposed dwelling within closer proximity to T7. I would raise the concern of future pressure for removal of protected trees as the relationship of buildings to large trees can cause apprehension to occupiers or users of nearby buildings, resulting in pressure for removal of or otherwise un-necessary tree works to the protected trees. As the adjacent tree would overshadow the property, this may lead to undue pressure from future occupants for the removal of these trees thereby diminishing the character and appearance of the area. It is my view that this can only be resolved by decreasing the overall size of the dwelling or by re-siting the footprint so that it is more central to T4 and T7.
Overall I am in general agreement with the revised landscaping proposals shown on the External Works plan 100-D 04. The planting of five Photinia ‘Red Robin’ at 3-3.5 metres on the eastern boundary have partly addressed my concerns over the loss of green screening to the site with the removal of T6. The plantings to the western boundary to provide screening to the site are satisfactory in their location. I would however suggest amendments to the species included within the native hedgerow. The current species of Blackthorn and Field Maple if left un-maintained have the potential to grow vigorously and become over bearing upon their immediate surroundings and have the potential to cause conflicts with the occupiers of the adjacent property. I would suggest to, omit the current species and replace, with a more formal hedge planting such as Hawthorn. The size, quantity and spacing of plantings for the mixed native hedgerow, mixed groundcover and shrub planting and existing hedgerow re-instatement are not included within the provided information and must be submitted for approval.

OFFICER COMMENT – Issue regarding plot 7 and planting species within the native hedgerow proposed have been raised with the applicant and additional information is expected to be reported in the Update report.

Responses to Notification

17 number of objection letters received concerning the original proposal;

Drainage

- Drains in the area are weak/ collapsing/ subsidence around manholes
- Sewers overflow when it rains
- Disputes occurred between highways and water board re maintenance/ repairs
- Drainage problems will be exacerbated during construction with heavy vehicles and by future bin lorries that will use Cedarfield Road
- Proposed drawings do not show where sewage from the properties will go.
- Risk of flooding

Highways

- Sandy Lane is already a rat run & existing congestion
- Sandy Lane and Rushgreen Road should be 20mph
- Request for double yellow lines to restrict parking on Sandy Lane junctions with Rushtgreen Rd, Richmond Dr and Birchfield Rd
- Already cars parking on the pavement resulting in obstruction to pedestrians/ prams
- More traffic would worsen existing situation and will be a threat to highway safety
- Proposal will add up to 18 cars to our roads
- Already 2 recent developments that have added to traffic problems
- Council are consulting on traffic calming measures already
- Accidents at junction of Birchfield and Cedarfield Road
- Fatality in the area and a near miss when a van over turned.
• Orchard Road residents have lost turning provision which is in the plot to be developed and now must reverse onto Sandy Lane
• Cars using other streets already to bypass Sandy Lane
• 2 way traffic already impossible at Rushgreen Rd end of Sandy Lane at weekends and evenings.
• Potholes, maintenance problems for road and pavement on Sandy Lane, Birchfield Rd and Cedarfield Rd.
• If building works go ahead at Farmers Arm site it would be more practical to access the site from Rushgreen Road through the Farmers Arms site as a joint project.
• Additional parking in the area when there are matches on Sandy Lane field.
• Resurfacing has taken place on Sandy Lane in August only to be damaged by heavy trucks/ works vehicles at a later date.

Residential amenity
• Impact to occupiers of 17 Springbank Gardens. T5 is to be removed at the rear of no. 17 and will completely alter the visual amenity of a large part of Springbank.
• Plot 7 will be within 3m of the boundary with No. 17. New planting is unlikely due to the proximity to this boundary.
• Outlook from kitchen/ diner will be onto a brick wall.
• Possible over shadowing from development.
• Loss of the tree will remove the benefit of shading to garden for children
• Suggestions – remove plot 7 or reduce in size, or realign plots 5 – 7 so that they align with driveway of No. 17 rather than the house may mitigate some of the impact.
• 2 and 3 storey dwellings would be intrusive overlooking existing bungalows.
• Cedarfield Rd is a quiet and safe cul de sac proposal would result in considerable increase in noise and traffic and make the area less safe for pedestrians and children.

Design and layout
• Cramped form of development inadequate internal and external space
• Proposal should be reduced to 4 or 5 dwellings and extra unallocated parking should be provided.
• Massing and scale of the development is unacceptable – the existing properties on Orchard Rd two storey terraced cottages not 3 storey town houses as proposed. It is noted that the roof of the terrace is largely unaltered and an application for dormer window at No. 25 was refused in 2014.
• The proposed terraced blocks dwarf the existing housing to Orchard Road and the bungalows to Cedarfield Road.
• The eaves to ridge height on Type B house is more than that of the existing properties as illustrated in the streetscene drawing no. 125.
• The development does not sit comfortably in the context and vernacular of the existing terraces and bungalows but panders to the
scale and aesthetic of the 3 storey town houses constructed by the large national house builders which are to be seen on all recent developments in Lymm.

Infrastructure
- Schools in the area are full/ increased pressure
- Infrastructure in Lymm is already stretched (doctors surgeries, chemist shops etc, elderly people travel to Grappenhall for clinics, bus service inadequate).
- Only 1 shop serving the area
- When Chaise Meadows was built the Council promised Lymm a local health centre under s106 provisions but this has not materialised.

Other
- Increased noise and disturbance
- If granted than the Council should attach a condition to limit the hours for construction access to the site so as not to use local roads at peak times and developers should test to ensure drainage is sufficient.
- Government guidance states that housing does not justify the harm done to green/brown belt. Adverse impact on residents would outweigh any benefits to the area.
- Loss of habitat for wildlife present on the site, such as bats living within the trees.
- Infilling could ruin the character of the village
- What little greenspace is left should be retained.

4 further letters of representation received following notification of amended plans no new material considerations raised to those set out above;
- One letter considers that although the plans have been modified the traffic have still not been addressed.
- Concerns regarding balconies to plot 6 – need to have solid screens to overlooking.
- On the whole this development now looks considered and would be an improvement on the wasteland that currently exists.

Observations

Principle of Development
It should be noted that following the February 2015 High Court ruling, which quashed the Council’s Local Plan housing target, the Council is not able to demonstrate a five year housing land supply. This means that there is a presumption in favour of sustainable development in accordance with paragraph 14 of the NPPF.

The principle of residential development in this location is considered to be acceptable, subject to detailed considerations.

The site is outside the “Inner Warrington” area defined in the Core Strategy. Policies SN1 and CS2 of the Core Strategy identify the re-use of previously
developed land as a priority and sets a target of 80% of new homes to be delivered on such sites. The site however is regarded not to be previously developed – and so would form part of the 20 per cent of supply from “greenfield” sources.

Oughtrington is an inset village within the green belt and therefore policy CC1 of the Local Plan Core Strategy applies and states that new build development will be allowed providing proposals comply with national guidance and are sustainable in terms of policy CS1. Policy CS1 sets out considerations for achieving sustainable development including protection of green belt and accommodating growth in inner Warrington.

Policy SN2 requires that all developments which incorporate open market housing and with a capacity of 5 or more dwellings make provision for affordable housing on the following basis:

- 20% on a previously developed or greenfield site between 5 and 14 dwellings regardless of its location within the borough. 50% of the required affordable provision should be for social rent and 50% for intermediate housing.

As such a condition is recommended to secure the provision of one affordable unit on the site as intermediate housing.

**Highways**

Highways advice is that based on predicted trip rates there would be 5 two-way traffic movements per day per dwelling (ie. 2 or 3 arrivals and 2 or 3 departures per dwelling). This is a total of 35 two-way traffic movements per day for the proposed development. During the busiest peak hour of 5pm to 6pm there would be 4 two-way movements generated by the proposals, which equates to an average of 1 additional traffic movement every 15 minutes. Highways advise that this level of increased traffic is minimal and should not create a significant impact on the adopted highway network in the vicinity of the site. Paragraph 32 of the National Planning Policy Framework document states that “Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.”

It is recognised that objections have been received on the grounds of traffic generation with additional traffic onto Sandy Lane. However based on the predicted trips for the dwellings it is considered that the traffic that would be generated by the proposal is acceptable.

The proposed development would be accessed from the end of Cedarfield Road and therefore there would be no highway visibility issues with the proposed access to the site. Access to the site from Orchard Road would be closed off.

The proposed carriageway and access is acceptable under current design standards and would provide a turning head, and results in a highway safety improvement compared to the current situation particularly for refuse vehicles.
The proposed layout provides 3 unallocated shared visitor parking spaces and 2 allocated spaces for each dwelling in a mixture of in curtilage and within the site for the 7 dwellings. The parking provision therefore accords with the recently adopted parking standards. Highways are now satisfied with the proposed parking and pedestrian/footpath arrangements following submission of amended drawings.

**Design Considerations**
Amended plans have been received which reduce the overall scale of the proposed development in terms of the ridge height, gable features initially proposed have been removed as these were thought to be more akin to 3 storey development. As such the proposal is now considered to be consistent with the scale and massing of the closest residential properties on Orchard Road and will provide an appropriate vista from Cedarfield Road.

The dormer windows proposed are considered to be proportionate to the dwellings proposed, arched window and door features provide interest to .

Materials proposed area mixture of masonry, facing brickwork to match Orchard Road properties, including feature details in red smooth faced brick to match Orchard Road.

It is considered that the overall design and layout are appropriate and have regard to the character of the area and will contribute to the character of the area and streetscene. Suitable landscape scheme has been submitted and further planting details will be required by condition. Additional planting is proposed in the south west corner of the site adjacent to site entrance. In curtilage planting is also proposed, in particular plots 3 and 4 include front gardens with small trees – these front gardens will form a vista into the site from Cedarfield Road.

**Impact on Residential Amenity**
The closest residential properties are 31 Orchard Road which lies to the west of the proposed dwellings, and 17 Springbank Gardens to the east.

The proposed layout has regard to the siting of No. 31 Orchard Road and amendments have been made to improve the relationship to 31 to set back the first floor to avoid potential overdominance in views from the garden of no. 31. It is considered that this is a positive amendment and the relationship to 31 is acceptable and will not result in a loss of residential amenity.

The proposed layout has also been amended to improve the relationship to 17 Springbank Gardens. Plot 7 has been brought forward to avoid overdominating the rear garden of no. 17 and the siting of this plot is now considered to be acceptable and maintains an appropriate relationship with no. 17. There will be a notable change in the outlook from the garden of No. 17 as a mature tree T6 will be removed, however there are considered to be arboricultural benefits to the removal of this tree as set out below.

A distance of over 13m is retained with the side elevations properties on
Cedarfield Road (bungalows) and therefore there is considered to be no impact to amenity as a result of the siting of the proposed new dwellings.

Additional traffic associated with the new properties will add to the movements on Cedarfield Road which is currently the end of cul de sac at the point of the proposed site entrance however it is not considered that this would be to a degree that would be detrimental to residential amenity as a result of traffic movement.

Balconies are proposed to the rear of plots 2 – 6. Plot 2 balcony is screened to the west by the siting of plot 1. Plots 3 – 6 are house type B which includes a 1.5m solid screen and it is considered that this will ensure appropriate privacy is retained towards properties on Springbank Gardens to the east.

**Trees and Ecology**

Appropriate surveys have been submitted with regards to ecology, no evidence of bats within existing structures on the site or trees.

4 trees within the proposed planning site itself and are subject to TPO 238. Two protected trees are to be removed,

T6 sycamore - as it is a poor specimen and is spoiling the development of the adjacent Oak T7 which is a more favourable specimen.

T8 a Silver Birch is proposed for removal which is in a state of decline.

The tree officer has raised no objections to the removal of these trees subject to replacement. The proposed re-placement plantings are shown to be at the south west corner of the site through planting of five Photinia 'Red Robin' at 3-3.5 metres on the eastern boundary.

The proposal would see the installation of hardstanding within Root Protection Area’s (RPA’s) of retained trees in the form of paving. More detail is required on the excavation depths and ground level changes required and this can be secured by condition to ensure no adverse impacts to the retained trees.

There is potential for T7 to overshadow the ground floor kitchen window to plot 7 following the amendments to the siting of this plot which could lead to future pressure for removal of the protected. The applicant has been asked to address this in terms of reduction in the footprint of plot 7 to avoid future overshadowing. This will be reported in the update report.

The tree officer has suggested amendments to the species included within the native hedgerow and replace with a more formal hedge planting such as Hawthorn. The size, quantity and spacing of plantings for the mixed native hedgerow, mixed groundcover and shrub planting and existing hedgerow reinstatement could be dealt with by condition.

