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 September 2015

Development Management Committee

Wednesday, 16 September 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

AGENDA

Part 1

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

Item
1. Apologies for Absence

To record any apologies received.

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

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

   To confirm the minutes of the meeting held on 26 August 2015 as a correct record.

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

   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
DEVELOPMENT MANAGEMENT COMMITTEE

26 August 2015

Present: Councillor T McCarthy (Chairman)
Councillors B Barr, P Carey, A Heaver, L Murphy, B Axcell
(Substituting for J Wheeler) J Richards, S Woodyatt

DM30  Apologies for Absence

Apologies for absence were received from Councillors F Rashid, L Morgan, J Wheeler and S Wright.

DM31  Code of Conduct – Declarations of Interest

<table>
<thead>
<tr>
<th>Councillor</th>
<th>Minute</th>
<th>Reason</th>
<th>Action</th>
</tr>
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<tbody>
<tr>
<td>L Murphy</td>
<td>DM27</td>
<td>Councilor Murphy was the ward member for the area and Member of Stockton Heath Parish Council.</td>
<td>Councilor Murphy stood down from the Committee and spoke as the ward member.</td>
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DM32  Minutes

Resolved,

That the minutes of the meeting held on 5 August 2015 were agreed as a correct record and signed by the Chairman.

DM33  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.

DM34 2015/25898 – 101 Walton Road, Warrington, WA4 6NR – Full Planning – Proposed conversion of existing Garage to create a separate dwelling, plus re-building of existing Vinery to create Garden Store / Bike Store (Resubmission of 2015/25584)

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 application.

Members considered the information set out in the update report.
Resolved,

That the application 2015/25898 be approved subject to conditions as recommended and subject to following changes/additional conditions;
(1) Conditions 2 & 3 to be amended to refer to amended plans received 26.08.15
(2) Additional condition for amended plans to be submitted to show reduced ridge height of the two proposed dormer windows.

DM35 2015/226057 – Land to the side of 2, Whitefield Road, Stockton Heath, Warrington, WA4 6LZ – Full Planning – Application for change of use of spare land to residential curtilage (Retrospective)

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 application.

Members considered the information set out in the update report.

Resolved,

That the application 2015/226057 be approved with conditions as recommended and subject to additional condition to require visibility splay clearance of frontage planting to be kept no higher than 0.6m for visibility of 2.4m X 43m.

DM36 2015/26216 – The Market Multi Storey Car Park, Moulders Lane, Bewsey & Whitecross, Warrington, WA1 2FA – Advertisement consent – Application for the relocation of an existing non illuminated advertisement banner

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

Resolved,

That the application 2015/26216 be approved subject to conditions as set out in the report.
DM37 2015/26108 – Grappenhall St Wilfreds CE Primary School, Church Lane, Grappenhall & Thelwall, Warrington, WA4 3EP – Full Planning – Proposed New Canopy

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

Resolved,

That the application 2015/26108 be approved subject to conditions as set out in the report.

DM38 Planning Appeal Decisions for period 4 July to 13 August 2015

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

<table>
<thead>
<tr>
<th>Application Appeal Reference</th>
<th>Location and Description</th>
<th>Committee / Delegated Decision</th>
<th>Appeal Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>APP/M0655/C/13/2197257 &amp; 2197258</td>
<td>Grappenhall Lodge (Enforcement) Cartridge Lane, Grappenhall, Warrington, WA4 4SQ</td>
<td>N/A</td>
<td>Enforcement notice corrected</td>
</tr>
<tr>
<td>APP/M0655/W/15/3007983</td>
<td>Oakview Yew Tree Farm, Broad Lane, Grappenhall, Warrington, WA4 3HT (appeal)</td>
<td>Refused</td>
<td>Dismissed</td>
</tr>
<tr>
<td>APP/M0655/W/15/3007983</td>
<td>Oakview Yew Tree Farm, Broad Lane, Grappenhall, Warrington, WA4 3HT (costs)</td>
<td>N/A</td>
<td>Refused</td>
</tr>
<tr>
<td>APP/M0655/W/15/3009709</td>
<td>Yew Tree Farm, Broad Lane, Grappenhall, Warrington, WA4 3HT (appeal)</td>
<td>Refused</td>
<td>Dismissed</td>
</tr>
<tr>
<td>APP/M0655/W/15/3009709</td>
<td>Yew Tree Farm, Broad Lane, Grappenhall, Warrington, WA4 3HT (costs)</td>
<td>N/A</td>
<td>Refused</td>
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</tbody>
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Resolved,

That the report be noted.

Signed…………………………

Dated ………………………
<table>
<thead>
<tr>
<th>Item</th>
<th>Page</th>
<th>App number</th>
<th>App Location/Description</th>
<th>Recommendation</th>
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<tbody>
<tr>
<td>1</td>
<td>3</td>
<td>2015/26031</td>
<td>SIROCCO, MUSTARD LANE, CROFT, WARRINGTON, WA3 7BG Full Planning - Proposed Extension to the existing stable barn and alterations to internal layout of the building, removing the car garage/workshop use and providing a further 5 no. loose boxes, hay storage, feed storage, wash boxes, tack room and washing room. Internal alterations to the existing stable yard office for change of use to groom's accommodation and facilities. Creation of a new all-weather outdoor arena</td>
<td>Approve</td>
</tr>
<tr>
<td>2</td>
<td>23</td>
<td>2015/26062</td>
<td>LAND WITHIN WARRINGTON TOWN CENTRE BOUNDED BY, ACADEMY STREET, ACADEMY WAY, BANK STREET, MOULDER S LANE, BRIDGE STREET, UNION STREET HORROCKS LANE, WARRINGTON Reserved Matters - Proposed construction of a building to accommodate Class A1 market use for a temporary period (until a new, permanent facility for Warrington Market is constructed), together with public realm improvements and other associated works. Building to be subdivided as required into a series of units for a range of flexible commercial, retail, leisure and other uses (A1 Retail, A2 Financial &amp; Professional services, A3 Restaurants &amp; Cafe, D1 library, D2 leisure) on cessation of the</td>
<td>Approve</td>
</tr>
<tr>
<td>No.</td>
<td>Code</td>
<td>Application Number</td>
<td>Location</td>
<td>Decision</td>
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<tr>
<td>3</td>
<td>42</td>
<td>2015/26126</td>
<td>CHERRY LANE FARM, CHERRY LANE, LYM, WARRINGTON, WA13 0NU</td>
<td>Approve</td>
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<tr>
<td></td>
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<td>Full Planning - Proposal to convert and extend the existing barn to form four dwellings</td>
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<tr>
<td>4</td>
<td>64</td>
<td>2015/26144</td>
<td>SHAW STREET RECREATION GROUND, SHAW STREET, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5SH</td>
<td>Approve</td>
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<tr>
<td></td>
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<td>Full Planning - Demolish the existing Shaw Street recreational changing facility and install a modular (steel) sports changing facility with club area and mini kitchen (Resubmission of Planning Application 2015/25674).</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>78</td>
<td>2015/26202</td>
<td>LAND ADJACENT TO SEVENOAKS, OLD PEWTERSPEAR LANE, APPETON, WARRINGTON, WA4 5NH</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>Full Planning - Proposed new detached dwelling and access following Outline consent application 2013/22405</td>
<td></td>
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</table>
ITEM 1

Application Number: 2015/26031

Location: Sirocco, Mustard Lane, Croft, Warrington, WA3 7BG

Ward: Culcheth, Glazebury And Croft

Development

Full Planning - Proposed Extension to the existing stable barn and alterations to internal layout of the building, removing the car garage/workshop use and providing a further 5 no. loose boxes, hay storage, feed storage, wash boxes, tack room and washing room. Internal alterations to the existing stable yard office for change of use to groom's accommodation and facilities. Creation of a new all-weather outdoor arena

Date Registered: 23-Jun-2015

Applicant: Mr Buxton

8/13/16 Week Expiry Date: 17-Aug-2015

Reason for Referral

This application is presented to Development Management Committee at the request of Councillor Chris Vobe.

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 Proposal

The site is occupied by a dwelling (Sirocco), which is accessed from Mustard Lane. The dwelling was the subject of a recent planning application to regularise its construction having not been built in accordance with the original approved details. To the north of the dwelling is a single storey building recently granted a lawful development certificate to authorise its use as an office. In addition to the dwelling and the office, there is an ancillary
outbuilding used for living accommodation, a brick stable/barn and timber stables. The latter two buildings are used for the stabling of horses. (The existing timber stables are outside the current application site and would be used as extra storage and isolation boxes, in case any horses become sick. They would also be used for new horses arriving at the establishment to stay in short term as an isolation facility away from the main stable barn in case they are carrying any illness).

The current proposal has three elements:
- Extension to the existing brick stable barn and alterations to internal layout of the building, removing the car garage/workshop use and provision of 10 loose boxes in total, hay storage, feed storage, wash boxes, tack room and washing room.
- Internal alterations to the existing stable yard office for change of use to groom's accommodation and facilities allowing 24 hour surveillance of the horses.
- Creation of a new 75m x 35m all-weather outdoor arena.

Relevant Planning History

2015/25426 Lawful Development Certificate (S191) - Existing use of Building as Office base for Barton Civil Engineers (BCE) – Approved 7th May 2015

2015/25521 Full Planning - Retrospective application to regularise the erection of a detached replacement dwelling – Approved 25th June 2015
2015/25078 Full Planning - Proposed change of use of private stables, menage and associated land to use as a livery (including retention of field track and re-positioning of field gate to public highway) – Withdrawn March 2015

2009/14493 Proposed replacement two storey dwelling – Approved – 21st May 2009

93/30553 Proposed steel portal framed building for stables and storage – Approved 2nd July 2003 (Condition 2 stated)

91/28306 Proposed stables & storage shed – Approved 15th January 1992 (Condition 2 stated)

Planning Policy

National Planning Policy Framework (NPPF)
Core Strategy (CS) Emerging Policy
Policy CS1 Overall Spatial Strategy – Delivering Sustainable Development
Policy CS4 Overall Spatial Strategy – Green Belt
Policy QE6 Environment and Amenity Protection
Policy QE7 Ensuring a High Quality Place
Notification Responses

Councillors
Letter received from Councillor Vobe - Croft councillors have been approached by residents through Croft Parish Council who have expressed concerns over the above application. Please can we request that this application is sent to committee for decision by members of Development Management due to the potential impact on the surrounding green belt land?

Croft Parish Council
Councillors object to the proposal for the existing office to be turned into accommodation. It is believed that this proposed residential development would harm the green belt. Members noted that the Planning Statement Point 4.1 referred to the proposal as offering the applicant private use of the converted facilities and wondered where any business associated with the proposal would be transacted?

Comment: The building would retain a small office area.

Members would welcome a veterinary assessment of the statements in Planning Statement 4.5 which refer to the need for a larger size outdoor equestrian arena.