**OFFICER COMMENT –** Issue regarding plot 7 and planting species within the native hedgerow proposed have been raised with the applicant and additional
information is expected to be reported in the Update report.

**Drainage**

Local residents have raised concerns regarding a sewer in Cedarfield Road (in front of No. 11) due to potential impact of construction traffic to a drain that has already experienced problems, and the drain is at a shallow depth where the roadway is not in good condition.

Advice has been sought from the Council highway engineer and United Utilities regarding this matter.

UU have confirmed that the sewer is fine at present and although the sewer is shallow it is in working order and the developers need to take such steps to ensure it stays that way during the construction period and mitigate risk. An informative can be attached to any consent to request the developer to contact the highway inspector when they are ready to start to arrange a pre start joint inspection.

**Conclusion**

Following the submission of amended plans which has altered the siting of the proposed development and improved relationship to No. 31 Orchard Road and 17 Springbank Gardens it is considered that the proposal will not result in any unacceptable loss of residential amenity.

The design and layout of the proposed scheme is considered acceptable following amendments particularly to the ridge height and scale of the proposed dwellings and is considered to accord with policy QE7.

Subject to amendments to deal with relationship of plot 7 to protected tree T7 and subject to no objections from the Highways Officer regarding amendments to parking layout it is considered that the proposed development is acceptable and will constitute appropriate infill development having regard to the policies of the Core Strategy and guidance within the NPPF.

**Conditions & Reasons**

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

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

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

   (a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on 23.07.15
   (b) Submitted drawings;
No's 100 rev D4 Landscape,
Protected species report dated 21.8.15
14/FCD/022/103 REV P
14/FCD/022/120 B HOUSE TYPE A
14/FCD/022/121 A - HOUSE TYPE B
14/FCD/022/123 A - HOUSE TYPE D
14/FCD/022/124 - HOUSE TYPE E
14/FCD/022/125/REV E - STREETSCENE
01195/TOPO

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

3. Prior to the first occupation of any of the dwellings hereby approved a scheme for the provision of affordable housing as part of the development shall be submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

1. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 1 of dwelling for intermediate affordable housing;
2. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
3. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
4. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: In order that the proposal accords with Policy SN2 of the Warrington Core Strategy and the National Planning Policy Framework.

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. 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

6. 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.

7. All trees to be retained on site shall be protected in accordance with BS 5837:2012 Trees in relation to design, demolition and construction. The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall continue until the development has been completed.

Reason: To ensure that the trees on the site are protected during construction works in the interests of local amenity, and in order to comply Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction.

8. The trees protected by Tree Preservation Order and identified on the approved plan to be felled shall be replaced in accordance with details as shown on the approved landscaping scheme. The trees shall be planted during the first planting season following the occupation of the buildings hereby approved. Any replacement tree 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 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.
9. Prior to commencement of development a construction method statement shall be submitted and approved in writing by the local planning authority with detailed methodology for the installation of hardstanding within Root Protection Area’s (RPA’s) of retained trees and shall include the proposed excavation depths and ground level changes.

Reason: In the interests of tree protection and visual amenity, and in order to comply Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction

10. Prior to commencement of landscape implementation details of the size, quantity and spacing of plantings for the mixed native hedgerow, mixed groundcover and shrub planting and existing hedgerow re-instatement shall be submitted and approved in writing by the LPA.

Reason: in the interests of visual amenity as these details are not included within the provided information and in accordance with policy QE7.

11. The precautionary measures for bats shall be carried out in accordance with the details contained in the Protected Species Report, Rob Smith reference RS/2015/PSREP/010 Section 5.2 & 6.2 dated 21st August 2015 as already submitted with the planning application and agreed in principle with the LPA prior to determination.

Reason: In the interests of nature conservation having regard to policy QE5 of the core strategy.

12. Unless otherwise agreed in writing and in line with the surface water manage hierarchy, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this site must be drained on a separate systems combining just prior to connection to the public combined sewerage system. Any surface water draining to the public surface water sewer must be restricted to a maximum pass forward flow of 5 l/s. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run off and to reduce the risk of flooding

13. Contaminated Land Condition: Preparatory Works

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

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

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

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

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

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

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

In accordance with: Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); Paragraph 121 of the National Planning Policy Framework (March 2012), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

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

14. Contaminated Land Condition: Completion

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

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

In accordance with: Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); Paragraph 121 of the National Planning Policy Framework (March 2012), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

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

15. Prior to commencement of development a traffic routing strategy for large vehicles accessing and egressing the site shall be submitted and approved in writing by the LPA. The applicant has not provided specific details in the application to mitigate the impacts of the development on the surrounding highway network.

Reason; in the interests of highway safety having regard to policy QE6.

16. Notwithstanding the proposed external works GA drawing (no. 15.525/100/D04) submitted a detailed access construction design including all surfacing details shall be submitted and agreed in writing with the LPA prior to commencement of development to ensure that safe and adequate access to the site is provided.

Reason; in the interests of highway safety and access arrangements.

17. Prior to the commencement of the development, full construction details of the new access and turning head for the development onto Cedarfield Road shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the new access and turning head have been laid out and constructed in accordance with the approved details, and shall be retained as such thereafter.

Reason – In the interests of highway and pedestrian safety in accordance with policies CS1; CS4; and QE6 of the Local Plan Core Strategy for Warrington.
18. Prior to the commencement of the development, a scheme for the management of construction traffic shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented prior to the commencement of the construction works and retained in operation for the duration of works.

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

19. Prior to the occupation of the development, the parking and turning areas to serve the development shall be laid out and hard surfaced in accordance with approved drawing no. 14/FCD/022/103 P, and made available for use and retained as such thereafter.

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

20. Prior to the occupation of the development, a plan detailing a modified driveway layout to assist vehicle manoeuvring for plot 1 shall be submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the driveway has been laid out and hard surfaced in accordance with the agreed details, and made available for use and retained as such thereafter.

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

21. Notwithstanding External Works GA drawing no. 15.525/100/D04 previously submitted, and prior to the commencement of the development, an amended plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the site has been laid out and surfaced in accordance with the agreed details, and made available for use and retained as such thereafter.

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

22. Prior to the occupation of the development, a plan detailing a footpath to the rear garden of plot 7 from the site frontage shall be submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the footpath has been laid out and hard surfaced in accordance with the agreed details, and made available for use and retained as such thereafter.

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

23. No boundary treatments shall be erected on the site frontages for plots 2, 3, 5 and 6.
Reason – To retain adequate visibility in the interests of highway and pedestrian safety in accordance with policies CS1; CS4; and QE6 of the Local Plan Core Strategy for Warrington.

Informatives

1. United Utilities have advised that the existing sewer in Cedarfield Road is shallow but in working order. The applicant should contact the highway inspector prior to commencement of development to arrange joint inspection of the highway prior to construction and agree any mitigation measures to minimise risk to the existing sewer and carriageway during construction.

2. 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.

3. United Utilities have advised that the existing sewer in Cedarfield Road is shallow but in working order. The applicant should contact the highway inspector prior to commencement of development to arrange joint inspection of the highway prior to construction and agree any mitigation measures to minimise risk to the existing sewer and carriageway during construction.

4. The applicant is advised that there is a public sewer that crosses the site and a 6m easement is required by United Utilities three metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement.

5. Information Informative: Environmental Protection Supplementary Planning Document (SPD)

For advice concerning Environmental Protection matters [Contaminated Land Assessments, Air Quality Assessments, Odour Assessments, Noise or Lighting requirements] please refer to the Environmental Protection Supplementary Planning Document on the Warrington Borough Council website:
http://www.warrington.gov.uk/downloads/download/1212/spd_environmental_protection

Contact: For further verbal advice please contact Mrs Angela Sykes regarding Contaminated Land on 01925 442557, Mr Richard Moore regarding Air
Quality on 01925 442596 or Mr Steve Smith regarding Odour, Noise or Lighting on 01925 442589.
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.

Noise Informative: Working Hours For Development Sites

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.

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

Lighting Informative: Installation of Lighting Schemes

The 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/

6. In order for the new access and turning head to be adopted, an agreement under Section 38 of the Highways Act 1980 will need to be entered into with the Council. The applicant should contact the Council’s highway adoption engineer, (telephone no. 01925 442688) to action.
Appendix 1 – Aerial photograph
Appendix 2 – Proposed drawings
ITEM 4

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<td>Ward:</td>
<td>Rixton and Woolston</td>
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<td>Development</td>
<td>Full Planning - Proposed Conversion of outbuilding to 2 Residential Units</td>
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<td>Date Registered:</td>
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<td>Applicant:</td>
<td>Mr Cooper</td>
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Reason for referral to committee

Rixton with Glazebrook Parish Council object on the grounds that the proposal is contrary to Green Belt policy as it removes an agricultural building and agricultural land from the Green Belt.

Human Rights

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

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

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

Site

The site lies off Brook Lane which is accessed from Manchester Road. Brook Lane is a long unadopted track which provides access to a number of other dwellings/farmsteads. The first stretch of Brook Lane (leaving Manchester Road) is an adopted Public Right of Way PROW 17.
The site is well hidden from the surrounding area. The existing farm outbuilding comprises a red-brick building with a cat slide style roof to the rear. It includes a number of openings. The existing building is positioned at a 90 degree angle to the main dwelling (Sandycroft) which itself is a cream rendered building. It is understood that the existing building is used in connection with the residential property of Sandycroft, as storage.

Fishington Brook lies to the west of the site.

**Proposal**

The application involves the conversion of an existing building into two individual 3 bed dwellings – the planning unit/ residential curtilage is marked on the submitted plans.

The proposal also includes rendering of the building, the agent for the application has been asked to consider retention of the existing brickwork and a response is awaited.

The site plan references future garages but no details are provided. These would be additional buildings in the green belt and would be subject to separate applications.

**Policies**

The site lies in the Green Belt on the Warrington Unitary Development Plan.

**National Planning Policy Framework**
- Chapter 7 – Requiring good design
- Chapter 9 – Protecting Green Belt land
- Chapter 11 – Conserving and enhancing the natural environment

**Warrington Local Plan Core Strategy**
- Policy CS1 – Overall Spatial Strategy – Delivering Sustainable Development
- Policy CS5 – Overall Spatial Strategy – Green Belt
- Policy QE5 – Biodiversity and Geodiversity
- Policy QE6 – Environment and Amenity Protection
- Policy QE7 – Ensuring a High Quality Place
- Policy MP1 – General Transport Principles

**Other Documents**

- Bat Survey Good Practice Guidelines (2nd Edition)
- Natural England Standing Advice Species Sheet – Bats
- National Planning Practice Guidance

**Relevant History**

2014/24716 - Full Planning - Proposed conversion of existing outbuilding to 2No dwellings (Resubmission of 2014/23522). Refused for the following
reason;

The Local Planning Authority has a statutory duty to have regard to the Habitats Directive and, in addition, policy QE5 of the Local Plan Core Strategy requires the provision of information proportionate to the relevant nature conservation value of the site. In this case the existing building is of a type and in a location where bats may be present. The applicant has submitted an initial survey which confirms that there is an unacceptable risk to bats without further bat survey information. No additional survey information has been provided and therefore, the application is contrary to the requirements of policy QE5 of the Local Plan Core Strategy and the National Planning Policy Framework paragraph 118.

2014/23522 – Proposed conversion of existing outbuilding to 2no dwellings – refused for the following reason:
1) The Local Planning Authority has a statutory duty to have regard to the Habitats Directive and, in addition, policy QE5 of the Draft Local Plan Core Strategy requires the provision of information proportionate to the relevant nature conservation value of the site. In this case the existing building is of a type and in a location where bats and/or birds may be present. No survey information has been provided and therefore, the application is contrary to the requirements of policy QE5 of the Draft Local Plan Core Strategy and the National Planning Policy Framework paragraph 118.

2) The site lies in the Green Belt on the Warrington Unitary Development Plan. The proposal includes the creation of two new planning units which comprise extensive areas of outdoor amenity space (curtilage). The Local Planning Authority considers that the outdoor amenity areas extend unreasonably beyond the curtilage of the existing farm outbuilding. Therefore, the application is considered to be harmful to the Green Belt by definition and there are no very special circumstances in this case. The application is therefore contrary to the provisions of policy GRN1 of the Warrington Unitary Development Plan, policy SN1 of the Draft Warrington Local Plan Core Strategy and paragraphs 79 – 92 of the National Planning Policy Framework.

95/33877
Retrospective application for change of use of part of farm land to hardstanding for parking of vehicles in connection with skip hire business. Refused – on grounds of inappropriate development in green belt, impact to residential amenity and visual amenity

Responses to consultation

Parish Council
Object on the grounds that the proposal is contrary to Green Belt policy as it removes an agricultural building and agricultural land from the Green Belt.

Officer comment – The existing building is not currently in agricultural use and is associated with the residential curtilage of Sandycroft. The curtilage of the proposed residential conversion has been drawn so as not to include fields.
beyond the existing curtilage of Sandycroft.

**Highways**
No objection. The application forms confirm that no changes are proposed to the existing vehicle access off Brook Lane, which currently serves the farm outbuilding and this access will be utilised to serve the proposed new dwellings.

The Council’s parking standards for 3 bedroom dwellings require 2 allocated spaces per dwelling, plus one additional space for the development to allow for visitor parking to be accommodated. A total of 2 visitor parking spaces (1 per dwelling) would be required for this development as the visitor parking would be allocated rather than shared use. The application form confirms that 3 parking spaces per dwelling would be provided on site which is acceptable. The proposed site layout plan (Drawing No. BC/2014/4/1 revision A) demonstrates enough space within the site curtilage of the dwellings for the provision of 3 on-site parking spaces. There would be sufficient on-site turning facilities which accords with the Warrington Borough Council Design Guide.

Consultation with the Council’s Public Rights of Way Officer for the previous 2014/23522 application confirmed that the addition of two new dwellings on Brook Lane, accessed via the Public Right of Way, would be unlikely to intensify the use of the Public Footpath. However, it is noted that during the construction phase of the development, the applicant must ensure that any damage caused to the section of Brook Lane covered by the PROW is rectified at cost to the applicant.

In light of the above and as the access road fronting the proposed residential dwellings (Brook Lane) is private (i.e. not adopted highway), no highway objections are raised in respect of the proposals subject to conditions:

- Upon completion of the development, the applicant shall ensure that any damage to the section of Brook Lane covered by the Public Right of Way (PROW) as a result of the construction works will be repaired and reinstated in liaison with the Council’s Public Rights of Way Officer.

- Provision for at least five on-site parking spaces to serve both dwellings (two allocated spaces per dwelling plus one visitor space) shall be provided on site and retained thereafter unless otherwise agreed in writing with the Local Planning Authority.

**Environmental Protection**
No objection subject to informatives

**Ground Disturbance & Gas Risk**
Historical mapping indicates a former potentially contaminative land use that may affect the (re)development of the site. The site was formerly used as an agricultural store area **AND** The land is located within 160m of a former infilled sand pit (CL1712) 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.

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

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

Noisy or disruptive works carried on outside of these hours are much more likely to raise objections or complaints by local residents (due to disturbance) to the redevelopment of the site which may, in turn, result in formal action being pursued by Public Protection Services to enforce the recommended hours. For more advice and guidance on recommended construction/demolition hours or construction/demolition methods, please contact an officer from Public Protection on 01925 442589.

**Uprated Acoustic Trickle Vents Informative**
The applicant is strongly advised to include acoustic trickle vents to habitable rooms which have a specification of at least 42 Dn,e,w dB.

**Reasoning:** -To protect the amenity of future occupiers from the effects of noise from the nearby road network.

**Uprated Acoustic Glazing**
The applicant is strongly advised to consider upgrading the lounge and bedroom windows which have a line of sight to the M6 Motorway to be uprated acoustically to glass with a specification of at least 10/12/6 (glass/air/glass) achieving in excess of 32 RTra dB(A). All trickle vents should be acoustic trickle vents meeting at least the above acoustic attenuation.

**Reasoning:** -To protect the amenity of future occupiers from the effects of noise from the nearby road network.

**Environment Agency** – The site is adjacent to flood zone 2 but is not within it. The Environment Agency has previously stated no objection.
**Ecologist** –
The bat surveys have been carried out by suitably qualified ecologists and were conducted to appropriate and proportionate standards. I have no reason to disagree with the results of the surveys, which found that the building was not being used as a bat roost and that bat activity in general was relatively low. I therefore have no objections to the planning application on the grounds of potential harm to bats.

I would advise the applicant that bats can, and do, turn up in unlikely places and that they are fully protected under the terms of the Conservation of Habitats and Species Regulations 2010 (as amended). If bats are found at any time during permitted works then work must cease immediately and advice sought from a suitably qualified person about how best to proceed.

**Responses to Notification**
None received

**Observations**

**Principle of Development**
The application site is located within the Green Belt as defined by Local Plan Core Strategy. Within such locations inappropriate development is, by definition, harmful and should not be approved unless there are very special circumstances. Paragraphs 89 and 90 identify those forms of development which may not be considered to be inappropriate. This includes, in paragraph 90, the re-use of buildings provided that the buildings are of a permanent and substantial construction.

The NPPF requires that the building(s) is of permanent and substantial construction in order to be considered suitable for conversion.

The use of the land surrounding the building for residential purposes (domestic curtilage) need not be inappropriate development providing it is contained within the curtilage of the existing building. The current submission addresses the previous reason for refusal (2014/23522) as the curtilage has been reduced so it relates solely to the curtilage of the existing dwelling. It no longer extends into the surrounding fields. Therefore, the planning unit for each individual dwelling would not lead to the significant domestication of the surrounding land and therefore, the application is considered to be acceptable in principle.

If permission is granted it is considered that a condition should remove permitted development rights usually afforded to dwelling houses for extensions and outbuildings (Schedule 2, Part 1 of the GPDO).

The proposal would not result in the creation of a new, isolated residential unit and therefore paragraph 55 of the NPPF, which relates to isolated new dwellings in the countryside, is not relevant in this instance. Whilst the site is relatively isolated and only accessible by car, there are a number of other
properties along Brook Lane and the nearest shops in Woolston are approximately 2.5 miles away. The A57 at the end of Brook Lane is also a bus route.

**Design Considerations –**
The main design merit of the existing building is courtesy of the large cat-slide roof to the rear. The scheme involves the insertion of a window opening at first floor level and the removal of a door opening at ground floor level. Four roof lights would be on the front roof slope and two on the rear roof slope. Overall, it is considered that the main features of the existing building would be adequately retained. A response is awaited from the applicant’s agent regarding the finish of the building and retention of the brickwork as this would be preferable to retain the character of the building. The additions and alterations would not significantly harm the character of the building; nor would they significantly impact on the character and appearance of the area.

Details of parking provision have not been submitted with the application, however it is considered that this can be dealt with by condition. It is unlikely that garages would be supported as they would represent new buildings within the green belt. A parking layout is therefore required through condition.

**Impact on Residential Amenity**
The site is isolated from most residential properties; although Sandycroft farmhouse is located adjacent to the building at a 90 degree angle. Amendments have been submitted so that potential conflict with the privacy of Sandycroft farmhouse is not significantly affected by the proposed development. The proposal is considered to comply with policy QE6 of the Core Strategy.

**Ecology**

The previous refusals at the site relating to ecology grounds were based on insufficient information as no bat survey information had been submitted initially and then an initial bat survey which recommended further survey work.

A phase 2 dusk emergence survey carried out in July 2015 has been submitted with the current application. No evidence of bat emergence was recorded.

**Impact on Highways**

Highways Officer have raised no specific objections to the scheme but are concerned that any construction works might affect the integrity of the Brook Lane, part of which is also a public footpath. It appears that the track is regularly used by agricultural vehicles. The potential impacts on the public footpath could either be conditioned regarding the making good of any damage during construction if the proposed development is approved.
Conclusion

The principle of the re use of this existing building is considered to fall within one of the exclusions to inappropriate development within the green belt as set out at para 90 of the NPPF. The design and appearance of the proposal is considered acceptable and the previous concern regarding potential impact to bats has now been addressed through appropriate surveys. The proposal is therefore considered to accord with policies CS1, QE5, QE6 and QE7 of the Core Strategy and is recommended for approval subject to conditions.

Recommendation

Approve subject to Conditions

Conditions & Reasons

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

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

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

(a) The planning application forms, Phase 2 dusk bat emergence surveys and additional information received by Warrington Borough Council on 16.9.15
(b) Submitted drawing No's BC/2014/3/1, BC/2014/4/1A, BC/2014/10/1 received on 16.9.15.

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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.

4. 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.

5. Provision for at least five on-site parking spaces to serve both dwellings (two allocated spaces per dwelling plus one visitor space) shall be provided on site and retained thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and to comply with Warrington Parking standards in New development SPD and policy QE6 of the Core Strategy.

6. Upon completion of the development, the applicant shall ensure that any damage to the section of Brook Lane covered by the Public Right of Way (PROW) as a result of the construction works will be repaired and reinstated in liaison with the Council’s Public Rights of Way Officer.

Reason: In the interests of the maintenance of the PROW having regard to policy QE6 of the Core Strategy.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with our without modification) details of the position, type and height of all fences and walls to be erected on the site shall be submitted to the local planning authority for approval. The development shall thereafter accord with approved details.

Reason: No details of fences and walls have been submitted with the application and In order 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. Ground Disturbance & Gas Risk
Historical mapping indicates a former potentially contaminative land use that may affect the (re)development of the site. The site was formerly used as an agricultural store area AND The land is located within 160m of a former infilled sand pit (CL1712) 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.

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The applicant is strongly advised to include acoustic trickle vents to habitable rooms which have a specification of at least 42 Dn,e,w dB.
Reasoning: -To protect the amenity of future occupiers from the effects of noise from the nearby road network.

5. Uprated Acoustic Glazing
The applicant is strongly advised to consider upgrading the lounge and
bedroom windows which have a line of sight to the M6 Motorway to be
uprated acoustically to glass with a specification of at least 10/12/6
(glass/air/glass) achieving in excess of 32 RTra dB(A). All trickle vents should
be acoustic trickle vents meeting at least the above acoustic attenuation.
Reasoning: -To protect the amenity of future occupiers from the effects of
noise from the nearby road

6. Bats can, and do, turn up in unlikely places and that they are fully
protected under the terms of the Conservation of Habitats and Species
Regulations 2010 (as amended). If bats are found at any time during
permitted works then work must cease immediately and advice sought from a
suitably qualified person about how best to proceed.
Appendix 1 – Site photos
Appendix 2 – Proposed drawings
DEVELOPMENT CONTROL COMMITTEE DATE 16-Dec-2015

ITEM 5

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<td>Development:</td>
<td>Householder - Retrospective application for retention of a boundary wall and fence and proposed alterations including re-siting of the brick pillars and alteration to a fence panel adjacent to the driveway</td>
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Reason for Referral to Committee

The application is referred to Committee as the Executive Director considers it expedient having regard to the enforcement implications if the application is refused and the personal and financial implications for the applicant.

Human Rights

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

Site and proposal

A two storey house in a highly prominent position on the corner of Hinton Crescent and Dale Lane within the built-up area of Appleton

The property itself has its main front entrance facing Hinton Crescent with the rear elevation adjacent to no.14 Dale Lane. Given the siting of the property and site constraints to the side elevation, the main amenity space available is to the front and the eastern side.
Retrospective permission is sought to retain an existing 1.8m boundary wall, fence with brick pillars interspersed and proposed alterations including re-siting of the brick pillars and alterations to a fence panel adjacent to the driveway accessed off Hinton Crescent

(See appendix 1 for photographs)

Relevant History

2015/26360 – Proposed single storey rear extension and conversion of garage - Refused

Comment: Application refused for three reasons – residential amenity, visual amenity and car parking

Planning Policy

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

Core Strategy
QE6 Environment and Amenity Protection
QE7 Ensuring a High Quality Place

Supplementary Planning Documents
Design and Construction

Consultation Responses

Appleton Parish Council – No objections
Councillor Wheeler – Objects to the application.

Notification Responses

One letter received objecting to the application:
- The height far exceeds that allowed under permitted development
- Loss of outlook which detracts from the front of the property
- Appearance is oppressive and overbearing in comparison to other boundary fences in the vicinity
- The siting has reduced visibility at the junction of Hinton Crescent and Dale Lane

Comment: Permitted development rights would allow for a 1m high fence where it fronts a highway. Should the fence be set 2m back from the highway then this could increase to 2m. Residential amenity, visual amenity/design and highway issues are addressed within the
**Observations below**

11 letters of support

- Fencing is ‘aesthetically pleasing’ and therefore ‘improves the appearance of the neighbourhood immensely’
- Of good construction
- Ensures children’s safety
- No adverse impact on highway safety
- Examples within the vicinity where these are much higher and more intrusive+

**Observations**

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

Policy QE6 will allow development providing it does not have an adverse impact on the environment or the amenity of future occupiers or the surrounding area. Whilst policy QE7 re-enforces this position by requiring proposals that are of local distinctiveness.