Comment: The existing arena is considered to be too small to put up a full set of show jumps to be able to do the necessary training with young horses. The proposed arena is a sufficient size for a set of show jumps allowing the horses some room either side of the jumps to be controlled safely. The applicant has provided supporting information from Robrecht Cnockaert, the British Showjumping Team Veterinary Surgeon, as follows:

“I have been asked by Jonathan Buxton to support his planning application for a large menage (75m x 35m). Jonathan is a promising young showjumping rider who has qualified for the International classes at this year's Horse of the Year Show and is developing a good reputation as a producer of quality showjumpers. Today's modern showjumper is quite a big animal - we are wanting them to jump over fences that can be 1.6m high with a depth or ‘spread’ of 2.0m. In order to train these animals safely and effectively it is imperative that suitable facilities are available. This includes a suitable menage which needs to be large enough to contain a full set of 14-18 jumps. It is very important, especially for young and less experienced horses, to have sufficient room for them to make a mistake without hurting themselves, and potentially injuring the rider. A larger menage is thus a necessary requirement for the successful development of quality showjumpers.”

In the Design and Access Statement (4.1) the word 'currently' is used to describe site access. Does that foretell that the site access will change? Does the proposal have continuing, legally assured vehicular access along that gated track off Mustard Lane?

Comment: Any further development on the site would need to be considered at that time in light of any current policies.
It was noted that the Field Study for the Preliminary Ecological Appraisal was undertaken in heavy rain. Members felt this might limit accurate assessment and would prefer a reassessment in more clement weather.

**Comment:** [Ecological response to be reported]

Members would like to know in numerical terms what tree types would need to be removed to facilitate this proposal and the number and type of trees that would be planted in their place.

**Comment:** The planning application forms confirm that no trees would be influenced by the development.

Members wish to protect wildlife as much as possible. In that regard Members wondered if the proposal to extend the stable barn had considered making provision to accommodate roosting bats.

**Comment:** [Ecological response to be reported]

**Neighbours**

Letters of objection received from 3 neighbouring properties:

1. Application should be presented to the Planning Committee for consideration.
2. Additional buildings to be built to accommodate a commercial equestrian business involve increasing the current stable barn by over 35% to provide 10 loose boxes and other buildings to accommodate a commercial enterprise (a development away from the current sized private horse stables).
3. Creation of a second much larger all weather out door horse training facility than currently exists.
4. Change of use of office from a recently approved civil engineering office to a stable barn office with increased horse box traffic onto a blind bend at Mustard Lane.
5. Approximately a 75% increase in the maximum number of horses that would be stabled at Sirocco with a subsequent increase in the number of daytime staff entering and leaving the property along with potential buyers as part of the intention is to sell horses from this site. Therefore unlike a private dwelling with 5 – 7 of its own permanent stock there will be a significant regular inflow of stock as it changes hands and as more animals have to be taken care of.
6. Mustard Lane is a busy lane. Sirocco’s entrance is positioned within yards of a blind bend and increasing the amount of slow moving horse transporters at that blind bend increases the risk of danger to other road users.
7. Mustard Lane only has one narrow pavement for approximately ¼ mile along this stretch and around the blind bend. The pavement is on the side of Sirocco’s entrance and it is in regular use by the community. Many primary school children in Croft use that pavement to walk to St Lewis or Croft Primary school and young parents taking children to the Preschool in the Village hall regularly use this pavement.
8. Also, as both Mustard Lane at the front of Sirocco along with the narrower Heath Lane at it’s rear, form the only two arterial roads from
the surrounding villages and towns that feed the Croft Interchange (three motorways M6, M62 and M56) from the surrounding areas and as the road cannot be widened to add a pedestrian footpath on the other side of Mustard Lane, further traffic of any kind is likely to increase the safety risk to young local pedestrians.

9. A commercial premise with slow moving large vehicles, which obscure visibility, is not appropriate for the current proposal to use Mustard Lane as a commercial access area.

10. The scale of the current application does not harmonise with the adjacent buildings in the immediate residential area.

11. I object to the assertion that these proposals “respect local landscape character both in terms of immediate impact and from distant views”.

12. The proposed changes to the Sirocco site will be obvious to the 5 homes from on Mustard Lane that face the entrance and overlook Sirocco’s land adjacent to Mustard Lane. The changes to the site will require trees to be removed and the moment this happens the site will be fully visible from the bedrooms of the homes along Mustard Lane. Some proposed amendments appear to be between 30 – 50 meters from the existing homes and will become highly visible from the first floor rooms in 5 adjacent houses. This will be obvious when trees are removed to make way for the extensions to the current site layout.

13. Further objection relates to lighting that will accompany this new development.

14. It is implied that the future of Sirocco is in some way in at risk. I cannot understand how a newly built private home with office facilities and 9 acres in a countryside setting can be considered to be at risk. This application puts nothing back into the community instead if it were approved it would create greater disturbance and even risk to residents wellbeing. Sirocco is surrounded by working farmers who would be highly likely to increase their acreage of working land if appropriate land came onto the market at a market rate.

15. I believe that if this application is allowed it will result in gross over development of the existing site.

16. The last application ref. no.2015/25078 has not been fully resolved. The last applicant a Mr Barton put a hardcore roadway across the fields from Sirocco to Heath Lane a distance of several hundred metres without planning permission, as a result of his action he had to apply for retrospective planning for the roadway. The result of this application was that the planners were saying to Mr Barton that the roadway was not acceptable development which resulted in him withdrawing the application. He removed about 25 yards of the hardcore roadway from the junction with Heath Lane and reseeded that ground. The greater part of the roadway to Sirocco is still intact and appears to have been covered with sand. I understand that there were several other planning infringement with in the curtilage of Sirocco which have now been addressed but no reference was made to the illegal roadway. The roadway is still in place and being shown on the new application as an existing track and adjacent to the new arena. The track is also shown as running from Sirocco to Heath Lane again. I would like to reiterate from my objections to the previous application for this site. “There was
never an existing track prior to Mr Barton constructing his roadway between his premises and Heath Lane (see Google Earth).”

17. I would also like to take issue with the Sirocco Design & Access Statement (s.4.0). Currently access to the site is via a gated track off Mustard Lane. Does this imply that at a later date the “existing track” will be subject of a further application to use the already almost complete roadway to Heath Lane to access this new business? I would ask that this planning application be refused.

18. No notification to residents within 300m.
19. No mention of waste.
20. No evidence of business accounts to justify proposal.
21. Technology removes need for accommodation.
22. Farming businesses need the land.

Comment: See Observations Section regarding issues related to Green Belt, Highways and Residential Amenity. The application notification is in accordance with the Councils standards and is satisfactory. There is no evidence to suggest that the land is in significant demand for farming businesses, and no requirement to provide business accounts or satisfy a functional test in respect in the change of use of the office building. Any further development on the site would need to be considered at that time in light of any current policies. The unauthorised track is not included within the current application and is the subject of separate enforcement action. A waste area is included within the proposal adjacent to the barn / stable.

Consultation Responses

Environmental Health
No objections

Highways
No objections

Ecological Officer
To be reported

Observations

Green Belt
Grooms Accommodation
The NPPF (para. 90 (4)) states that development which is not inappropriate includes the re-use of buildings provided that the buildings are of permanent and substantial construction and provided that they preserve the openness of the Green Belt and does not conflict with the purposes of including land in Green Belt.

The supporting information with the application provides no information in this respect, but from site observation and photographs the building has permanence. It has been in situ for several years, as evidenced by the recent granting of a Certificate of Lawfulness, and is a permanent feature of the site.
It is also of substantial construction being of brick construction with a tiled roof.

No extensions are proposed to the building and there is no additional built form that would result in a loss of openness. Externally there would not be any associated uses of the adjoining land that would have a materially greater impact than the existing office use. This element of the proposal therefore represents an appropriate form of development within the Green Belt.

**Stable / Barn Extension**
The NPPF (para. 89 (3)), states that the extension or alteration of a building within the Green Belt is not inappropriate provided that it does not result in disproportionate additions over and above the size of the original building. The existing footprint of the building is approximately 273sqm, and the area of the new extension approximately 110sqm, resulting in an increase of approximately 40%. This is the upper limit of what would ordinarily be considered as a non-disproportionate increase.

It is stated within the NPPF (para. 89 (2)) that a further appropriate form of development is the provision of appropriate facilities for outdoor sport and outdoor recreation, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. Although inevitably there would be some loss of openness from the extension, it would not be a significant loss of openness in relative terms. The extension would be sited on an existing yard area adjacent to the building and would be well accommodated within the cluster of built form on the site.

In summary, the extension is on the threshold of acceptability in terms of being a non-disproportionate addition, but the use of the extension for stabling to facilitate outdoor sport and recreation lends sufficient positive weight to make this element of the scheme an appropriate form of development.

**Outdoor Arena**
The outdoor arena is within an existing paddock area. An engineering operation would be required for the formation of the arena. A further form of development categorised as not inappropriate within the Green Belt are engineering operations provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt (NPPF, para. 90, (2)). The proposed outdoor arena would not involve the introduction of any new built form, and there would not be any significant impact upon openness. Similarly there are no implications for the purposes of including land in the Green Belt.

**Visual Impact**

*Grooms Accommodation and Office Space*
The external appearance of the existing office building would not be altered by the proposal.

*Extension to Existing Stable*
The extension to the existing stable would be consistent in height and width with the existing building, and it would not be prominent within the landscape.
A condition to ensure satisfactory use of materials is recommended. It would not be visible when viewed from the south due to the existing building, would be screened from the east and west by landscaping, and only viewed against the profile of the existing building from the north. It would therefore be prominent within the landscape.

Outdoor Arena
The proposed arena would not be unduly conspicuous and its use is consistent with the site location within the countryside. A condition is recommended to control lighting.

Residential Amenity
Grooms Accommodation and Office Space
The existing office that would accommodate the Grooms Accommodation is situated close to the adjacent stable and yard area and has no external amenity space associated with it. The setting of the building is generally inappropriate for a general residential use, but is acceptable for occupational purposes where the amenity requirements would be different. A condition is recommended to ensure that the accommodation remains ancillary to the adjacent stables as Grooms Accommodation.

Extension to Existing Stable
The closest residential property to the barn extension is approximately 119m away (48 Mustard Lane), with an intermittent field and landscaping. There would not therefore be any significant harm to the living conditions of nearby residential property from the extension.

Outdoor Arena
The closest residential property outside the site to the outdoor arena is approximately 100m away (44 Heath Lane). There would not therefore be any significant harm to the living conditions of nearby residential property from the outdoor arena.

Highways
As the proposal would not intensify the use of the existing site access and does not need to accommodate two-way traffic, there are no objections to the application from the Highways Department, subject to a condition to prevent the facility being open to the public and visitors. Visibility Splay drawing no. 2033_08 is incorrect and not accepted by WBC Highways as the scale is inaccurately shown. The visibility splays at the site access junction are 1.2m x 8m to the east and 1.2m x 20m to the west, both of which are well below the 2.4 x 43m stated on the plan that would be needed to comply with current design standards. However, as the access is existing, would remain unchanged and the use of it would not be increased as described above, the site access arrangements are considered acceptable. Drawing nos. 2033_08 and 2033_03 revision A (amended proposed site plan) show the entrance gate across the site access road set back 21m from the public highway (not 42m as stated). This would prevent a vehicle and horsebox from waiting on the highway when the gate is closed.
Drawing no. 2033_03 revision A shows the existing hardstanding on the site which should be sufficient to facilitate vehicles with trailers/horseboxes turning so they can enter and exit the site in forward gear. Refuse collection arrangements have not been confirmed by the applicant but it is anticipated that the existing arrangements would not change for the proposals.