**Visual amenity/Design & Residential amenity:**

The application site lies to the eastern edge of a built up part of Appleton. Beyond Dale Lane to the east and running parallel with the road from north to south is Lumb Brook and Lumb Brook Millenium Green part of the Greenway Network

The design of the fence is not considered to relate well to its setting as it would appear as a utilitarian addition which would be significantly harmful to the character and appearance of the area. There is no evidence of remnants of fencing along the boundary, however photographs obtained from Google Street View clearly show the previous fencing to 1.2m high and comprised a wooden post fence design which is markedly different to the fence hereby proposed. The fact that the fence will weather over time is not considered to be sufficient to override the visual harm in this case. The proposed fencing is considered to be visually incompatible with the existing setting - which has predominantly lower height boundary markings and so is considered to be harmful to the character and appearance of the area, in this regard.

The predominant boundary treatment where gardens meet the highway/pavement in the locality is low level fencing with some soft landscaping behind to soften the impact. Whilst the boundary treatment is considered to be of sound construction, its overall height coupled with the prominent siting is not considered to relate well to the street scene

Notwithstanding the above concerns, the boundary wall and fencing is not
considered to introduce undue harm to individual neighbour’s amenity through overshadowing or overlooking

Car parking/Highway safety:
The proposal is a retrospective application that seeks full planning permission for the retention of a boundary wall and fence, the re-siting of the brick pillars and the alteration to a fence panel adjacent to the driveway.

The application form states that the works were completed in January 2015. The site is located at the junction of Hinton Crescent and Dale Lane, both of which had 20mph speed limits introduced approximately a year ago. The Manual for Streets design standards require visibility splays of 2.4m x 25m for a 20mph speed limit. The highway junction of Hinton Crescent/Dale Lane can achieve visibility splays in excess of 25m to the nearest kerblines in both directions wholly within the adopted highway boundary and without the site boundary treatment for this application encroaching into the splay area to the South. The development therefore has no adverse impact on highway visibility at the Hinton Crescent/Dale Lane junction.

The existing vehicular access to the property is located on Hinton Crescent, adjacent to property no. 3 Hinton Crescent, and is served by dropped kerbs. The position of the access has not been changed as part of the works undertaken to erect a high fence around the site. The site plan submitted shows that the applicant has set back the fence 1m on both sides of the vehicular access which appears to reflect the approximate position of the original/historic high site boundary treatments prior to the works. A 1.85m section of the new high boundary treatment to the East of the access towards Dale Lane has been removed to improve highway visibility towards the junction. Although this should ideally be 2m in length it is only 0.15m short. This is considered to be acceptable as it should not have an adverse impact on highway safety and would still allow motorists exiting from the driveway to view pedestrians on the footway adjacent to the access.

In view of the above, there are no highway objections to the proposal as highway safety should not be affected by the development.

Personal circumstances:
The personal circumstances of an occupier may be material to the consideration of a planning application. Such circumstances, however, will seldom outweigh the more general planning considerations. Whilst personal circumstances can be taken into account, it is an established point of law and practice that the more general planning considerations- such as compliance with relevant Planning Policy and the impact of a proposal on the street scene and surrounding area - are the principal considerations, to which greater weight should be attached.

The applicant has submitted a statement which sets out that he was mis-informed by his builder with regards to permitted development and hence went ahead and had the wall and fence erected. Given the siting of the property on such a prominent corner position, the
applicant wanted to ensure safety of his children and to afford some privacy. Due to the garden/amenity space being located in such a prominent position, the applicant states that the new boundary treatment has ensured extra privacy and security for his children and has given the family extra living space. Whilst it is possible to apply policy flexibly in such circumstances, it is nonetheless concluded that the structure conflicts with policy QE7 and is not acceptable.

Summary

By reason of its scale and siting in a prominent location on a corner plot, the fence causes demonstrable harm to the character of the street scene. It appears as a visually harsh and utilitarian barrier, which sits prominently in the streetscene, compared to other, nearby boundary treatments. The fence appears as an incongruous feature, which if approved would make it difficult for the Local Planning Authority to resist future applications for similar unacceptable proposals. The retrospective application therefore conflicts with policy QE7 of the Warrington Borough Council Local Plan Core Strategy. If retrospective permission is refused, it is also requested that appropriate Enforcement action regarding the unauthorised works is delegated to Officers to take expedient action, in the interests of visual amenity.

Recommendation

Refuse

Reasons

1. By reason of its scale and siting in a prominent location on a corner plot, the fence causes demonstrable harm to the character of the street scene. It appears as a visually harsh and utilitarian barrier, which sits prominently in the streetscene, compared to other, nearby boundary treatments. The fence appears as an incongruous feature, which if approved would make it difficult for the Local Planning Authority to resist future applications for similar unacceptable proposals. The retrospective application therefore conflicts with policy QE7 of the Warrington Borough Council Local Plan Core Strategy.
Appendix 1 Site photographs

Taken from Google Street View of previous boundary treatment

Fence when viewed from Dale Lane looking north
Fencing when viewed from Dale Lane looking up Hinton Crescent

Fence viewed from Dale Lane which shows the house on the opposite side of Hinton Crescent
View down Hinton Crescent to the site prior to the fence being erected
DEVELOPMENT CONTROL COMMITTEE DATE 16-Dec-2015

ITEM 6

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2015/26905</th>
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<tbody>
<tr>
<td>Location:</td>
<td>Tanyard Farm, Pepper Street, Lymm, Warrington, Cheshire, WA13 1SR</td>
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<td>Ward:</td>
<td>Lymm</td>
</tr>
<tr>
<td>Development</td>
<td>Full Planning - Application for the retention of a 20 metre high temporary mast accommodating 3no. multi-band antennas and 1 no. 300mm transmission dish including 1no. equipment cabin within a 2 metre high heras fence compound and ancillary development there to for a period of 6 months.</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>12-Nov-2015</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Vodafone limited</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>06-Jan-2016</td>
</tr>
</tbody>
</table>

Reason for Referral

The application has been brought before Development Management Committee because Officers are recommending approval on the basis of the very special circumstances of the case considered to outweigh the harm by reason of the developments inappropriateness by definition.

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 and Background

The application site lies within a field to the east of Pepper Street. The installation is currently in situ as a consequence of a temporary 6 month allowance under Part 24 of the GDPO. This period has now expired as of 4th October 2015. A further 6 month temporary period is sought until 4th April 2016 whilst the operator seeks to implement a consent recently granted in
Description

This application seeks temporary permission for a 20 metre high telecommunications mast with 3 no. multi-band antennas, 1 no. 300mm transmission dish, 1 no. equipment cabin with 2 metre high herras fencing to secure the site.

Policies

National Planning Policy Framework

Chapter 5 - Supporting high quality communications infrastructure
Chapter 7 – Requiring good design
Chapter 9 – Protecting Green Belt land

Warrington Local Plan Core Strategy

Policy CS1 – Overall Spatial Strategy – Delivering Sustainable Development
Policy CS5 – Overall Spatial Strategy – Green Belt
Policy QE6 – Environment and Amenity Protection
Policy QE7 – Ensuring a High Quality Place
Policy MP2 – Telecommunications
Policy CC2 – Protecting the Countryside

Relevant History

Ref: 2003/01553 – marina for 52 canal boats with associated accommodation and servicing areas. Invalid information not received.

Responses to consultation

Environmental Protection – No objection.

Responses to Notification

Two objection letters have been received at the time of writing from 101
Pepper Street and 14 Cyril Bell Close. In summary the points raised are:

- Little though for how the proposal will affect the community and environment
- Permission should be refused - adjacent to a housing development, nursery school and primary school and is therefore too close to where people live and work
- Consultation and dialogue has been non-existent (residents have been consulted by letter and site notice as part of this application)
- Not convinced the current solution is the most intelligent solution available
- Impact on residential area
  - Property dwarfed by mast – taller than surrounding buildings and trees
  - Pepper Street part of historical heart of village
  - Mast is brutal and doesn’t blend in – wholly different type of structure
- Impact on green belt / sutch lane
  - Lymm allows easy access to the countryside for all
  - Views over open fields, canal and through wooded glades –views are available to everyone and should be cherished
  - Structure and diesel generator reduce amenity – can be heard 24/7
  - Site is in the green belt
  - Land sold by the council with agricultural covenant (not a material planning consideration – it is a civil matter)
- Impact on heritage site / Bridgewater canal
  - Part of the industrial heritage and canal age – often referred to the countries first
  - People can enjoy this canal and heritage
  - We should value and preserve this amenity together with its leisure value
- Impact on architectural choice
  - Structure is crude and unsympathetic – untidy group of ancillary structures. Visually out of keeping with area
  - Half-hearted fence which could be climbed over – not very secure
  - Noise is continuous and smell from diesel generator
  - Mast taller than buildings and trees
- Impact of consultation process
  - Vodafone not keen to consult or enter into constructive dialogue
  - The schools or neighbours hadn’t been informed of mast being installed as an emergency (this is reference to the 6 month emergency period granted by the GDPO – there is no requirement placed on the operator to do so)
  - The developments description is not described as temporary and no end dates are mentioned – lack of openness and clarity
  - The mast could have been placed at the other end of the field thus lessoning its impact – Vodafone chose to ignore people who live next to it and erect it with no consultation. (this last point appears to stem from the 6 month emergency period granted by the
GDPO

- Impact on personal wellbeing
  - Conflicting views and instructions on health impacts from telecommunications masts.
  - Stewart report recommends precautionary view, particularly around children and schools. So does EU Human Rights Act
  - Need to be cautious around young children

Observations

Principle of Development

The application site is located within the Green Belt as defined by the Local Plan Core Strategy (LPCS) proposals maps. Policy CS1 identifies that development proposals will be acceptable in the Green Belt where they comply with National Planning Policy. The NPPF identifies via paragraph 87 that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Paragraphs 89 and 90 identify those forms of development which need not be considered to be inappropriate development. These exceptions do not include, alterations to structures, or telecommunications development and the proposal would therefore be considered to be inappropriate development.

Any other harm to the Green Belt

Harm to the Green Belt can be caused through loss of openness or conflicting with the purposes of including the land in the Green Belt. The proposal includes the continuation of a temporary telecommunications facility. The height of the mast would be 20m which does create a vertical intrusion and loss of openness together with the equipment spread across the compound. Although the latter is reasonable well contained, it does nonetheless compared to the previous development free scenario result in a loss of openness. The effect of this loss is fettered by the 6 month time period sought.

Due to the presence of built form there would be an encroachment in the green belt. However, again the harm arising here is constrained to the temporary period sought. It is not a permanent proposal and therefore in terms of an essential characteristic of the green belt, the proposal will not fundamentally prejudice the importance or aims of the green belt.

Site Selection

The planning application submission sets out that the proposed mast is effectively a stop gap between the former installation being decommissioned due to a land sale at the junction of Reddish Crescent and Rushgreen Road. Consent has been granted at Sow Brook Pumping Station, but as of yet this mast has not been installed.
No alternative sites have been considered by the applicant. Despite this, the proposal is not permanent. Consideration was given as part of the new installation application to alternative sites. Although this is a separate application, Officers reached a conclusion that the assessment was robust.

**Public Health**

The application has been supported by an ICNIRP Declaration which certifies that the proposed installation would be fully compliant with the radio frequency guidelines of the International Commission on Non-Ionizing Radiation (ICNIRP) for public exposure.

Objection is raised in terms of the proposals effect on personal wellbeing and in particularly the effect of the mast on children.

The application has been reviewed by Environmental Protection who have raised no objection on public health grounds. It is therefore considered that there would be no public health implications resulting from the proposal.

**Design/Landscape considerations**

Policy MP2 states that developments should not cause harm to the character and appearance of the area. Policy QE7 states that proposals should reinforce local distinctiveness and enhance the character appearance and function of the street scene, local area and wider townscape, and also maintain and respect the landscape character and distinctiveness of the surrounding countryside. Policy CC2 states that proposals should relate satisfactorily to its rural setting and respect the local landscape character.

The proposal includes the installation of a telecommunications mast which would be 20m in height. This is the most prominent aspect of the proposal. Objectors make this point and it has merit. Unlike other telecommunications installations, it does visually appear of a temporary nature due to the mast, cabinet and herras fencing used to secure the site. However the mast is visually evident in the local area. Views are more prominent from the north (canal) and residential properties to the west. Visibility is checked to adjoining residential properties and in the main first floor windows and the two PROW’s.

However the views do change and the effects are variable, with the mast viewed behind and against the backdrop of trees lining the PROW embankment and behind existing dwellings. This does lessen its prominence. The equipment cabinet would partially be screened by vegetation within the field and rising land levels when viewed from the canal. This is less of a benefit at the top of Pepper Street and from elevated positions when clear views exist in dwellings.