Drawing no. 2033_03 revision A shows the existing hardstanding on the site. The applicant has not shown the site parking layout. However, due to the amount of existing hardstanding and the location of the development some distance away from the public highway, it is considered that there should not be any overspill parking onto the adopted highway as a result of the proposals. Cycle parking is needed for the development which can be secured via a condition.

In view of the above, there are no highway objections to the proposal subject to the stated conditions:

Biodiversity Interests
To be reported

Recommendation

Approve subject to Conditions

Conditions and Reasons

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

   Site Location Plan drwg 2033_1
   Proposed Site Plan drwg 2033_3 rev A
   Site Sections drwg 2033_4
   Proposed Stable Barn Elevations drwg 2033_6
   Grooms Accommodation drwg 2033_7
   Visibility 2033_8

   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. This is in accordance with the following policies of the Warrington Core Strategy: Policy QE6 Environment and Amenity Protection; Policy QE7 Ensuring a High Quality Place.

3. Condition: Prior to the commencement of use hereby approved, the
car parking spaces, access and turning area shown on the approved site plan shall be laid out on site and retained thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety. This is in accordance with the following policies of the Warrington Core Strategy: Policy QE6 Environment and Amenity Protection; Policy QE7 Ensuring a High Quality Place.

4. Condition: Prior to the commencement of use hereby approved, details of a scheme of cycle parking for the Grooms Accommodation shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking spaces shall be been laid out in accordance with the approved details prior to the commencement of use, and made available for use and retained as such thereafter.

Reason: To encourage modes of transport other than the car. This is in accordance with the following policies of the Warrington Core Strategy: Policy QE6 Environment and Amenity Protection; Policy QE7 Ensuring a High Quality Place.

5. Condition: The development hereby approved shall be used only as a private training facility. The site shall not be open to the public or used as a commercial training or equestrian facility, and there shall be no visitors to the site in relation to the use of the proposed facilities, in accordance with the supplementary information dated 05/08/15.

Reason: To avoid any uncertainty as to what this consent relates to, and to allow the Local Planning Authority to assess the impact of a commercial use in terms of traffic and amenity impact. This is in accordance with the following policies of the Warrington Core Strategy: Policy QE6 Environment and Amenity Protection; Policy QE7 Ensuring a High Quality Place.

6. Condition: The Grooms Accommodation hereby approved shall remain as occupational Grooms Accommodation ancillary to the adjacent private stable and equestrian training facility. The building shall not be used as separate residential accommodation not connected with the occupational requirements of the adjacent private stable and equestrian training facility.

Reason: The building is situated close to the adjacent stable and yard area and has no external amenity space associated with it. The setting of the building is therefore unsatisfactory for a general residential use. This is in accordance with the following policies of the Warrington Core Strategy: Policy QE6 Environment and Amenity Protection; Policy QE7 Ensuring a High Quality Place.
7. Condition: Details of external lighting shall be submitted to and agreed in writing with the Local Planning Authority prior to its installation. The agreed scheme shall be implemented in accordance with the approved details.

Reason: In the interests of the living conditions of nearby residential properties and the Green Belt. This is in accordance with the following policies of the Warrington Core Strategy: Policy QE6 Environment and Amenity Protection; Policy QE7 Ensuring a High Quality Place.

8. Condition: Prior to the commencement of the development hereby approved, samples of the external roofing and facing materials for the extended stable / barn shall be submitted to the Local Planning Authority for approval. The development shall be constructed in accordance with the approved details/samples.

Reason: In the interests of visual amenity. This is in accordance with the following policies of the Warrington Core Strategy: Policy QE6 Environment and Amenity Protection; Policy QE7 Ensuring a High Quality Place.

9. Condition: The fencing materials for the outdoor arena hereby approved shall be timber post and rail fencing in accordance with the planning application forms.

Reason: In the interests of visual amenity. This is in accordance with the following policies of the Warrington Core Strategy: Policy QE6 Environment and Amenity Protection; Policy QE7 Ensuring a High Quality Place.

**Informatives**

1. Informative: The Local Planning Authority has worked positively and proactively with the applicant to ensure that the proposal is an appropriate form of development. The proposal was the subject of pre-application discussion and as a result the proposal accords with the development plan. The Local Planning Authority has therefore implemented the requirements in paragraphs 186-187 of the National Planning Policy Framework.

2. Informative: If your proposal involves activities that could affect the operations / installations of the Statutory Undertakers you are advised to consult the relevant party BEFORE commencing work. The Local Planning Authority disclaims all responsibility in the event of any accident, mishap or damage should you fail to act on this advice.
3. Informative: 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.

4. Informative: The applicant is advised to consider implementing a range of dust suppression measures during the demolition and construction phase. Dusts from demolition and construction projects can easily become wind entrained and affect the amenity of sensitive properties around the periphery of the site. Advice on appropriate mitigation measures can be sought from Environmental Protection Officers who can be contacted on 01925 442589. Typical measures would include dampening down of dry or dusty wastes and limiting the storage of fine aggregates where they can become wind entrained.

5. Informative: The position of manure piles may give rise to nuisance complaints from nearby residents with regards to odour and flies etc. The applicant should consider the location of such waste material so it is located away from nearby residential dwellings.

6. Informative: The existing track referenced on the Proposed Site Plan drwg 2033_3 rev A is not authorised by this planning permission.
Appendix 1

Existing Office Plan

Proposed Office/Groom's Accommodation Plan

Existing walls to be removed

Proposed Extension

Proposed materials to match existing

North East Elevation
North West Elevation
South East Elevation
South West Elevation

External Materials

Roof: Stack Tile
Walls: Red Facing Brick
Windows: Timber
Doors: PVC
ITEM 2

Application Number: 2015/26062

Location: Land within Warrington Town Centre bounded by, Academy Street, Academy Way, Bank Street, Moulders Lane, Bridge street, Union Street Horrocks Lane, Warrington

Ward: Bewsey and Whitecross

Development

Reserved Matters - Proposed construction of a building to accommodate Class A1 market use for a temporary period (until a new, permanent facility for Warrington Market is constructed), together with public realm improvements and other associated works. Building to be subdivided as required into a series of units for a range of flexible commercial, retail, leisure and other uses (A1 Retail, A2 Financial & Professional services, A3 Restaurants & Cafe, D1 library, D2 leisure) on cessation of the temporary period use

Date Registered: 25-Jun-2015

Applicant: Warrington Borough Council

8/13/16 Week Expiry Date: 23-Sep-2015

Human Rights

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

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

Article 1 of Protocol 1 - The right of peaceful enjoyment of possessions and protection of property.
Reason for Referral to Committee

The Council is the applicant.

Site and Proposals

The application site is located within the Bewsey and Whitecross Ward. This is a reserved matters application for the construction of a building to accommodate a Class A1 Market use for a temporary period, until such time as a new and permanent facility for Warrington Market is provided in the extended / refurbished former Boots building on Bridge Street. The scheme will also include the first phase of public realm improvements and other associated enabling works.

Following the relocation of the Market, the building will subsequently be subdivided into a series of units for a range of uses to include;

- A1 – Retail
- A2 – Financial and Professional Services
- A3 – Restaurants and Café
- D1 – Library
- D2 – Leisure.

The reserved matters for which approval is being sought are;

- Appearance
- Landscaping
- Layout and Scale.

The proposal would involve the creation of 3,117 square metres gross floorspace. This falls within the limit of 4,161 square metres, which was the floorspace allocation for the market hall and other ground floor units along Dolmans Lane.

The building would be located at the junction of Bank Street and Horrocks Lane. To the east of the site would be the servicing area for the building which would separate the walled garden of the Friends Meeting House and the Grade II listed structure, from the proposed building.

Pedestrian access would be via Bank Street, this area would be upgraded as part of the first phase of the public realm improvements. The proposed first phase of development has been designed to allow the market to function and to provide an attractive environment whilst redevelopment proceeds elsewhere on the wider site, in accordance with the Masterplan and subsequent Reserved Matters applications.

The site is located in an area of Archaeological Importance but falls outside the boundaries of the adjacent conservation areas. There are a number of Locally Listed Buildings to the north of the site, on Buttermarket Street. The Grade II Friends Meeting House is adjacent to the eastern boundary of the site. This building and its enclosed setting form a piece of townscape of considerable significance.
Relevant Planning History

2005 /06992 - Proposed mixed use development comprising multiplex cinema (D2); restaurant/cafe use (A3); drinking establishments (A4); retail (A1); offices; 264 apartments; creation of Public Space, 419 parking spaces, new bridge link to market car park and new market entrance. Appeal dismissed. A key reason for the refusal of the planning application was that the residential element of the scheme was in conflict with the statutory development plan in place at that time. The Secretary of State nevertheless did accept that the other elements of the scheme would have contributed positively to improving the vitality and viability of the town centre.

2014/24473 Outline planning permission has been granted [ including details of access], for the demolition of buildings within the redevelopment site and the construction of a mixed use development, including a new market hall, retail, financial and professional services, restaurants and cafes, offices, cinema, library, leisure uses, the refurbishment of a multi storey car park, new landscaping and enabling works.

2014/24470 Full Planning permission has been granted for the demolition of the existing on-site buildings and structures, accommodation and reinstatement works to the buildings to be retained following the demolition of adjacent properties, site remediation and other associated works.

Planning Policies

National Planning Policy Framework
The main thrust of the NPPF is the presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved without delay.
Para 7 – identifies the three dimensions to sustainable development, they are economic, social and environmental.
The economic role – the planning system should contribute to building a strong, responsive and competitive economy.
The social role – by creating a high quality built environment with accessible local services and reflect the communities needs and support its health, social and cultural well-being.
The environmental role – protecting and enhancing the natural, built and historic environment.
The roles are mutually dependent.
Para 9 – promotes the creation of jobs in towns; replacing poor design with better design; improve the conditions in which people live, work, travel and take leisure.
Para 17 – establishes a set of core use planning principles including the need to proactively support sustainable economic development. In so doing it is important to secure high quality design, take account of the character of different areas, take full account of flood risk, encourage the effective use of previously developed land; promote mixed use developments; manage patterns of growth to sustain public transport, walking and cycling; conserve heritage assets in a manner appropriate to their significance and to deliver community and cultural facilities.
Para 23 supports the promotion and growth of competitive town centres.
including the retention and enhancements of existing markets. It is also important to ensure the provision of a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.