Officers consider the installation would not be an appropriate long term solution in design terms. However the harm and conflict with the character and appearance of the area is temporary. The time period sought is part way through. The impacts are therefore not prolonged and Officers recommend a
condition requiring the developer to return the land to its prior state immediately after the 4th April 2016. This does lessen the identified harm. Therefore on balance the proposals are considered to comply with the aforementioned policies.

Impact on Residential Amenity

The application site is located at least 36 meters from the nearest residential dwelling. No. 101 Pepper Street is sited side onto the application site, so oblique views would only be available from the main dwelling. The property does benefit from an outbuilding serving as a garage, store room, garden room and play room. This does allow for views across the field towards the application site. However it is incidental accommodation to the main dwelling.

The interface distance does increase to 65 meters for the nearest property on Cyril Bell Close and Ravenbank Primary is 70 meters away.

The distances exceed minimum space interfaces which are applied between residential properties. This is nonetheless a different development, which will be visible in some form from numerous residential properties.

It is not considered there would be any loss of daylight, overshadowing, noise and disturbance due to the proposal. There would be some loss of visual amenity, however the distances noted are reasonable and the time period in which the loss would occur is limited.

Highways / Public Right of Way

Pepper Street terminates in front of no. 101. Thereafter a PROW extends southwards of the site – it is unaffected by the proposals. An access gate at the end of Pepper Street provides access to the site. There is no made track within the site. The installation is already in situ, so therefore care should be taken during construction operations to avoid conflicts with pedestrians and cyclists, and impacts to the carriageway surface and adjacent vegetation/trees.

In view of the above it is not considered that any highways issues will arise as a result of the proposals.

Very Special Circumstances

As the proposal is inappropriate development it should only be approved where very special circumstances exist which clearly outweigh the harm by reason of inappropriateness.

Consent has been applied for on a 6 month temporary period running until 4th April 2015. In effect we are part way through the time period sought. The additional time is sought to allow for the permanent installation at Sow Brook Pumping Station to come forward, which would deliver enhanced coverage and capacity of Vodafone and Telefonica and will also allow for the rollout of new 4G technologies.
The previous facility has been removed and it has been accepted via the Sow Brook application, that there is a requirement for a replacement facility in the area.

The NPPF in paragraph 42 states that advanced, high quality communications infrastructure is essential for sustainable economic growth. Paragraph 43 highlights that existing mast should be used. While Policy MP2 of the LPCS also highlights that mast sharing is encouraged.

Officers consider there are material considerations which weigh in favour of granting a temporary consent at this site. The identified harm is constrained to the time period sought and there would be no lasting conflict with green belt, design or residential amenity policies. It is concluded in this instance there are the necessary very special circumstances to clearly outweigh the harm by reason of inappropriateness and the impact on openness.

Summary

The proposal would represent inappropriate development in the Green belt, however it is considered that very special circumstances exist which would clearly outweigh the harms identified in terms of design and conflict with the green belt. Members are recommended to approve this application on a temporary basis until 4th April with a condition to ensure the site is returned to its prior state thereafter.

Recommendation

Approve subject to Conditions

Conditions & Reasons

1. The development hereby permitted shall be discontinued and the land restored to its condition immediately prior to the use commencing on or before 4th April 2016 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority prior to the consent expiring.

Reason: The use hereby approved is not considered suitable as a permanent form of development to safeguard amenity and to comply with Policy QE6 of the Warrington Core Strategy.

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

(a) The planning application forms, site specific supplementary information, design and access statement, ICNIRP declaration and additional information received by Warrington Borough Council on 16th November 2015.

(b) Submitted drawing No's 100 Issue A; 200 Issue A and 300 Issue A; .

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.

**Informatives**

1. This planning permission is granted in strict accordance with the approved plans. It should be noted however that:

   (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
   
   (b) You or your agent or any other person responsible for implementing this permission should inform Development Control immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.

2. 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 to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework.

3. 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.
Appendix A – Photographs

Photograph 1: View from Pepper Street

Photograph 2: View from PROW
Photograph 3: View from field towards mast with dwellings on Pepper Street and Cyril Bell Close

Photograph 4: View of mast adjacent to canal
## Delegated Decisions

### Delegated 16th December 2015

#### APPLETON.

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
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<tbody>
<tr>
<td>16/11/2015</td>
<td>2015/26445</td>
<td>18, Cliffe Road, Appleton, Warrington, WA4 5AQ</td>
<td>Householder - Proposal to convert and extend part of the garage and outbuildings into habitable rooms</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/11/2015</td>
<td>2015/26617</td>
<td>66, BIRCHDALE ROAD, APPLETON, WARRINGTON, WA4 5AW</td>
<td>TPO Works to tree covered by TPO 327 - T3 Copper Beech - crown reduction, deadwood removal, crown lift to clear highway and rebalance</td>
<td>Approved with Conditions</td>
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<tr>
<td>23/11/2015</td>
<td>2015/26621</td>
<td>39, ROSEMOOR GARDENS, APPLETON, WARRINGTON, WA4 5RF</td>
<td>Householder - Proposed first floor side extension above existing garage and dining area with single storey extension to rear</td>
<td>Refused</td>
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<tr>
<td>23/11/2015</td>
<td>2015/26692</td>
<td>28, WILLOW LANE, APPLETON, WARRINGTON, WA4 5DZ</td>
<td>Section 192 Certificate - Proposed loft conversion including installation of first floor windows to front and rear elevations and velux rooflights to the main roof</td>
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<td>23/11/2015</td>
<td>2015/26695</td>
<td>2, ABBOTSFIELD CLOSE, APPLETON, WARRINGTON, WA4 5AT</td>
<td>Householder - Proposed single storey kitchen/family room extension to rear elevation</td>
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<td>23/11/2015</td>
<td>2015/26679</td>
<td>8, BURFIELD DRIVE, APPLETON, WARRINGTON, WA4 5DB</td>
<td>Householder - Proposed Single storey rear extension</td>
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<tr>
<td>26/11/2015</td>
<td>2015/26813</td>
<td>23, CHESSINGTON CLOSE, APPLETON, WARRINGTON, WA4 5HG</td>
<td>42 Day Householder Prior Approval - Replacement Conservatory to rear of property to extend by 5.62 metres from the rear wall, maximum height of 3.5 metres and the height of the extension to the eaves is to be 2.45 metres.</td>
<td>Prior Approval Not Required</td>
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<tr>
<td>26/11/2015</td>
<td>2015/26744</td>
<td>3, Shire Cottage, Red Lane, Appleton, Warrington, WA4 5AB</td>
<td>Full Planning - Proposed detached Garage</td>
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<td>26/11/2015</td>
<td>2015/26728</td>
<td>THE WARREN, WARREN ROAD, APPLETON, WARRINGTON, WA4 5AG</td>
<td>Householder - Proposed two storey side extension</td>
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<td>26/11/2015</td>
<td>2015/26705</td>
<td>OLD HALL FARM, BURLEY LANE, APPLETON, WARRINGTON</td>
<td>Householder - Proposed removal and replacement of existing roof to single storey accommodation to provide bedroom</td>
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<td>30/11/2015</td>
<td>2015/26631</td>
<td>25, LYONS LANE, APPLETON, WARRINGTON, WA4 5JG</td>
<td>Householder - Proposed two storey extension to replace single storey summer room to front elevation including change of material to existing property.</td>
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<td>2015/26881</td>
<td>2, SHEPCROFT COTTAGES, SHEPCROFT LANE, APPLETON, WARRINGTON, WA4 5PN</td>
<td>Lawful Development Certificate (Section 192 Certificate) - Proposed single storey side extension, Single storey outbuilding &amp; hardstanding extended</td>
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<td>01/12/2015</td>
<td>2015/26763</td>
<td>33, DINGLEWAY, APPLETON, WARRINGTON, WA4 3AB</td>
<td>Householder - Proposed single storey extension to side elevation</td>
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<tr>
<td>03/12/2015</td>
<td>2015/26735</td>
<td>MOLE END, WINDMILL LANE, APPLETON, WARRINGTON, WA4 5JP</td>
<td>Householder - Proposed single garage extension to side elevation plus swimming/plunge pool and wet change area to basement</td>
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### Bewsey and Whitecross

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<td>2015/26867</td>
<td>Land within Warrington Town Centre Bounded by, Academy Street, Academy Way, Bank Street, Moulders Lane, Bridge street, Union Street Horrocks Lane, Warrington</td>
<td>Discharge of Condition - Application to discharge Condition 15 (Submission of programme of archeological work) and Condition 27 (Submission of an updated Phasing plan) on previous approved application 2014/24473</td>
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<td>18/11/2015</td>
<td>2015/26877</td>
<td>FORMER DALLAM DAY CENTRE, DALLAM LANE, WARRINGTON, WA2 7NG</td>
<td>Discharge of Condition - Proposed discharge of condition 13: Submission of BREEAM design Certificate on previous approved application 2013/22881</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<td>2015/26667</td>
<td>PREZZO, UNIT 21-22 GOLDEN SQUARE, WARRINGTON, CHESHIRE, WA1 1TW.</td>
<td>Advertisement - 1 set of internally illuminated text on glass. 2 sets of internally illuminated fascia text. 2 internally illuminated projected signs.</td>
<td>Approved with Conditions</td>
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<tr>
<td>25/11/2015</td>
<td>2015/25925</td>
<td>Former St Anselm RC Church, Hawleys Lane, Warrington, WA5 0EJ</td>
<td>Full Planning - Proposed erection of 16 dwellings, access, landscape and associated infrastructure</td>
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<td>2015/26468</td>
<td>LAND TO EAST OF GVC, Wellfield Street, Warrington, WA5 1AZ</td>
<td>Discharge of Condition - Proposed discharge of Conditions 10 (Site remediation Work Condition) 12 (Street management &amp; maintenance) &amp; 17 (drainage details) on previously approved application 2014/24133</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<td>2015/26632</td>
<td>4, NORMANBY CLOSE, BEWSEY AND WHITECROSS, WARRINGTON, WA5 0GJ</td>
<td>Householder - Proposed rear kitchen extension</td>
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<td>27/11/2015</td>
<td>2015/26841</td>
<td>Land Within Warrington Town Centre Bounded by, Academy Street, Academy Way, Bank Street, Dolmans Lane, Union Street, Horrocks Lane, Warrington</td>
<td>Discharge of condition - Condition 15 (Archaeological works) and Condition 27 (Phasing Plan) on previous approved application 2014/24473</td>
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<td>2015/26714</td>
<td>ARUNDEL HOUSE, RYLANDS STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1EP</td>
<td>Prior notification (Class O Prior Approval) - Development consisting of a change of use of the existing ground, 1st and 2nd floors of Arundel House, use class B1(a) (offices) to use class C3 (dwelling houses).</td>
<td>Prior Approval Not Required</td>
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## Bewsey and Whitecross

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<td>2015/26993</td>
<td>Land within Warrington Town Centre Bounded by, Academy Street, Academy Way, Bank Street, Moulders Lane, Bridge street, Union Street Horrocks Lane, Warrington</td>
<td>Non Material Amendment - Planning application 2014/24473. Introduction of roof Lantern in the centre of the building resulting in a small change to the building height parameter.</td>
<td>Cancelled</td>
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<td>03/12/2015</td>
<td>2015/26895</td>
<td>ROCK OIL, PRIESTLEY STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA5 1ST</td>
<td>Prior Approval (Demolition) - Proposed demolition of fuel island</td>
<td>Prior Approval Not Required</td>
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<td>03/12/2015</td>
<td>2015/26879</td>
<td>29, CAIRO STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1EH</td>
<td>Prior Approval- Proposed change of use of ground floor from B1(a) Office to Class C3 Dwellinghouses under GPDO Schedule 2 Part 3 Class 'O'</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>04/12/2015</td>
<td>2015/26844</td>
<td>WARRINGTON BOROUGH COUNCIL, QUATTRO, BUTTERMARKET STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2NH</td>
<td>Section 192 Certificate - Proposed Replacement of Existing main curtain wall system to the Quattro building (remove existing single leaf and revolving doors) with a new main entrance curtain wall system (power assisted single leaf door and a set of manually operated double doors) both existing and proposed systems are aluminium framed</td>
<td>Approved</td>
</tr>
<tr>
<td>04/12/2015</td>
<td>2015/26720</td>
<td>Land between Bank Street, Academy Way and, Academy Street, Warrington</td>
<td>Discharge of Condition - Proposed discharge of conditions 4 (scheme to deal with the risks to controlled waters. ) and 6 (car park management plan) Condition 5 [Verification] on previously approved planning application 2015/26351</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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### Birchwood

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<tr>
<th>Decision date</th>
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<th>Location</th>
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<th>Decision type</th>
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</thead>
<tbody>
<tr>
<td>17/11/2015</td>
<td>2015/26613</td>
<td>Ravenhurst Court, Risley Road, Birchwood, Warrington, WA3 6PN</td>
<td>Full Planning - Proposed erection of Building for use as a gate lodge (Sui Generis) and/or office (B1 use)</td>
<td>Approved with Conditions</td>
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<tr>
<td>20/11/2015</td>
<td>2015/26269</td>
<td>30, INGLEWOOD CLOSE, BIRCHWOOD, WARRINGTON, WA3 6UJ</td>
<td>Householder - Proposed Single storey side and front extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/12/2015</td>
<td>2015/26220</td>
<td>Land at, Benson Road, Birchwood, Warrington, WA3 7PQ</td>
<td>Outline Application - Proposed Outline application with all matters reserved to create a new build two storey office block of up to 2400 sq m, with supplemental parking and a link bridge to existing building.</td>
<td>Approved with Conditions</td>
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<tr>
<td>Decision date</td>
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<tr>
<td>09/11/2015</td>
<td>2015/26638</td>
<td>1, GEROSA AVENUE, WINWICK, WARRINGTON, WA2 8SR</td>
<td>Householder - Proposed Single storey rear extension with flat roof.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/11/2015</td>
<td>2015/26713</td>
<td>COP HOLT FARM, NEWTON ROAD, WINWICK, WARRINGTON, WA2 8SH</td>
<td>Full Planning - Erection of a detached dwelling with demolition of existing farmhouse when new dwelling is completed</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/11/2015</td>
<td>2015/26608</td>
<td>Land adjacent to the M62, Causeway Bridges Farm, Alder Lane, Burtonwood, WARRINGTON, WA5 4BN</td>
<td>Discharge of Condition - Proposed discharge of condition 5 (modification of radar ) following previously approved application 2011/17711 (As amended in 2014/24008)</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>24/11/2015</td>
<td>2015/26640</td>
<td>18, CLAY LANE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 4HG</td>
<td>Full Planning - Demolition of existing garage and erection of a new two storey detached property with garage.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>04/12/2015</td>
<td>2015/26723</td>
<td>HOLLINS PARK HOSPITAL, HOLLINS LANE, WINWICK, WARRINGTON, WA2 8WA</td>
<td>Full Planning - Provision of single storey boilerhouse building and fenced compound for air source heat pumps</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>10/11/2015</td>
<td>2015/26521</td>
<td>BENTS GARDEN CENTRE, WARRINGTON ROAD, WARRINGTON, WA3 5NT</td>
<td>Full Planning - Retrospective application to extend period for siting of Portable Office Accommodation (Original application 2013/22519)</td>
<td>Approve for a Limited Period</td>
</tr>
<tr>
<td>16/11/2015</td>
<td>2015/26697</td>
<td>6, LADY LANE, CROFT, WARRINGTON, WA3 7AZ</td>
<td>Section 192 Certificate - Proposed erection of a detached garage and gymnasium, ancillary to the main use of the dwelling house.</td>
<td>Approved</td>
</tr>
<tr>
<td>16/11/2015</td>
<td>2015/26590</td>
<td>4, PETERSFIELD GARDENS, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4BQ</td>
<td>TPO - Proposed works to T1 silver birch tree covered by TPO order no.302 to reduce lower laterals, re balance lower laterals, crown thin by 15 - 20% in accordance with works specified in approved schedule of works.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>16/11/2015</td>
<td>2015/26595</td>
<td>12 Culcheth Hall Farm Barns, Culcheth, Warrington, WA3 4AN</td>
<td>TPO Works - Sycamores within G2 of TPO 66 (as varied) crown lifting to previous points, deadwooding/removal of ivy</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/11/2015</td>
<td>2015/26646</td>
<td>41, SEVERN ROAD, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5ED</td>
<td>Householder - Proposed single storey rear extension, pitched roof to existing garage to front plus associated internal alterations</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/11/2015</td>
<td>2015/26627</td>
<td>161, Bent Lane, Culcheth and Glazebury, Warrington, WA3 5ES</td>
<td>Householder- Proposed removal of existing porch and replacement with smaller central porch, existing garage to be reduced in length and construction of a pitched roof to rear elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/11/2015</td>
<td>2015/26614</td>
<td>14, BEVIN AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5HY</td>
<td>Lawful Development Certificate (Section 192 Certificate) - Proposed Extension to existing Dwelling under permitted development</td>
<td>Refused</td>
</tr>
<tr>
<td>20/11/2015</td>
<td>2015/26731</td>
<td>2, CLAREMONT ROAD, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4NT</td>
<td>Discharge of Condition - Proposed Discharge of conditions 1(Development Commencement), 2(Approved Plans), 3(Materials), 5(Driveway Parking spaces), 6(Contaminated land), 8(Boundary Treatment) and 9(Driveway materials) on approved application 2015/26278</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<tr>
<td>23/11/2015</td>
<td>2015/26676</td>
<td>92, COMMON LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4HG</td>
<td>Householder - Proposed double storey garage and bedroom extension to side elevation plus single storey kitchen/family room to rear.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/11/2015</td>
<td>2015/26857</td>
<td>3, WARRINGTON ROAD, WARRINGTON, WA3 5NN</td>
<td>Non Material Amendment - Proposal to omit five VELUX roof lights (retain one in position above the shower/toilet area) including a proposed apex glazed roof system in place over the office area, following previously approved application 2014/23716</td>
<td>Approved</td>
</tr>
<tr>
<td>30/11/2015</td>
<td>2015/26502</td>
<td>Croft Village Memorial Hall, Mustard Lane, Croft, Warrington, WA3 7BQ</td>
<td>Full Planning - Proposed Extension for storeroom</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>30/11/2015</td>
<td>2015/26830</td>
<td>1, GOSLING ROAD, CROFT, WARRINGTON, WA3 7LN</td>
<td>Householder - Proposed single Storey rear &amp; first floor side extensions</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>30/11/2015</td>
<td>2015/26741</td>
<td>2A, BIRCHALL AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4DG</td>
<td>Householder - Retrospective boundary treatment to property</td>
<td>Refused</td>
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<tr>
<td>03/12/2015</td>
<td>2015/26999</td>
<td>Former HMS Gosling, Lady Lane, Croft, Warrington, WA3 7AY</td>
<td>Discharge of Condition - Application for approval for details reserved by Condition 6 (Code for sustainable homes) following Planning Approval 2012/20047.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>04/12/2015</td>
<td>2015/26391</td>
<td>36, COMMON LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4HA</td>
<td>Full Planning - Proposed extension and alterations to existing restaurant</td>
<td>Refused</td>
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### Fairfield and Howley

<table>
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<tr>
<td>11/11/2015</td>
<td>2015/26660</td>
<td>26, Connaught Avenue, Fairfield and Howley, Warrington, WA1 3DA</td>
<td>Householder - Proposed two storey side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/11/2015</td>
<td>2015/26599</td>
<td>2, HOWLEY LANE, FAIRFIELD AND HOWLEY, WARRINGTON, WA1 2HD</td>
<td>Advertisement Consent - Advertisement consent for 1 fixed Sign to 1st floor elevation 2 flags + Poles to side Garden</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>16/11/2015</td>
<td>2015/26579</td>
<td>NEW CARE HOME, NORRIS STREET, WARRINGTON, WA2 7RP</td>
<td>TPO - Works to tree’s covered by TPO 453, proposed works to Ash T1 &amp; Sycamore T2</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>17/11/2015</td>
<td>2015/26409</td>
<td>Land at Church Street and Farrell Street</td>
<td>Discharge of Condition - Proposed discharge of Condition 3 Acoustically Treated Mechanical Ventilation System ? House Plots 28-31 Condition 8 Acoustically Treated Mechanical Filtered Ventilation System ? Apartments Condition 11 Rear Wall ? plots 1, 2 &amp; 3 Condition 15 (highways improvements) Condition 16 (surface water drainage system) Condition 17 (Japanese knotweed (fallopia japonica), Himalayan Balsam (Impatiens glandulifera) and Rhododendron shall be eradicated from the site</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>18/11/2015</td>
<td>2015/26767</td>
<td>30, OAKLAND STREET, FAIRFIELD AND HOWLEY, WARRINGTON, WA1 3DB</td>
<td>42 day householder Prior Approval - proposed single storey rear extension elevation to extend by 3.524 metres from the rear wall, maximum height of 3.87 metres and the height of the extension to the eaves is to be 2.76 metres</td>
<td>Prior Approval Not Required</td>
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<tr>
<td>25/11/2015</td>
<td>2015/26494</td>
<td>LIDL, FENNEL STREET, WARRINGTON, WA1 2PA</td>
<td>Full Planning - Proposed extension and external refurbishment of existing retail store and rearrangement of car park and servicing facilities.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>26/11/2015</td>
<td>2015/26856</td>
<td>Land bounded by Howley Lane and River Mersey, Howley Lane, Warrington, Cheshire</td>
<td>Discharge of Condition - Proposed Discharge of Condition 10 A: Remediation and Verification: Following completion of all measures, a Verification/Validation/Completion Report must be produced and submitted to the LPA for approval from previous approved application 2014/23145</td>
<td>Condition Discharged</td>
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<tr>
<td>Decision date</td>
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<tr>
<td>09/11/2015</td>
<td>2015/26719</td>
<td>3, KEEPERS ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 3HD</td>
<td>Section 192 Certificate - Proposed single storey kitchen/family room extension to rear elevation</td>
<td>Approved</td>
</tr>
<tr>
<td>10/11/2015</td>
<td>2015/26694</td>
<td>32, WEASTE LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 3JT</td>
<td>Householders - Proposed single storey front extension and adjusted garden walls and steps</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>16/11/2015</td>
<td>2015/26609</td>
<td>143, THELWALL NEW ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2HR</td>
<td>Householder - Proposed two storey side and rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>17/11/2015</td>
<td>2015/26376</td>
<td>THELWALL HEYES, CLIFF LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2TS</td>
<td>Full Planning - Proposed Conversion and Alteration of Existing Outbuilding to Provide One Dwelling</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>17/11/2015</td>
<td>2015/26377</td>
<td>THELWALL HEYES, CLIFF LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2TS</td>
<td>Listed Building - Proposed Conversion and alteration of existing outbuilding to provide one dwelling</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>19/11/2015</td>
<td>2015/26594</td>
<td>18, BEECH AVENUE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2HU</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
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<tr>
<td>23/11/2015</td>
<td>2015/26687</td>
<td>21, POYNTON CLOSE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2NG</td>
<td>Householder - Proposed two storey rear extension and garage conversion into store and utility room</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>24/11/2015</td>
<td>2015/26637</td>
<td>LAND ADJACENT TO THE BRIDGE HOUSE, STOCKPORT ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2SZ</td>
<td>Discharge of Condition - Proposed discharge of condition 14 (scheme for the repair/restoration) on previously approve application 2014/24149</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>24/11/2015</td>
<td>2015/26623</td>
<td>19, HUNTS LANE, STOCKTON HEATH, WARRINGTON, WA4 2DU</td>
<td>Householder - Proposed single storey front porch extension, single storey side extension, dormer roof extension to front and rear and replacement roof to existing orangery</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>03/12/2015</td>
<td>2015/26630</td>
<td>8, BARLEY ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2EZ</td>
<td>Full Planning - Proposed Installation of 3 bicycle stands (at Barley Road shops, Thelwall)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>03/12/2015</td>
<td>2015/26634</td>
<td>156, KNUTSFORD ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2QU</td>
<td>Full Planning - Proposed Installation of 3 bicycle stands (at Knutsford Road Co-op, Grappenhall)</td>
<td>Approved with Conditions</td>
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## GRAPPENHALL AND THELWALL

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<tr>
<td>04/12/2015</td>
<td>2015/26817</td>
<td>ST WILFREDS CHURCH, CHURCH LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 3EP</td>
<td>TPO Conservation area - Removal of three mature, Mountain Ash</td>
<td>Approved</td>
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<tr>
<td>07/12/2015</td>
<td>2015/26702</td>
<td>239, THELWALL NEW ROAD, GRAPPENHALL AND THELWALL, WARRINGTON</td>
<td>Full Planning - Demolition of existing convenience store and hairdressers and erection of six, two and a half storey houses in two blocks, parking and landscaping.</td>
<td>Refused</td>
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## GREAT SANKEY NORTH