Local Plan Core Strategy
CS1 – Overall Spatial Strategy- Delivering Sustainable
CS2 – Overall Spatial Strategy – Quantity and Distribution of Development
CS7 – Strategic Location- The Town Centre.
PV3 – Strengthening the Borough’s Workforce
PV4 – Retail development within the Town Centre and Primary Shopping Area.
PV5 – Enhancing the Town Centre Economy.
QE6 – Environment and Amenity Protection.
QE7 – Ensuring a High Quality Place
QE8 – Historic Environment
MP1 – General Transport Principles
MP4 – Public Transport
MP7 – Transport Assessments and Travel Plans.
TC1 – Key Development Sites in the Town Centre

Supplementary Planning Documents
Construction and Design
Environmental Protection
Regeneration Framework for Warrington.
Bridge Street SPD.

Notification Responses
It should be noted that the applicant has undertaken consultations with the market traders in order to ensure that the temporary market building will meet their requirements.
Neighbours – 3 responses have been received and the following observations have been made.;

- Generally supportive of the application however would wish to see the proposed public realm scheme modified to reduce the size of the planter outside 1 Union Street. As currently designed, the planter would act as a barrier to people trying to access the property.

- On Mezzanine there are 54 units, but no number for Ground Floor, where there look to be about 85 separate units or stalls of varying sizes?

- Within these is there an indication of their use, as some for Meat, Fish, Veg and other foods would need washing facilities for both surfaces, utensils and separate for hands?

- Is there to be any comfort cooling, or as with the present Retail Market, is it to be a high ventilation rate?
• Are there to be, as with the present Retail Market, smoke vents in the roof?

• Are there any indications of how the interior of the Temporary Market will present itself to shoppers? The look of the stalls?

Parish Council – Unparished Area

Consultation Responses

English Heritage
Do not wish to offer any comments.

Environmental Protection
I have considered the application and have no objections to the proposal and recommend that all previous conditions recommended by Environmental Protection Officers are still relevant for the Reserved Matters Application under consideration here.
I have additional notes however concerning the temporary use – In relation to Condition 8 on 2014/24473, this applies to noise from fixed plant and equipment. It is not clear what extent of fixed plant and equipment is proposed from this temporary use apart from noting the existence of an externally located compactor. This condition should apply to the temporary use of the wider site for the market purposes but should then be re-applied for consideration once again in relation to the final end uses intended for the site after the market has relocated to its permanent site.

Employment Development
Have requested that a condition be attached to any consent to require the developer to submit a local employment scheme.

Highways
No objections

Landscape
Comments to be provided as part of an update report.

Fire Authority
We have no further comment to make on the above proposal at this time. We have attended a number of meetings with the Fire Engineers for the development and Local Authority Building Control to discuss and agree the proposals.

Archaeology
The construction of the temporary market and associated works will occur within that part of the development where areas of archaeological interest have been identified and where targeted programmes of archaeological mitigation have previously been advised. The two relevant locations are on the sites of an 18th century chapel and a part of Warrington’s 18th century academy.
The details of the mitigation, which will be secured by condition, have been set out in previous correspondence with Warrington Borough Council dated 18 March 2015 (Ref 2015/25556), 29 September 2014 (Ref 2014/24470), and 26 September 2014 (Ref 2014/24473). The work has also been agreed with the developer’s archaeological consultants. As the present application directly affects the two areas of interest referenced above, it is vital that the previously-advised archaeological condition is attached to any new planning consent and that the developers and their subcontractors understand that the chapel site will require a strip and record exercise whilst a watching brief will be required in the vicinity of the Academy.

**Street Lighting**
Unfortunately I am unable to comment on this application as no information has been included regarding street lighting.

**National Grid**
National Grid has identified that it has apparatus in the vicinity of the site which may be affected by the activities specified in the consultation. National Grid has asked to be advised of the decision of the planning authority and have advised that the contractor should contact them before any works are carried out, to ensure that their apparatus is not affected by the proposed works. An informative has been added to this effective

**Ecology**
No objections to the application on nature conservation grounds.

**United Utilities**
In accordance with the National Planning Policy Framework and Building Regulations, the site should be drained on a separate system with foul draining to the public sewer and surface water draining in the most sustainable way.

Building Regulation H3 clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the developer to consider the drainage options in the following order of priority:

a) an adequate soak away or some other adequate infiltration system, (approval must be obtained from local authority/building control/Environment Agency); or, where that is not reasonably practicable

b) a watercourse (approval must be obtained from the riparian owner/land drainage authority/Environment Agency); or, where that is not reasonably practicable

c) a sewer (approval must be obtained from United Utilities)

A public sewer crosses this site and we will not permit building over it. We will require an access strip width of six meters, three meters either side of the center 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.
Therefore a modification of the site layout, or a diversion of the affected public sewer at the applicant's expense, may be necessary. To establish if a sewer diversion is feasible, the applicant must discuss this at an early stage with (name) Developer Engineer at wastewaterdeveloperservices@uuplc.co.uk as a lengthy lead in period may be required if a sewer diversion proves to be acceptable.

Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems. A condition is recommended in respect of surface water management.

**Environment Agency**
We have no objection in principle to the reserved matters application and no comments to make.

**Observations**

**Land Use Principle**
Section 38(6) of the Planning and Compulsory Planning Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) and policies of relevance within the emerging LPCS are considered to constitute the most appropriate framework against which to assess this proposal.

The Core Strategy [CS] embodies a strategic objective to strengthen the role of the town centre as an employment, retail, leisure and cultural destination. This echo’s para. 17 and 23 of the NPPF which advocates the promotion and growth of the existing town centre including the retention and ultimately enhancement of the existing market, by placing it at the centre of the scheme. The construction of the temporary Market Building represents the first phase of the redevelopment of the former Times Square retail site. This first phase of the development comprises the erection of the northern end of the leisure block. [The southern end will house the new cinema and restaurants]. The building is required to be constructed in the first phase of the masterplan to ensure continuity of trade for the market and to enable the demolition of the existing market building to make way for the construction of the new permanent market building.

The Time Square element of the proposal, which is located to the east of Bank Street, falls just outside the Primary Shopping Area (i.e. in an ‘edge of centre’ location). Retail is one of the potential uses being proposed for the ground floor units within this part of the scheme. The temporary market hall (Use Class A1) would be accommodated here until such time that the new, permanent market hall is opened.

The retail development proposed in this part of the scheme falls within the Bridge Street and Time square development area [Policy TC1] and complies with the acceptable uses specified by this policy. On this basis the retail development would comply with para. 26 of the NPPF.
Policy QE6 seeks to support development which would not lead to an adverse impact on the environment or the amenity of future occupiers or those currently occupying adjoining or nearby properties, or does not have an unacceptable impact on the surrounding area.

Policy QE7 this policy supports proposals that are designed to:
- Be sustainable, durable, adaptable and energy efficient;
- Create inclusive, accessible and safe environments;
- Function well in relation to existing patterns of movement and activity;
- Reinforce local distinctiveness and enhance the character, appearance and function of the street scene, local area and wider townscape;
- Harmonise with the scale, proportions and materials of adjacent and/or existing buildings;
- Maintain and respect the landscape character and, where appropriate, distinctiveness of the surrounding countryside;
- Use the density and mix of development to optimise the potential of the site without damaging the character of the area; and
- Be visually attractive as a result of good architecture and the inclusion of appropriate public space.

Reserved Matters
As part of the original outline planning permission relating to this site, certain development parameters were agreed which related to the uses, scale and footprint of the development. The parameters identified upper and lower limits for the height, width and length of each building within the site. The current scheme would comply with the parameters which formed part of the conditional approval for outline planning approval.
A number of the issues raised by consultees are already subject to conditions on the outline planning permission and will be dealt with via a discharge application.

Appearance
The external envelope of the building will remain the same once the market has vacated the building and moved to its permanent location.
The Bridge Street and Buttermarket Street areas of Warrington Town Centre comprise many 18\textsuperscript{th}, 19\textsuperscript{th} and early 20\textsuperscript{th} century buildings and are characterised by the use of red brick masonry with contrasting light coloured stone used to pick out the architectural detailing on the buildings. The buildings have a variety of roof types including pitched slate roofs and flat roofs behind parapet walls.

The proposed development which is close to, but set back from Buttermarket Street, will take some references from the buildings in this part of the town centre. It is important that the development integrates with the existing town centre both visually and in terms of circulation. In terms of the former, it is intended to replicate the scale of number 12 Buttermarket Street [which is typical of the character and appearance of buildings in this part of the Conservation Area]. The new scheme also has material references to this ‘typical’ building in respect of the use of light coloured natural stone. The proposal would harmonise with the scale, proportions and the materials of
adjacent buildings.

The principal elevation of the new building will be viewed obliquely from Buttermarket Street and will have minimal impact on the street scene. When viewed from Bank Street and the newly created area of public realm, the development will have a clearly defined and contrasting identity, intended to create a ‘unique location within the town centre’. The use of light coloured stone used to provide a ‘goal post’ frame to the large areas of double height, double glazed curtain walling, uniformity of frontage design will provide a contemporary destination within the retail centre. The stone cladding and glazing will form a return into Horrocks Lane, for a short length in order to ensure maximum interest is maintained in this part of the street frontage.

The rear and side of the building, adjacent to the service routes, will be constructed from masonry, with a brick pier design to give some relief to the elevation and to continue the vertical uprights which is established on the principal elevation. It is intended to use a blend of different bricks in order to add further interest to these facades. The bricks will be chosen to reflect the existing bricks on the rear of the buildings on Buttermarket Street and those of the Friends Meeting House.

Any ducting or plant which may be required will be sited behind a parapet wall and would not therefore be visible at street level.

The use of red brick will complement the traditional materials associated with this town centre location and will contribute to the delivery of a high quality scheme.

**Landscaping**

In order to assimilate the temporary Market building into the street scene and provide an attractive environment for potential market users, it is intended to implement the first phase of the public realm works. This would include the northern section of Bank Street up to its junction with Dolmans Lane. It is also intended to provide landscaping at the rear of the building to soften the interface between the new building and The Friends Meeting House. This will be provided in stages. In stage one a temporary concrete slab will be required at the rear of the temporary market building, to provide a plinth for storage containers. This will be removed in a later phase and the area will be landscaped with a line of trees to soften the impact of the service route. The submission has made references to the types of hard landscaping, lighting and street furniture that is intended to be used within the scheme. Whilst it is considered that the quality of the materials and the layout is acceptable in principle, it is necessary to see further details before formal approval can be granted in respect of such matters. In this regard, a condition should be attached to any consent to ensure that such detail is submitted for future approval, as part of a condition discharge application.

Following the submission of an amended plan which includes a modification to the planter in Bank Street, the local retailer has withdrawn his objection. The proposed scheme would enhance the character, appearance and function of the street scene, the local area and the wider townscape. The
completed project would be visually attractive and would create a public space that will establish a strong sense of place, creating an attractive place to live, work and visit.

**Layout and Scale.**
The building whilst operating as a Market Hall, would have a ground floor and a mezzanine floor. Pedestrian access to the building would be via Bank Street with vehicular / servicing access to the rear. The splayed corner at the junction of Bank Street and Horrocks Lane would provide a level entrance into the building. A second entrance, further south on Bank Street would necessitate internal steps due to the change in levels.
Following the relocation of the Market Hall and the subsequent subdivision of the building, the raised internal floor level will be removed and the loading dock and canopy at the rear will be removed as they will no longer be required.

The external design of the building would allow for the insertion of additional doors on the Bank Street elevation to facilitate access into the individual units, following the relocation of the Market to its permanent location.
The masterplan area slopes from a high point at its northern end in a south and south easterly direction. The site surroundings exhibit several changes in scale and massing. The development seeks to reconcile these contrasts in scale and seeks to provide interest and variety within whilst respecting the pedestrian scale.

The Market Hall would be located at the highest point on Bank Street, close to its junction with Horrocks Lane / Buttermarket Street, and forms the first phase of the leisure block. In terms of scale, the Market Hall would be commensurate with the existing buildings on Buttermarket Street. The parapet of the new building would correspond with the parapet of the adjacent building on Buttermarket Street.
It is intended that the remainder of the leisure block will step down the site, reflecting the change in levels between Buttermarket Street and Academy Way.

The scale and footprint of the building would fall within the building height parameters which were established in the outline approval.
The layout of the scheme would allow for the effective integration of the development into the wider environs of the town centre. Pedestrians will be drawn into the area via improved pedestrian routes complimented by high quality public realm. The scheme would function well in relation to existing patterns of movement and activity and would create an inclusive, accessible and safe environment.

**Impact on Heritage**
The former Times Square development was serviced off Horrocks Lane. It is intended to retain Horrocks Lane as the principal service route for both the temporary Market and the subsequent replacement uses.
In order to provide a buffer between The Friends Meeting House [Grade II listed] and the servicing area / rear of the building, the new build will be set
back from the existing building line. The interface between the historic building its walled grounds and the new scheme will be further improved with the provision of landscaping along the perimeter. As outlined above the scale and massing of the building and the materials of construction would respect the character, appearance and setting of the existing locally listed buildings on Buttermarket Street. It is considered that the proposed scheme would accord with the requirements of the NPPF in that it would protect and enhance the historic environment in this part of the town centre. It would respond to local character and history, having regard to local materials and built form, whilst achieving a contemporary, appropriate form of development.

Summary
The proposed development would accord with the development plan and the presumption in the NPPF for sustainable development. The scheme would result in development that would achieve economic, social and environmental benefits for the town whilst protecting and enhancing the existing built and historic environment. The proposal would be in accordance with the development plan and the NPPF.

Recommendation
Approve subject to conditions

Conditions and Reasons

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

(a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on 23/6/2015.
(b) Submitted drawing No's:
M4864 101 PH2 RM P02 - General Arrangement Plan
M4864 102 PH2 RM P02 - General Arrangement Plan
M4864 400 PH2 RM P02 - Planting Plan
M4864 401 PH2 RW 02 - Planting Plan received on 30/7/2015, and
7013 L[00]561C - Location Plan
7013 L [00]562A - Proposed Ground Floor Plan
7013 L [00]563A - Proposed Mezzanine Floor Plan
7013 L[00]564A - Proposed Roof Plan
7013 L[00]565 - Proposed Elevations
7013 L[00] 566A - Proposed Elevations
7013 L[00] 567A - Ground Floor Plan [Colour]
7013 L [00] 568A - Mezzanine Floor Plan [Colour]
7013 L[00] 569 - Proposed Elevations Sheet [Colour]
7013 L [00] 570A - Proposed Elevations Sheet [Colour]
7013 L [00] 571 - Proposed sections
7013 L[00] 572 - Proposed Sections [Colour]
Reason: for the avoidance of doubt and to enable Warrington Borough Council to adequately control the development and to minimise its impact on the amenities of the local area and to conform with Policy QE7 of the Warrington Core Strategy.

2. Notwithstanding the information submitted with this application, 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) have been 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.

3. Notwithstanding the information shown on drawings: M4864 101 PH2 RM P02 - General Arrangement Plan, M4864 102 PH2 RM P02 - General Arrangement Plan, full details of all surfacing materials to be used on all hard-surfaced areas of the development outside the buildings shall be submitted to and approved by the local planning authority prior any such works being undertaken on the application site. The development shall accord with approved details.

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

4. Notwithstanding the information shown on drawings: M4864 101 PH2 RM P02 - General Arrangement Plan, M4864 102 PH2 RM P02 - General Arrangement Plan, details of the following items shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter;
   - Lighting Street Furniture - including benches, cycle stands, bollards, planters, litter and recycling bins
   - Sculptural features,
   - Hand rails, traffic barriers and signage.

Reason: To ensure the use of appropriate materials, in the interests of the visual amenities of the locality and in order to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction.
5. Prior to first occupation of the building hereby approved, following the relocation of the Market, a satisfactory programmed landscaping scheme which shall include details of additional planting adjacent to the rear service yard, shall be submitted to the Local Planning Authority for approval. The approved scheme shall be implemented during the first planting season following the completion of development and any tree or shrub planted which dies or is felled, uprooted, willfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced by the applicants or their successors in title.

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

**Informatives**

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

2. 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

3. This is Reserved Matters consent relates to outline application 2014/24473 Unless formally discharged, the conditions attached to the Outline planning permission remain operative.

4. The details of the mitigation, which have been secured by condition, have been set out in previous correspondence with Warrington Borough Council dated 18 March 2015 (Ref 2015/25556), 29 September 2014 (Ref 2014/24470), and 26 September 2014 (Ref 2014/24473). The work has also been agreed with the developer’s archaeological consultants. The developers and their sub-contractors should be aware that the chapel site will require a strip and record exercise whilst a watching brief will be required in the vicinity of the Academy.

5. National Grid has identified that it has apparatus in the vicinity of the site which may be affected by the activities specified in the
proposal. The contractor should contact National Grid before any works are carried out, to ensure that their apparatus is not affected by the proposed works.

6. The applicant is advised that following the relocation of the Market to its permanent location, the need for cycle provision for the subsequent uses, will still be required, in accordance with condition 22 on outline approval 2014/26062.
Appendix 1 – Drawings

Site Location Plan

Floor Plan
Proposed Elevation – Bank Street

Proposed Elevation – Service Area
Proposed Elevation – Horrocks Lane

Relationship of Proposed Development with Buildings on Buttermarket Street
Cross Section of Building
Appendix 2 – Photographs of Site

Former Relationship Between The Friends meeting House and Development on Bank Street

12-30 Buttermarket Street
DEVELOPMENT CONTROL COMMITTEE DATE: 16th September 2015

ITEM 3

<table>
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<th>2015/26126</th>
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<tbody>
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<td>Location:</td>
<td>Cherry Lane Farm, Cherry Lane, Lymm, Warrington, WA13 0NU</td>
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<td>Lymm</td>
</tr>
<tr>
<td>Development:</td>
<td>Full Planning - Proposal to convert and extend the existing barn to form four dwellings</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>06-Jul-2015</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Chris Horn and Tim Whiston</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>30-Aug-2015</td>
</tr>
</tbody>
</table>

Reason for Referral

This application is referred to the Development Management Committee at the request of Councillor Bob Barr.

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 Proposal

This application is a variation to an existing planning permission (ref. 2013/22675), for the proposed conversion and extension of an existing barn to form four dwellings, which was approved on the 25th July 2014. Planning permission was originally granted for a conversion in 2008, and this was subsequently renewed and then amended with the most recent 2014 consent.

The site is accessed directly off Cherry Lane, which forms the western curtilage of the site. A farmhouse previously associated with the barn is located to the south of the site with open fields to the east and housing to the north and west.

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The barn is positioned to the southwest corner of the site with a gable end abutting the site boundary with Cherry Lane and a farm gate immediately alongside. The remainder of the site boundary along Cherry Lane is occupied by a brickwork wall, with stretches of bushes and landscaping on the inside edge within the site.

A brickwork wall of approximately 2m in height also runs for approximately half the length of the southern boundary of the property line between the previous farmhouse and the barns. This current application proposes to vary the approved scheme with an additional roof light window, a raising of roof height by 300mm, and the change of storage space over the garages for units 3 and 4 to include small bed spaces.

**Relevant Planning History**

Ref. 2013/22675 Full Planning - Proposed conversion and extension of the existing barn to form four dwellings (Resubmission of 2013/22289) – Approved 25th July 2014

Ref. 2013/22289 Full Planning - Proposed conversion and extension of the existing barn to form four dwellings – Withdrawn October 2013
Ref. 2011/17768 Proposed renewal of approved application 2008/12864 (Proposed conversion of barn to one residential dwelling, including two storey extension) – Approved 20th April 2011
Ref. 2008/12864 – Conversion of barn to dwelling and two storey extension – Approved 16th June 2008
Ref. 2007/11889 - Proposed barn conversion to form dwelling house – Withdrawn.

**Policy**

*National Planning Policy Framework (NPPF)*
NPPF Building a Strong Competitive Economy (para. 18 – 22)
NPPF Green Belt (para. 87 – 89)

*Core Strategy (CS) Emerging Policy*
Policy CS1 Overall Spatial Strategy – Delivering Sustainable Development
Policy CS4 Overall Spatial Strategy – Green Belt
Policy SN1 Distribution and Nature of New Housing
Policy QE6 Environment and Amenity Protection
Policy QE7 Ensuring a High Quality Place

**Notification Responses**

*Councillors*
Comments received from Councillor Bob Barr. There is some disquiet among neighbours and I am concerned about the way the number of dwellings on the site has increased since the original planning permission.
Lymm Parish Council
No objections

Neighbours
Letters received from 3 neighbouring properties:

1. In principle supportive of the barns finally becoming habitable however we have some comments / considerations / objections to be made on the submitted plans, as the proposed plans are not sympathetic to the area or considerate to the neighbouring properties.

2. This is a third application submitted for this barn area and on each occasion a little more intrusion is applied to the neighbouring properties and we are wondering when this will stop.

3. Plans are not a clear reflection of our plot as the footprint is totally incorrect of the current situation and they do not show the footprint of the property granted planning permission adjacent to the barn and our property. With this being the case how can neighbours and planners make an informed decision on this application?

4. Since the initial plans were approved we have bought and renovated Cherry Lane Farm and as part of this the original bathroom and toilet have been made into the second bedroom of our property, this particular room is on the north east corner of our property and is overlooked by the main middle section of the barn. We believe that 2 roof lights have already been approved and request that these are removed or positioned at a height which would provide light within the rooms but not low enough for the occupants to look out. There is a third new roof light on the plans which we would like to oppose for the same reason of being overlooked in an occupied bedroom.

5. In the initial plans an increase in roof height of 350mm has been approved and now the owner wishes to raise this another 300mm, we are objecting to this amendment as this increase in height will make the barn conversion look out of proportion to the original farmhouse, as per Warrington councils own directives on barn conversion the renovations should not alter the original building or add additional openings for doors and windows, this is green belt and the renovations need to be sympathetic to the surrounding area. The approved plans, which were objected to on the same grounds, has already allowed an extension to the side of the barn to make it two storey and a roof extension to be built at the back south pointing building which will encroach on our light at the back of our property an increase of another 300mm to the whole of the roof of this imposing building will have a negative impact on the light into our 3 bedrooms, mainly bedroom 2, and our living room. Not to mention it will totally change this beautiful building from being a barn conversion to another three story development, it would seem the only purpose of this is to allow additional bedroom space for further profit in a house which could already be a nice three bedroom property.