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<tr>
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<tr>
<td>23/11/2015</td>
<td>2015/26624</td>
<td>9, CEDAR ROAD, GREAT SANKEY, WARRINGTON, WA5 3BU</td>
<td>Householder - Proposed conversion of existing garage to study and utility room with bay window to front elevation</td>
</tr>
<tr>
<td>30/11/2015</td>
<td>2015/26701</td>
<td>21, FRASER ROAD, GREAT SANKEY, WARRINGTON, WA5 3PQ</td>
<td>Householder - Proposed first floor side extension; single storey rear extension and loft conversion with rooflights to rear roof plane</td>
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<td>Approved with Conditions</td>
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## GREAT SANKEY SOUTH

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<tr>
<td>26/11/2015</td>
<td>2015/26812</td>
<td>14, BROOK DRIVE, GREAT SANKEY, WARRINGTON, WA5 1RY</td>
<td>42 Day Householder Prior Approval - Orangery to the rear of the property to extend by 4 metres from the rear wall, maximum height of 3.328 metres and the height of the extension to the eaves is to be 2.408 metres.</td>
<td>Prior Approval Not Required</td>
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<tr>
<td>03/12/2015</td>
<td>2015/26273</td>
<td>157, SYCAMORE LANE, GREAT SANKEY, WARRINGTON, WA5 1LY</td>
<td>Householder - Proposed 2 car garage to front</td>
<td>Refused</td>
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<tr>
<td>03/12/2015</td>
<td>2015/26277</td>
<td>157, SYCAMORE LANE, GREAT SANKEY, WARRINGTON, WA5 1LY</td>
<td>Householder - Retrospective demolition of existing garage and construction of single storey extension to side</td>
<td>Approved</td>
</tr>
<tr>
<td>03/12/2015</td>
<td>2015/26680</td>
<td>6, LYNHAM AVENUE, GREAT SANKEY, WARRINGTON, WA5 1LQ</td>
<td>Householder- Proposed two Storey Side Extension</td>
<td>Approved with Conditions</td>
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</table>
## HATTON, STRETTON AND WALTON

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<tr>
<td>18/11/2015</td>
<td>2015/26672</td>
<td>100, WHITEFIELD ROAD, WARRINGTON, WA4 6NE</td>
<td>TPO - Proposed removal of trees ref T3 Horse chesnut, T5 Norway Maple, G7 Holly, G8 Rhododen dron shrub, T9 Atlantic Blue Cedar and H12 Cherry Laurel (within W1 TPO 13)</td>
<td>Part approved/part refused</td>
</tr>
<tr>
<td>19/11/2015</td>
<td>2015/26809</td>
<td>16, FOXHILLS CLOSE, STRETTON, WARRINGTON, WA4 5DH</td>
<td>Lawful Development Certificate (Section 192 Certificate) - Proposed single storey side extension</td>
<td>Approved</td>
</tr>
<tr>
<td>30/11/2015</td>
<td>2015/26678</td>
<td>1, BROOKWOOD CLOSE, WALTON, WARRINGTON, WA4 6NY</td>
<td>TPO - Proposed crown lift to 3 Lime trees situated in the front garden by approximately 5m to clear highway and rebalance property side and crown thin to increase wind and light permeation.</td>
<td>Approved</td>
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### Latchford East

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<tbody>
<tr>
<td>20/11/2015</td>
<td>2015/26582</td>
<td>Land to the north of, Thelwall Lane, Warrington</td>
<td>Full Planning - To develop a small scale standby electricity generation plant in individual sound proof containers (re-submission of 2015/26111)</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
# Latchford West

<table>
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<tr>
<th>Decision date</th>
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<tr>
<td>09/11/2015</td>
<td>2015/26563</td>
<td>22, IRWELL ROAD, LATCHFORD, WARRINGTON, WA4 6BA</td>
<td>Householder - Proposed double storey side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>16/11/2015</td>
<td>2015/26603</td>
<td>Vacant Scrubland, Land to the north of 1 Coopers Place, Stockton Heath, Warrington, WA4 6NN</td>
<td>TPO - Proposed removal of Trees T4 (lime) and T3 (ash) as identified within TPO 357</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>30/11/2015</td>
<td>2015/26760</td>
<td>102, GAINSBOROUGH ROAD, LATCHFORD, WARRINGTON, WA4 6BN</td>
<td>Full Planning - Single storey front shop/display room area 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>09/11/2015</td>
<td>2015/26635</td>
<td>12, OUGHTRINGTON CRESCENT, LYMM, WARRINGTON, WA13 9JD</td>
<td>Householder - Proposed single storey kitchen/family room extension to rear elevation plus loft conversion.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>09/11/2015</td>
<td>2015/26746</td>
<td>3, MILL LANE, LYMM, WARRINGTON, WA13 9SD</td>
<td>Discharge of Conditions - Application to discharge Condition 3 (Materials) and Condition 6 (Service yard and fence enclosure) following previously approved application 2015/25495</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>16/11/2015</td>
<td>2015/26662</td>
<td>Land adjacent to, The Nook, Stage Lane, Lymm, Warrington, WA13 9JB</td>
<td>Full Planning - Proposed new dwelling within residential curtilage of existing dwelling</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>16/11/2015</td>
<td>2015/26663</td>
<td>Land adjacent to, The Nook, Stage Lane, Lymm, Warrington, WA13 9JB</td>
<td>Listed Building - Listed Building application for proposed new dwelling within residential curtilage of existing dwelling</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>17/11/2015</td>
<td>2015/26703</td>
<td>MOAT HOUSE, LYMM HALL, RECTORY LANE, LYMM, WARRINGTON, WA13 0AJ</td>
<td>Tree works application - Conservation area notification to remove T17 - multi-stemmed Elder which is of poor form and suppressed and Request for the removal of small self-sown oak adjacent to T18 &amp; T19. TPO works application relating to G2 TPO 374 . Request for some minor crown lifting and 10% thinning to west-facing boundary trees T20, T21, T22, T23, T24, T25, T26. West-facing (looking onto Mayfield to remain unchanged)</td>
<td>Approved</td>
</tr>
<tr>
<td>18/11/2015</td>
<td>2015/26618</td>
<td>45, WHITBARROW ROAD, LYMM, WARRINGTON, WA13 9AW</td>
<td>Householder - Proposal to demolish existing garage and outbuildings and construct new double garage with single storey office/study extension to front of dwelling</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/11/2015</td>
<td>2015/26726</td>
<td>9, ASHFIELD CLOSE, LYMM, WARRINGTON, WA13 9HW</td>
<td>Full Planning - Proposal to change the garage flat roof to a dual pitch roof</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/11/2015</td>
<td>2015/26730</td>
<td>46, STATHAM AVENUE, LYMM, WARRINGTON, WA13 9NL</td>
<td>Householder-Proposed bedroom/bathroom over existing garage to side elevation and front canopy</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
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<tr>
<td>19/11/2015</td>
<td>2015/26766</td>
<td>Land adjacent to Birchbrook Road and Chaise Meadow, Heatley, Lymm, Warrington, WA13</td>
<td>Advertisement - Application for advertisement consent for a proposed internally illuminated roadside Totem sign (3.5m in height x 1.8m width x 0.5m depth)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/11/2015</td>
<td>2015/26688</td>
<td>8, BIRCHFIELD ROAD, LYMM, WARRINGTON, WA13 9HL</td>
<td>Householder - Proposed ground floor rear extension and first floor dormers to front and rear elevations.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/11/2015</td>
<td>2015/26677</td>
<td>90, HIGHER LANE, LYMM, WARRINGTON, WA13 0BY</td>
<td>Householder - Proposed loft conversion with construction of dormer on rear elevation</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>23/11/2015</td>
<td>2015/26681</td>
<td>123, BUCKLOW GARDENS, LYMM, WARRINGTON, WA13 9RN</td>
<td>Householder - Proposed partial garage conversion</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>24/11/2015</td>
<td>2015/26674</td>
<td>61, SCHOLARS GREEN LANE, LYMM, WARRINGTON, WA13 0PS</td>
<td>Householder - Proposed two storey side extension, single storey rear extension and extended porch</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>24/11/2015</td>
<td>2015/26649</td>
<td>32, CHURCH ROAD, LYMM, WARRINGTON, WA13 0QQ</td>
<td>TPO - Removal of Sycamore tree and the stump killed</td>
<td>Approved</td>
</tr>
<tr>
<td>26/11/2015</td>
<td>2015/26643</td>
<td>18A, HIGHER LANE, LYMM, WARRINGTON, WA13 0AZ</td>
<td>TPO - Sycamore T10 - To remove the “step” within the crown; thin the regrowth from previous pruning work (July 2011); to rebalance &amp; thin the crown; remove deadwood &amp; potentially hazardous overhanging limbs as required.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>26/11/2015</td>
<td>2015/26725</td>
<td>THE GABLES COACH HOUSE, BROOKFIELD ROAD, LYMM, WARRINGTON, WA13 0PZ</td>
<td>Householder - Retrospective application for retention of detached brick built single garage to front of detached coach house</td>
<td>Refused</td>
</tr>
<tr>
<td>26/11/2015</td>
<td>2015/26777</td>
<td>20A, BROOKFIELD ROAD, LYMM, WARRINGTON, WA13 0PZ</td>
<td>Householder- Proposed creation of new vehicular access point to Coach House.</td>
<td>Refused</td>
</tr>
<tr>
<td>30/11/2015</td>
<td>2015/26955</td>
<td>44, WELLCROFT GARDENS, LYMM, WARRINGTON, WA13 0LU</td>
<td>Lawful Development Certificate (Section 192 Certificate) - Proposed single storey extension to rear of house with new access through bi-fold doors.</td>
<td>Approved</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>30/11/2015</td>
<td>2015/26689</td>
<td>96, BOOTHS HILL ROAD, LYMM, WARRINGTON, WA13 0EP</td>
<td>Householder - Proposed demolition of existing rear extension and replace with new rear extension and wraparound to side elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>30/11/2015</td>
<td>2015/26736</td>
<td>45, WHITESANDS ROAD, LYMM, WARRINGTON, WA13 9LJ</td>
<td>Householder - Proposed bedroom extension over existing kitchen to rear elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>30/11/2015</td>
<td>2015/26683</td>
<td>2, POOL BANK GARDENS, LYMM, WARRINGTON, WA13 9AS</td>
<td>Householder - Proposed single Storey dining room/garden room extension to side elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/12/2015</td>
<td>2015/26749</td>
<td>8, WAYSIDE CLOSE, LYMM, WARRINGTON, WA13 0NG</td>
<td>Lawful Development Certificate (Section 192) - Proposed two storey rear extension</td>
<td>Refused</td>
</tr>
<tr>
<td>03/12/2015</td>
<td>2015/26906</td>
<td>Sewage Works off, Reddish Lane, Lymm, WARRINGTON</td>
<td>Non Material Amendment - Proposed variation to condition 3 (contaminated land condition) on previously approved plan 2012/21055 to allow implementation without the requirement to submit a remediation scheme prior to commencement of the development approved</td>
<td>Approved</td>
</tr>
</tbody>
</table>
## Orford

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<thead>
<tr>
<th>Decision date</th>
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<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
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</thead>
<tbody>
<tr>
<td>03/12/2015</td>
<td>2015/26840</td>
<td>40, ORFORD GREEN, ORFORD, WARRINGTON, WA2 8PL</td>
<td>Full Planning - Proposed two storey extension (to side and rear of existing shop and residential unit) to provide 2 additional dwelling units.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>03/12/2015</td>
<td>2015/26768</td>
<td>Orford Clinic, Capesthorne Road, Warrington, WA2 9AR</td>
<td>Full Planning - Provision of air conditioning units for Portable Building</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>09/11/2015</td>
<td>2015/26659</td>
<td>38 , Withycombe Road, Penketh, Warrington, WA5 2QJ</td>
<td>Householder - Proposed Side and rear wrap around single storey pitched roof extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>13/11/2015</td>
<td>2015/26739</td>
<td>3, INGLENOOK ROAD, PENKETH, WARRINGTON, WA5 2LB</td>
<td>42 Day Householder Prior Approval - Single storey rear extension with rear facing Windows and skylights and side facing French doors to extend by 3.037 metres from the rear wall, maximum height of 3.95 metres and the height of the extension to the eaves is to be 2.7 metres.</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>18/11/2015</td>
<td>2015/26759</td>
<td>131, WARRINGTON ROAD, PENKETH, WARRINGTON, WA5 2EN</td>
<td>42 Day Householder Prior Approval - Single Storey Rear extension to extend by 6 metres from the rear wall, maximum height of 3.7 metres and the height of the extension to the eaves is to be 2.3 metres.</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>20/11/2015</td>
<td>2015/26531</td>
<td>ST JOSEPHS CATHOLIC CHURCH, MEETING LANE, PENKETH, WARRINGTON, WA5 2BB</td>
<td>Full Planning - Proposed construction of a storage unit</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>26/11/2015</td>
<td>2015/26732</td>
<td>1, THE PARK, PENKETH, WARRINGTON, WA5 2SG</td>
<td>Householder - Proposed single storey and two storey extension to rear</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>26/11/2015</td>
<td>2015/26729</td>
<td>LAND AT FORMER PENKETH COURT, FARNWORTH ROAD, PENKETH, WARRINGTON, WA5 2RZ</td>
<td>Discharge of condition - Proposed discharge of conditions 12 (Acoustic Trickle vents) and 14 (Contaminated Land) on previously approved application 2013/22562</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>09/11/2015</td>
<td>2015/26847</td>
<td>18, Buttermere Avenue, Poplars and Hulme, Warrington, WA2 0NJ</td>
<td>Section 192 Certificate - Proposed extension to rear of house, new window to side of house.</td>
<td>Approved</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
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<tr>
<td>30/11/2015</td>
<td>2015/26722</td>
<td>63, St Bridgets Close, Poulton-With-Fearnhead, Warrington, WA2 0EW</td>
<td>Householder - Proposed two storey side extension and extension of the existing driveway.</td>
<td>Approved with Conditions</td>
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</table>
# Delegated Decisions