6. In the Discharge of Ecology Planning Conditions 15 & 16 it states “By hand repairs to roofing under the supervision of an Ecology Clerk of the Works”, how is this to be performed if the roof is to be removed and raised? Were Sensible Ecological Survey Solutions aware of this
when they did their survey and made their recommendations?

7. It should also be considered that to the east of our house a new property has approved plans which will be 2 storey and also limit the amount of light we currently receive on the east side of the house, with the added height on the barn and the new roof over the single storey at the back plus a new house next door, our 2 back bedrooms and living room will have very little light and no outlook as we currently have. We would ask that the planning council consider fully the impact of all these plans to the existing farmhouse occupants and the look of these developments in a clearly rural, green belt area surrounded by historic properties. We have previously objected to planning application on this barn in Nov 2013 to a right to light.

8. We would like to be assured where it is intended that the waste disposal bins are to be stored and left out for collection, the back gate to the back of the properties is adjacent to our driveway and if the residents are to leave their bins out on the pavement at the end of this back gate it will create a visibility blockage for us on leaving our driveway, can it be noted that the bin collections for these houses is to be at the end of the access road to the properties.

9. We write to object to the current proposals submitted as part of this planning application. The proposals will have a significant and detrimental effect on the character of the existing building group and fail to satisfy any of the requirements of Warrington Borough Council Adopted Planning Design Guide for Conversion and re-use of rural farm buildings.

10. The application does not appear to contain any detail that demonstrates that key details such as set back of doors and windows in reveals, existing roof trusses are retained, that substantial rebuilding of wall is not planned.

11. The site plan as proposed does not reflect the existing planning permission for a property on the site to the east of the old farmhouse. The proposals should reinstate the open aspect of the view into the greenbelt from Cherry Lane by further reducing the height of the laurel hedgerow on the western boundary.

12. The proposals represent overdevelopment of the site and should be rejected.

13. In 2007 Cherry Lane Farm was made up of a single farm house building consisting of two residencies and linked agricultural barns. Since that date various planning permissions have been granted to transfer one of the two residencies to the barns, then to allow the farm house building to again become two residencies, making three in total after which further permission was provided to allow the farm house to become two separate buildings as well as residencies, leading to half of the farm house being demolished and a building plot created for the erection of a new dwelling. This most recent planning application seeks yet another subdivision, this time of the barns into four residences, making six in total on the site where originally there were only two. We therefore suggest this repetitive sub-division has already gone far enough.

14. We have no objection to the general principle of development of the
agricultural buildings on this site. However this needs to be an appropriate and sensitive conversion of the existing buildings, taking into consideration the prominent location on the edge of the village in rural surroundings and within the greenbelt and, of course, Warrington Borough Council’s own planning guidelines. This planning application is therefore inappropriate and will result in significant further harm to the general rural character and openness of the countryside and the existing farm structures.

15. In support of this objection, we quote certain guidelines set out in detail in Section 8, “Conversion and Re-use of Buildings in Rural Areas”, of the “Warrington Borough Council Design and Construction Supplementary Planning 2010” document, and in particular: Under “Remove or alter as little as possible of the original structure or the original materials”, it is stated that “Barns in the Green Belt which require extensive re-building will not be suitable subjects for conversion” This proposal includes extensive rebuilding and alteration of the existing structure. “The shape of the roof should not be altered or broken and the roof height should not be raised.” It is proposed to raise the roof height of the main single storey section (“larger outrigger”) of the main barn. Furthermore, the single storey flat/ slightly sloping roofed section of the main barn bordering Cherry Lane (see attached photo) is to become three storeys including a pitched roof where one does not currently exist. “Existing openings should be reused to form the main windows and doors. The creation of new openings and the insertion of additional windows and doors, except on an absolutely minimal basis, should be avoided. The use of domestic style windows and doors should also be avoided in order to retain as much of the existing character as possible.” The proposal is to introduce many new windows and doors on elevations which currently have few or none. “…it must be stressed that the character and style of the building should predominate over considerations of internal floor planning. Several barns have lost their character because of the insertion of too many residential units, resulting in the creation of a terraced house effect and accompanying domestic ‘clutter’.” We feel this applies to the proposed development.

16. We are also concerned that: The proposed development, at least in part, does not confine itself to the current footprint of the existing buildings. It does not “preserve the simple and robust style of rural buildings and their direct and immediate relationship to the countryside”. The positioning of the road access should be properly risk assessed by the Highways Agency given the restricted lines of sight for traffic approaching at speed from the motorway of vehicles waiting to turn right into the property (of which there may at times be several given the number of proposed residencies and associated garaging/parking on the site). As the application stands, we would ask that it be rejected on the above grounds.

Comment: The plans have been amended to reflect the current relationship with the adjacent site. The previous consent is a valid consent and is capable of implementation. The current proposal does
not propose an increase in the number of dwelling unit from the existing consent. See Observations Section below with regard to Planning History, Green Belt, Residential Amenity, Design, Highways and Ecological considerations.

Consultation Responses

Environmental Health
No objections

Highways
No objections

Natural Environment Officer
No objections

Observations

Planning History
Planning permission already exists for the conversion and extension of the barn to form four dwellings. There has not been any significant policy change or material change of circumstances to suggest that the broad principle of development for the conversion and formation of four units has changed. The alterations proposed to facilitate the conversion as before are considered to be satisfactory and sympathetic to the character of the building and the Green Belt.

With specific regard to the current proposed variations:
- The additional roof height of 300mm would not have any significant adverse implications for the Green Belt or the living conditions of adjacent residential property. The previously agreed external alterations would remain and the resultant building would have an attractive appearance sympathetic to the character of the original building. The additional height also has practical benefits allowing for increased headroom over the staircases and full height doors to open inwards to all second floor rooms. The hatched line to the elevations shown in Appendix 1 illustrate the difference between the approved and proposed roof height, although it should be noted that the approved roof height involves an increase of 350mm, and therefore the overall increase over and above the existing building would be 650mm. This is considered to be acceptable.
- Condition 4 of the existing planning approval requires that the garage and storage area “shall be used for parking/storage only” and “shall at no time be severed from the main building on site and used independently as a separate dwelling”. The current proposal is to utilise the space ancillary to units 3 and 4, and not create separate independent accommodation. This is considered to be satisfactory.
- In other respects the merits of the scheme remain unchanged from the previous approved scheme.
Green Belt

The NPPF (para. 90 (4)) states that development which is not inappropriate includes the re-use of buildings provided that the buildings are of permanent and substantial construction and provided that they preserve the openness of the Green Belt and does not conflict with the purposes of including land in Green Belt.

Permanent and Substantial Construction

The barn has been in situ for several years and is a permanent feature of the locality. It is also of substantial construction being of brick construction with a slate roof.

The buildings on site were subject to a Structural Report undertaken in October 2007 in connection with the original application. A further site inspection in May 2013 confirmed the following:

- The building is as it was in 2007 with evidence of vandalism
- The structure has suffered weathering but there is no significant deterioration
- Leaks to the roof are a concern, but the masonry remains as before
- There is little evidence of subsidence and some roof spread is evident but this has not worsened since 2007
- Arches over windows remain intact with little evidence of movement
- Recommendation of 2007 remains, i.e. the building is suitable for conversion
- Brick pillars to the covered storage area should be replaced and the single skin lean to should also be replaced
- A preference is identified for a new inner leaf to support the floors and roof ensuring existing foundations are not subject to any additional loads and guarding against the possibility of any movement

The report identified that substantive work was required to the roof structure. The main roof of the barn was thus proposed to be extensively refurbished. The report recommended that 'all structural timbers are replaced and if any trusses or beams are to remain these should be non-structural'. As such the existing roof would need to be stripped and new structural elements and thermal insulation installed so as to achieve the relevant Building Regulatory requirements. It was proposed that the roof be raised by approximately 300-350mm. It is stated that although only a modest lift this allowed for far greater use of the loft space and in effect made the residential units contained within viable. (The current proposal seeks an additional 300mm increase).

In summary, it is considered that the building is of permanent and substantial construction, and therefore the principle of conversion remains acceptable. As was previously the case, the raising of the roof would not have significant implications for the integrity and character of the building.

Preservation of Openness

It was recognised with the previous scheme that there would not be a significant increase in the amount of built form on the site. The current proposal does not increase floor area or the footprint of buildings, but by raising the roof a further 300mm would have a very modest incremental impact upon the openness. This is not considered to be of such significance that it would have material implications for the openness of the Green Belt.
Purposes of Green Belt
The proposal has no greater impact in these terms than the existing approved development and would not conflict with the wider objectives of the Green Belt including checking the unrestricted sprawl of large built-up areas, preventing neighbouring towns merging, restricting encroachment, or recycling land.

Residential Amenity
As before, the most sensitive aspect of the converted barn in terms of the implications for residential amenity is the south facing elevation fronting onto the yard area, with an interface with the former farmhouse, Cherry Lane Farm. The revised proposal has a similar relationship with this property as the existing approved scheme with the exception of the increased roof height and an additional roof window.

Roof Light
The occupiers of Cherry Lane Farm have raised concerns that since the initial plans were approved, Cherry Lane Farm has been renovated, and as part of this the original bathroom and toilet have been made into a second bedroom, with this particular room being on the north east corner overlooked by the main middle section of the barn. There are concerns that the roof lights would impact upon privacy.

The applicant has confirmed that the roof lights within the south facing roof plane are approximately 2040mm above the internal floor level. This is 300mm above the sightline on the original approval as the roof has been raised by 300mm. The only first floor bedroom window on this facing elevation has a separation of approximately 20m, which is satisfactory.

Roof Height
There are concerns from neighbours that the additional roof height would make the barn conversion look out of proportion to the original farmhouse. This is not considered to be the case. The adjacent farmhouse is as close as 3m to the common boundary, and is therefore reliant on the application site for its light and outlook to several windows. Generally the barn and farmhouse are situated close together having a historically close functional and physical connection, as is often the case with farmhouses and ancillary agricultural buildings, and the proposed interface and relationship between the buildings is satisfactory within this context, and it is not considered that the additional height would significantly impact upon outlook.

Design
The hay barn element projecting northwards off the central element is a prominent element and it’s the distinctive brick piers are to be retained with recessed facades inserted consisting of horizontal timber boarding and powder coated aluminium window frames. Additionally windows are proposed set within timber trusses within the gable feature. This is considered to be an adequate response to the prominence of this part of the building. Windows and doorways within the fabric of the existing brickwork barn are to
be either located within existing openings or limited to relatively small
insertions to ancillary accommodation of a similar appearance to existing
windows. Departure from this general approach is limited to only a small
number of instances.

Where possible existing external features, such as brick arches over
openings and the metal hoist to the southern façade are to be retained. The
glazed link between the main building and the outlying barn introduces a
contrast to the solidity of the main building, and retains its prominence. Site
access roads are to be surfaced in loose gravel with timber edgings and have
a permeable membrane beneath to allow rainwater penetration and
absorption. As with the existing approved scheme the design approach for
the conversion is considered to be acceptable.

Highways
The site access and parking arrangements from the B5158 Cherry Lane are
unchanged from the previous consent (2013/22675), which remains a live
consent. It should be noted that these pre-date the existing parking
standards.

The amended site plan (drawing no. 740/03 revision B) does show that the
first 6m of the site access from the footway on Cherry Lane would be
constructed from a tarmac rather than loose gravel surface. This is
acceptable and would prevent the transfer of loose material onto the adjacent
public highway.

Conditions are again recommended to address the access and parking
elements of the proposal including construction access and reinstatement of
dropped kerbs.

Ecology
Previous (relatively recent) bat surveys have shown that the buildings do
support a small bat roost of a relatively common bat species. It is not
considered to be an important bat maternity roost. Given the level and type of
bat activity recorded, the Council’s Ecological adviser recommends that the
bat survey reports be accepted as prevention of harm to bats could be
achieved by employing Reasonable Avoidance Measures during any
construction period.

(Currently the Method Statement for the Avoidance of Harm refers to the
previously approved development, which is different to the current proposed
scheme. There also appears to be a lack of consistency between drawings,
some of which (in the bat survey report) show the alternative provision for
bats and some of which (drawings submitted as part of the new application)
do not. For the sake of clarity, a condition is recommended requiring the
preparation and implementation of an up-dated Method Statement giving full
details of the reasonable avoidance measures to be taken to avoid any
possible harm to bats. Conditions attached to the previous permission
requiring provision to be made for Barn Owls and Swallows remain relevant
to this current application. With these safeguards the proposal is considered
to be acceptable with regard to biodiversity considerations).
Recommendation

Approve Subject to Conditions

Conditions and 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 planning application forms and accompanying information and the following drawings:

   Location Plan 740 06
   Existing Site Plan 740 01 rev A
   Proposed Site Plan 740 03 rev C
   Ground Floor Plan 740 51 rev A
   First Floor Plan 740 52
   Second Floor Plan 740 53
   Proposed Elevations 740 55 & 56 rev A
   Visibility Splays 13-06/12

   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 QE6 of the Warrington Core Strategy.

3. 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 extensions shall be carried out to the dwelling(s) (ii) no garages or outbuildings shall be erected within the curtilage of the dwelling(s) (iii) no vehicle standing space or hard standing shall be provided within the curtilage of the dwelling(s) (iv) no gates, walls, fences or other structures shall be erected along any boundary to the curtilage of the dwelling(s) (v) 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. The materials to be used shall be in accordance with the submitted details dated 18th August and 24th August 2015.

Reason: To ensure that the new materials are consistent with the existing building in the interests of visual amenity and to retain the character and integrity of the building. This is in accordance with the following policies of the Warrington Core Strategy: Policy QE6 Environment and Amenity Protection and Policy QE7 Ensuring a High Quality Place.

5. The detached garage / storage building shall be used for parking, storage and ancillary bedspace, as shown on the approved drawings. Its use shall at no time be severed from the main building on the site and used independently as a separate dwelling.

Reason: To ensure that there is space available for the parking of cars and avoid displacement to more exposed external parts of the site. The use of the garage as additional independent accommodation would also incrementally further domesticate the site with potential to be harmful to the visual amenity, character and openness of the Green Belt. This is in accordance with the following policies of the Warrington Core Strategy: Policy QE6 Environment and Amenity Protection and Policy QE7 Ensuring a High Quality Place.

6. Prior to the commencement of development a scheme to reinstate the existing redundant dropped crossing on Cherry Lane as continuous footway shall be agreed in writing with the Local Planning Authority. Such scheme as is agreed shall be implemented prior to the commencement of residential use of the buildings.

Reason: In the interests of pedestrian safety. This is in accordance with the following policies of the Warrington Core Strategy: Policy QE6 Environment and Amenity Protection and Policy QE7 Ensuring a High Quality Place.

7. Notwithstanding the annotation on drawing ref. ‘Site Plan 740 03 rev A’, “Site boundary unfenced”, a post and wire fence shall be erected along the eastern boundary of the application site prior to the residential occupation of the buildings. This shall be retained at all times thereafter unless an alternative boundary treatment is first agreed in writing with the Local Planning Authority.

Reason: To ensure the appropriate use of boundary treatment having regard to the location of the site within the Green Belt adjacent to open countryside. This is in accordance with the following policies of the Warrington Core Strategy: Policy QE6 Environment and Amenity Protection and Policy QE7 Ensuring a
8. Prior to the commencement of residential use, a scheme to control the surface water runoff generated by the proposed development with the use of soakaways shall be installed on site and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that measures to control surface water runoff set out within the planning application and which weigh in favour of the proposal, are satisfactorily implemented. This is in accordance with the following policies of the Warrington Core Strategy: Policy QE6 Environment and Amenity Protection and Policy QE7 Ensuring a High Quality Place; Policy QE4 Flood Risk.

9. Prior to the commencement of development, details of the individual designs, fenestration and recession of the proposed windows (including roof windows) shall be submitted to and agreed in writing with the Local Planning Authority. The information shall include cross sections and the specification / type of glazing.

Reason: In the interests of the integrity and character of the building(s). This is in accordance with the following policies of the Warrington Core Strategy: Policy QE6 Environment and Amenity Protection and Policy QE7 Ensuring a High Quality Place.

10. Prior to the commencement of residential use, the visibility splays of 2.4m x 43m as shown on the approved site plan shall be laid out on site and retained as such thereafter. Nothing shall be subsequently erected or allowed to grow to a height in excess of 0.6 metres within the splays.

Reason: In the interests of highway safety. This is in accordance with the following policies of the Warrington Core Strategy: Policy QE6 Environment and Amenity Protection and Policy QE7 Ensuring a High Quality Place.

11. Prior to the commencement of residential use, the proposed car parking spaces and vehicle manoeuvring areas shall be laid out and hard surfaced in accordance with the approved site plan, and made available for use and retained as such thereafter.

Reason: In the interests of highway safety. This is in accordance with the following policies of the Warrington Core Strategy: Policy QE6 Environment and Amenity Protection and Policy QE7 Ensuring a High Quality Place.

12. Prior to the commencement of development a scheme to reinstate
the existing redundant dropped crossing as continuous footway shall be submitted to and agreed in writing with the Local Planning Authority. The reinstatement of the redundant crossing shall be implemented in accordance with the approved details prior to first occupation of the development and retained as such thereafter.

Reason: In the interests of highway safety. This is in accordance with the following policies of the Warrington Core Strategy: Policy QE6 Environment and Amenity Protection and Policy QE7 Ensuring a High Quality Place.

13. Prior to the commencement of the development, a scheme for the full construction details of the new vehicular access shall be submitted to and approved in writing by the Local Planning Authority. The new vehicular access shall be implemented in accordance with the approved details, and made available for use prior to first occupation of the development and retained as such thereafter.

Reason: In the interests of highway safety. This is in accordance with the following policies of the Warrington Core Strategy: Policy QE6 Environment and Amenity Protection and Policy QE7 Ensuring a High Quality Place.

14. Prior to the commencement of development, a scheme for the provision of nest cups and a barn owl box shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in full prior to the final residential occupation of the site and retained thereafter.

Reason: To preserve and enhance biodiversity interests. This is in accordance with the following policies of the Warrington Core Strategy: Policy QE6 Environment and Amenity Protection and Policy QE7 Ensuring a High Quality Place.

15. Prior to commencement of development, an updated Method Statement providing full details of the reasonable avoidance measures to be taken to avoid any possible harm to bats, shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in full prior to the final residential occupation of the site and retained thereafter.

Reason: To preserve and enhance biodiversity interests. This is in accordance with the following policies of the Warrington Core Strategy: Policy QE6 Environment and Amenity Protection and Policy QE7 Ensuring a High Quality Place.
Informatives

1. Please note that this approval relates solely to the conversion and/or improvement as submitted and based upon the details accompanying and comprising part of your submission. If during the course of work it appears that further remedial work requiring demolition and replacement beyond that indicated in the plans/documents accompanying your application, there is a possibility that you will be going beyond what is covered in your planning approval. In these circumstances it is essential that you discuss the matter with the Planning Authority. This will be in your interest since it could save you both time and effort in the future. In certain circumstances your Building Inspector/Structural Engineer may advise you that certain works are required because of the state of the building. This does not constitute planning permission and might result in you breaching your original consent. Again, discussion with the Planning Authority before carrying out such works is in your own interests.

2. The Local Planning Authority has worked positively and proactively with the applicant to ensure that the proposal is an appropriate form of development within the Green Belt. The proposal was the subject of negotiations and amendments and as a result the proposal accords with the development plan. The Local Planning Authority has therefore implemented the requirements in Paragraphs 186-187 of the National Planning Policy Framework.

3. The applicant is reminded that under the Wildlife and Countryside Act 1981 (Section 1) (as amended) it is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning permission for a development does not provide a defence against prosecution under this Act. The buildings present on the application site should be assumed to contain nesting birds between March and August inclusive unless a survey has shown it is absolutely certain that nesting birds are not present.

4. Where any species listed under Schedules 2 or 4 of the Conservation (Natural Habitats) Regulations 2010 is present on the site, or other identified area, in respect of which this permission is hereby granted, no works of site clearance, demolition or construction shall take place unless a licence to disturb any such species has been granted by Natural England in accordance with the aforementioned Regulations. Planning permission for development does not provide a defence against prosecution under the Directive. Should development not receive planning permission the applicant is reminded that the property is still a confirmed bat roost and that any works/modifications must still comply with the Habitats Directive.