## Poulton South

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
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<th>Decision type</th>
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</thead>
<tbody>
<tr>
<td>19/11/2015</td>
<td>2015/26629</td>
<td>9, FIR GROVE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 3JF</td>
<td>Householder - Proposed two storey rear extension and single storey workshop/studio in rear garden</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/11/2015</td>
<td>2015/26644</td>
<td>552, MANCHESTER ROAD, WARRINGTON, WA1 3UA</td>
<td>Outline Application - Outline application with all matters reserved for the demolition the existing single storey buildings and replace with a pair of semi detached houses.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>24/11/2015</td>
<td>2015/26670</td>
<td>18, LIMETREE AVENUE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 4HX</td>
<td>Householder - Proposed single storey rear extension and two storey side extension</td>
<td>Refused</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<td>Development description</td>
<td>Decision type</td>
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<tr>
<td>09/11/2015</td>
<td>2015/26715</td>
<td>Moss Farm, Moss Lane, Off Dam Lane, Glazebrook, WARRINGTON, Cheshire, WA3 6LG</td>
<td>Prior Notification of Agricultural development - Proposed steel framed agricultural building for hay and fodder storage.</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>09/11/2015</td>
<td>2015/26810</td>
<td>525, MANCHESTER ROAD, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 6JU</td>
<td>Section 192 Certificate - Proposed single storey rear extensions</td>
<td>Approved</td>
</tr>
<tr>
<td>09/11/2015</td>
<td>2015/26805</td>
<td>Woodside Barn, Manchester Road, RIXTON-WITH-GLAZEBROOK, Warrington, WA3 6EA</td>
<td>Discharge of Condition - Proposed discharge of condition 4: details of new Boundary Treatments to be submitted. Previous application 2015/25374</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>09/11/2015</td>
<td>2015/26671</td>
<td>9, MONROE CLOSE, WOOLSTON, WARRINGTON, WA1 4LW</td>
<td>Lawful Development Certificate (Section 191) - Existing rear dormer extension.</td>
<td>Approved</td>
</tr>
<tr>
<td>09/11/2015</td>
<td>2015/26564</td>
<td>324, MANCHESTER ROAD, WOOLSTON, WARRINGTON</td>
<td>Full Planning - Proposed Change of use from office accommodation to domestic use, with demolition of existing garage/utility and replacement with bedroom, utility &amp; w.c with pitched roof.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/11/2015</td>
<td>2015/26393</td>
<td>CLEVELANDS FARM, MOSS SIDE LANE, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 6HQ</td>
<td>Discharge of Condition - Proposed discharge of Condition 10 (Access Details) on previous approved application 2015/26020</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>03/12/2015</td>
<td>2015/26029</td>
<td>212, MANCHESTER ROAD, WOOLSTON, WARRINGTON, WA1 4DE</td>
<td>Full Planning - Erection of a detached house and detached double 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>NULL</td>
<td>2015/26934</td>
<td>STOCKTON HEATH METHODIST CHURCH, WALTON ROAD, WARRINGTON, WA4 6NL</td>
<td>Full Planning - Proposed 2no. infill extensions</td>
<td></td>
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<tr>
<td>09/11/2015</td>
<td>2015/26653</td>
<td>1, CAMBRIDGE CLOSE, STOCKTON HEATH, WARRINGTON, WA4 6SF</td>
<td>Householder - Proposed double storey kitchen, garage and bedroom extension to side and rear elevations.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>16/11/2015</td>
<td>2015/26611</td>
<td>57, West Avenue, Stockton Heath, Warrington, WA4 6HX</td>
<td>Householder - Proposed two story rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>17/11/2015</td>
<td>2015/26575</td>
<td>126, WALTON ROAD, WARRINGTON, WA4 6NP</td>
<td>Householder - Proposed driveway expansion and resurfacing, expanding the current driveway to include what currently is a lawned area on the front of the property and new access gate.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>17/11/2015</td>
<td>2015/26600</td>
<td>146, LONDON ROAD, WARRINGTON, WA4 6LE</td>
<td>Full Planning - Proposed Change of Use from Beauty Therapist Establishment (Sui Generis) to Office Use (A2/B1)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/11/2015</td>
<td>2015/26539</td>
<td>18, ARLEY AVENUE, STOCKTON HEATH, WARRINGTON, WA4 2AZ</td>
<td>Householder - Proposed Single storey front and side extension, two storey side and rear extension providing new playroom, WC/shower, en-suite, utility and extended kitchen.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/11/2015</td>
<td>2015/26610</td>
<td>26, Greenbank Gardens, Stockton Heath, Warrington, WA4 2DR</td>
<td>Householder- Proposed single storey side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/11/2015</td>
<td>2015/26710</td>
<td>22, MITCHELL STREET, STOCKTON HEATH, WARRINGTON, WA4 6LS</td>
<td>Discharge of Condition - Proposed discharge of condition 5 (Existing and proposed levels across site including finished slab levels of all proposed buildings, proposed plans shall include a level (e.g. highway or footpath) adjacent to the site that will remain fixed/unchanged)</td>
<td>Condition Discharged</td>
</tr>
</tbody>
</table>
## STOCKTON HEATH

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
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<tbody>
<tr>
<td>26/11/2015</td>
<td>2015/26762</td>
<td>11, SWANAGE CLOSE, STOCKTON HEATH, WARRINGTON, WA4 2YZ</td>
<td>Householder - Proposed single storey side extension to an existing three bedroom semi detached property consisting of a new kitchen and utility room. The existing single garage adjoined to the garage of No 10 Swanage Close will be demolished to make way for the new extension. Including the making good of the party wall of the garages.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>30/11/2015</td>
<td>2015/26974</td>
<td>9, Sandy Lane, Stockton Heath, Warrington, WA4 2AY</td>
<td>Section 192 Certificate - Proposed single storey side and rear extension</td>
<td>Refused</td>
</tr>
<tr>
<td>01/12/2015</td>
<td>2015/26787</td>
<td>11, ACKERS LANE, STOCKTON HEATH, WARRINGTON, WA4 2BZ</td>
<td>Householder - Proposed two storey side extension and alteration of roof design of existing single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>03/12/2015</td>
<td>2015/26586</td>
<td>44, Raymond Avenue, Stockton Heath, Warrington, WA4 2XE</td>
<td>Householder- proposed two storey side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>03/12/2015</td>
<td>2015/26891</td>
<td>81A, GRAPPENHALL ROAD, STOCKTON HEATH, WARRINGTON, WA4 2AR</td>
<td>Demolition - Proposed Demolition of Laburnum Tree Farmhouse</td>
<td>Prior Approval Not Required</td>
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## Westbrook

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<tr>
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<tr>
<td>09/11/2015</td>
<td>2015/26727</td>
<td>92, CASTLE GREEN, WARRINGTON, WA5 7XA</td>
<td>Section 192 Certificate - Proposed single storey rear extension to provide downstairs bedroom and wetroom</td>
<td>Approved</td>
</tr>
<tr>
<td>09/11/2015</td>
<td>2015/26558</td>
<td>Plot 7a, Zone 7, Omega South, Warrington</td>
<td>Discharge of Condition - Proposed Discharge of Condition 32 (Habitat Management Plan) on approved application 2014/23290</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>24/11/2015</td>
<td>2015/26673</td>
<td>910, EUROPA BOULEVARD, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 7TY</td>
<td>Section 191 Certificate - Lawful Development Certificate for an existing operation for laying of a section of foul sewer to serve a proposed extension to the IKEA store</td>
<td>Approved</td>
</tr>
<tr>
<td>24/11/2015</td>
<td>2015/26650</td>
<td>9, WESTBROOK CENTRE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 8UG</td>
<td>Advertisement - Red Dibond panel fascia sign hung from roller shutter box with projecting letters black aluminium surrounds and white faces with internal static LED lighting.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>24/11/2015</td>
<td>2015/26651</td>
<td>9, WESTBROOK CENTRE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 8UG</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 4 (Materials of construction of the shopfront) following Planning Approval 2015/26286.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>24/11/2015</td>
<td>2015/26799</td>
<td>910, EUROPA BOULEVARD, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 7TY</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 1 (the development must begun not later than three years from the date of the permission) following Planning Approval 2012/20304.</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>26/11/2015</td>
<td>2015/26690</td>
<td>40, Grant Close, Burtonwood and Westbrook, Warrington, WA5 9QY</td>
<td>Householder - Proposed two storey side and single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/11/2015</td>
<td>2015/26661</td>
<td>One Stop Store Units 1 &amp; 2, Callands Centre, Callands Road, Burtonwood and Westbrook, Warrington, WA5 9RJ</td>
<td>Full Planning - The installation of Air conditioning apparatus at the rear, and alterations to the shopfront glazing system</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Westbrook

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
</tr>
</thead>
<tbody>
<tr>
<td>01/12/2015</td>
<td>2015/26793</td>
<td>THE HUT GROUP, SKYLINE DRIVE, WARRINGTON, WA5 3TP</td>
<td>Advertisement - Application for consent to display 8 internally illuminated signs</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Delegated Decisions

### Delegated 16th December 2015

### Whittle Hall

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
</tr>
</thead>
<tbody>
<tr>
<td>09/11/2015</td>
<td>2015/26639</td>
<td>39, MOSSDALE CLOSE, GREAT SANKEY, WARRINGTON, WA5 3RZ</td>
<td>Full Planning - Proposed first floor bedroom extension above the existing single storey garage</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>09/11/2015</td>
<td>2015/26558</td>
<td>Plot 7a, Zone 7, Omega South, Warrington</td>
<td>Discharge of Condition - Proposed Discharge of Condition 32 (Habitat Management Plan) on approved application 2014/23290</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>10/11/2015</td>
<td>2015/26350</td>
<td>WHITTLE HALL FARM, WHITTLE HALL LANE, GREAT SANKEY, WARRINGTON, WA5 3AQ</td>
<td>Full Planning (Major) - Proposed demolition of existing buildings with the erection of a two storey 74 Bed Care Home</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>10/11/2015</td>
<td>2015/26656</td>
<td>Land adjacent to Orion Boulevard, Omega South, Warrington, WA5</td>
<td>Non Material Amendment - Erection of primary and secondary substations, with associated access road, hard surfacing, drop kerbs and fencing /gates to serve Omega South - Revised proposals</td>
<td>Approved</td>
</tr>
<tr>
<td>19/11/2015</td>
<td>2015/26745</td>
<td>Land Bounded by Lingley Green Avenue, Omega South</td>
<td>Discharge of Condition - Proposed Discharge of Conditions 12 (Site investigation) and 13 (Remediation) following previously approved application 2015/25467</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>01/12/2015</td>
<td>2015/26793</td>
<td>THE HUT GROUP, SKYLINE DRIVE, WARRINGTON, WA5 3TP</td>
<td>Advertisement - Application for consent to display 8 internally illuminated signs</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>03/12/2015</td>
<td>2015/26755</td>
<td>15, VINCENT CLOSE, GREAT SANKEY, WARRINGTON, WA5 8TA</td>
<td>Householder - Amended proposals on previously approved application 2015/26417 to demolish existing Conservatory at the rear of the property and base removed with new brick extension to the rear</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>