5. 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
DEVELOPMENT CONTROL COMMITTEE DATE: 16th September 2015

ITEM 4

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2015/26144</th>
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<tr>
<td>Location:</td>
<td>Shaw Street Recreation Ground, Shaw Street, Culcheth And Glazebury, Warrington, WA3 5SH</td>
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<tr>
<td>Ward:</td>
<td>Culcheth, Glazebury And Croft</td>
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<tr>
<td>Development</td>
<td>Full Planning - Demolish the existing Shaw Street recreational changing facility and install a modular (steel) sports changing facility with club area and mini kitchen (Resubmission of Planning Application 2015/25674).</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>31-Jul-2015</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Warrington Borough Council</td>
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<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>24-Sep-2015</td>
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Reason for Referral to Committee

Council interest

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

- Proposed demolition of existing recreational building and construction of a steel modular building to serve as a sports changing complex and canteen
- The area to be developed currently houses the existing reactional building with flag stones hard standing around the outside of the building
- Sited in a predominantly residential area with residential properties to the south and west, open land to the east and school building to the
• north
• To be sited 8m to the boundary of the nearest property to the south and 74.5m to the boundary of the nearest properties to the west
• The building measures 9.120m by 29.385m and 2.8m high with flat roof design
• Predominantly flat site
• Group of trees sited to the north of the existing building of mixed species
• Boundary treatment to the neighbouring property to the south is 3/4m high planting
• Parking taken to the east
• Designated as Playing Fields, Intermediate Surface Area and Inset Village on the Local Plan Core Strategy

Relevant Planning History
• 78/6799 – Storage for grass cutting machinery and tractor (approved)
• 95/34240 – Floodlights for rugby (approved)
• 98/37651 – Steel storage building (approved)
• 2013/21272 – Steel unit to provide catering facilities (approved)
• 2015/25674 – Demolish the existing Shaw street recreational facility and construct a steel modular sports changing complex with canteen (withdrawn due to proximity to locally important trees on site and no tree survey provided)

Planning Policies
National Planning Policy Framework (NPPF)
Local Plan Core Strategy (LPCS)
• Policy CS1 Overall Spatial Strategy – Delivering Sustainable Development
• Policy CS2 Quality and Distribution of Development
• Policy QE3 Green Infrastructure
• Policy QE6 Environment and Amenity Protection
• Policy QE7 Ensuring a High Quality Place
• Policy SN7 Enhancing Health and Wellbeing
• Policy CC1 Inset and Green Belt Settlements

Notification Responses
No comments received

Consultation Responses
Ward Councillors
Cllr Vobe and Cllr Smith - Comment that skips, bins and other heavy containers should not be stored on the newly laid parking area
Culcheth and Glazebury Parish Council
No objection however disappointed that trees will be removed and question why the Crack Willow and Hornbeam trees require removal. Suggest that not all trees need to be removed and wish to note that the site is owed trees to replace those removed from 384/386 Warrington Road. The facility has been needed for a while however care needs to be given to ensure the car park surface is protected from vehicles, machinery and equipment during the construction period.

WBC Environmental Health
No objection however request the following informatives are attached
1) Working hours for construction sites
2) Food safety/health and safety guidance
3) Licensing
4) Lighting

WBC Highways
No objection as not considered to result in a significant increase in the number of trips to and from the site, with no reduction in existing parking provision.

WBC Flood Risk
No objection.

WBC Arborist
No objection subject to conditions requiring protective fencing and replacement planting.

Overall I am in agreement with the proposed tree works detailed within the Tree Survey. The Tree Survey states that 4 trees and a group of mixed species, native woodland plantings are to be removed to the west of the existing building. The proposed removals are to the north of the existing building and the remainder of the report indicates the removal of 3 trees and the group of native plantings (G1), the amount of trees to be removed needs to be confirmed. The trees proposed for removal comprise of a group of relatively young mixed species (G1), Crack Willow (T1), Horsechestnut (T2) and a Hornbeam (T3). I would not oppose the removal of these trees if adequately replanted. G1 contains trees of relatively poor quality, T1 has recently lost its previous amenity value due to storm damage, T2 and T3 are exhibiting minor faults and are of no individual merit to warrant preservation. The trees loss can be easily mitigated with supplementary plantings that would provide better quality tree stock that would be of more value to the overall street scene in the longer term.

Observations

Design/Appearance
The proposal would see the removal of the existing building and replaced with a new building on the existing footprint. The replacement building would see the width increased by 1.62m from 7.5m to 9.120m, the length increased by
12.885m from 16.5m to 29.385m and the height would be the same at 2.8m high with flat roof.

Despite the increase in size of the building, the majority of the new build will be screened from view by the existing storage pavilion when viewed from the west off Shaw Street. It would also be screened from view from the north off Warrington Road by the existing trees/planting. Further planting on the boundary to the residential property would prevent viewing of the proposal to the south. When viewed from the wider setting to the east, it would be viewed against the back drop of the existing pavilion and boundary planting would provide an element of screening.

The proposed steel finish would match that of the existing building and would not therefore be out of character with the setting. Therefore the proposed development would not cause harm to the character/appearance of the area.

Residential Amenity

Properties to the south (Nos.3 & 29 Ribchester Gardens)
The proposal would be sited 8m to the boundary of the nearest property to the south, however would be sited 21m to the nearest windows. Given the limited height at just 2.8m and flat roof design, the proposal would be predominantly screened from view of the neighbouring property and would not therefore cause harm to living conditions through loss of outlook, overshadowing, oppressive impact or loss of privacy.

Properties to the west (Shaw Street)
The proposal would be sited 74.5m to the boundary of the nearest properties to the west and 80m to nearest windows. These distances are considered significant to prevent harm to living conditions through loss of outlook, overshadowing, oppressive impact or loss of privacy.

Noise Impacts
No noise complaints have been received in respect of use of the playing fields and the location of the proposal is on the existing footprint. Therefore it is not considered that the proposal would lead to adverse noise issues relative to the existing development.

Despite the inclusion of a club area and kitchen facility, it is unlikely to be used as a function room given the limited size which would limit its overall potential for expansion of use. No licence application has been received for alcohol sales or for public entertainments elements of the licensing scheme. Any noise impact would be mainly around the time of the matches which would be daytime or early evening. Whether any use in the evenings would occur is down to the use of the facility by the occupants. However if a problem occurred in the future, Environmental Protection could review it at the time using the Environmental Protection Act and the Statutory Nuisance provisions.

As a result the historic use of the site and existing building suggest that no significant amenity impacts have occurred in the past and whilst the redeveloped site will see an increase in facilities, it will not result in a significant amount of floor space dedicated to the club area/kitchen and is not
therefore considered to result in any significant noise disturbance to
neighbouring properties.

**Highways Impacts**
The proposals will increase the size of the changing rooms and provide a
small club area/kitchen facility. However, the proposals are not expected to
increase the number of vehicle trips to the site and will not result in the loss of
any car parking. As a result it is considered that the proposals can be safely
accommodated without causing any adverse highway impacts.
Therefore no material harm to the existing highway network.

**Tree Impacts**
The proposed site is located within the Shaw Street Recreational Ground and
does not contain any trees that are currently subject to an active preservation
order. The tree stock affected by the proposal consist of a Lombardy Poplar
on third party land located within the north east corner of the adjacent garden
associated with the property of Norley Lodge and a tree belt to the north of the
site that consists of young to semi-mature mixed deciduous species which are
of no individual merit but as a collective they provide a valuable landscape
feature which contributes to the overall street scene and are viewable to the
wider area. To the southern edge of the site a well-established Beech hedge
provides a valuable screen between Norley Lodge and the adjoining carpark.

The location of the protective fencing shown within the submitted Tree Survey
is satisfactory to protect retained trees and hedging and must be in place prior
to any demolition, construction works and remain in situ for the duration of
works. This can be secured by planning condition.

Overall the Councils Arborist is in agreement with the proposed tree works
detailed within the Tree Survey. The Tree Survey states that 4 trees and a
group of mixed species, native woodland plantings are to be removed to the
west of the existing building. The proposed removals are to the north of the
existing building and the remainder of the report indicates the removal of 3
trees and the group of native plantings (G1). The trees proposed for removal
comprise of a group of relatively young mixed species (G1), Crack Willow
(T1), Horsechestnut T2 and a Hornbeam(T3). Their removal is not opposed if
adequately replanted. G1 contains trees of relatively poor quality, T1 has
recently lost its previous amenity value due to storm damage, T2 and T3 are
exhibiting minor faults and are of no individual merit to warrant preservation.
The trees loss can be easily mitigated with supplementary plantings that
would provide better quality tree stock that would be of more value to the
overall street scene in the longer term. This can be secured by planning
condition.

Whilst it would be preferable for the re-placement planting to be planted within
the immediate vicinity of the building to retain the amenity value that the
current wooded belt provides, it is noted that there is minimal scope within the
immediate vicinity for replacement plantings to establish in to good form.
As a result it is considered acceptable that the replacement planting be sited
on the Warrington Road frontage to plug gaps in the existing boundary
planting.

Playing Fields
The area to be developed currently houses the existing building and the area to the north serves as the landscaping area which contains several trees. The area covered by the proposed building is considered to be ancillary development to the use of the site as a playing field given the introduction of changing rooms and kitchen facilities and the area of planting is considered to be an area incapable of forming playfield fields. As a result the proposal would not result in the loss of land forming playing fields.

Summary
The proposal is considered to be acceptable, subject to appropriate conditions, as it accords with Warrington Borough Council Local Plan Core Strategy Policies CS1, CS2, QE3, CC1, QE7, SN7, QE6 and the National Planning Policy Framework. This is by reason of appropriate design, with no perceived detrimental impact upon surrounding neighbours, the character of the street scene, landscape features, playing fields or existing off-street parking.

Recommendation
Approve subject to conditions

Conditions and 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 {31st July 2015 and the Tree Survey dated May 2015}
   (b) Submitted drawing No's Location and site plan A.01 Rev 1, Demolition A3, Proposed modular layout A4, Proposed elevations A5.

   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 first occupation of any building(s) hereby approved a satisfactory programmed landscaping scheme shall be submitted to the LPA in writing for approval. This shall indicate the size, species and
spacing of planting, the areas to be grassed. The approved scheme shall be implemented during the first planting season following the completion of development and any tree or shrub planted which dies or is felled, uprooted, willfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced by the applicants or their successors in title.

Reason: 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.

4. All trees to be retained on site shall be protected in accordance with BS 5837:2012 Trees in relation to design, demolition and construction as per the Tree Survey dated May 2015. 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. Within the protected area there shall be no excavation for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires, or disposal of liquids.

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.

Informatives

1. 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.

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

3. A separate licensing application may have to be made for a new licence from the Licensing Authority if a Bar Use is proposed at the premises. For further advice and guidance on this subject, please e-mail the licensing team at the following address: cexlicensing@warrington.gov.uk

4. 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/

5. 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.

6. 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 – Drawings/Plans

Existing plans
Proposed plans
Plan showing the location of the replacement planting

Suitable locations for new tree planting.
Looking South showing existing building on left and trees to be removed
Appendix 2 – Photographs of Site

Photograph showing the existing building and the location of the replacement building

Photograph showing the existing group of trees to the north
ITEM 5

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<th>Application Number:</th>
<th>2015/26202</th>
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<tr>
<td>Location:</td>
<td>Land Adjacent To Sevenoaks, Old Pewterspear Lane, Appeton, Warrington, WA4 5NH</td>
</tr>
<tr>
<td>Ward:</td>
<td>Appleton</td>
</tr>
<tr>
<td>Development:</td>
<td>Full Planning - Proposed new detached dwelling and access following Outline consent application 2013/22405</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>24-Jul-2015</td>
</tr>
<tr>
<td>Applicant:</td>
<td>David Mantle</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>14-Sep-2015</td>
</tr>
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Reason for Referral to Committee

This application is referred to committee as there has been an objection raised by Appleton Parish Council and the scheme has been recommended for approval.

Human Rights

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

Site Location

The application forms garden land within the curtilage of the property known as Sevenoaks which is within the urban area for Warrington as defined by the Local Plan Core Strategy Policies Map. The existing dwelling is a two storey detached property which benefits from a large curtilage. The application site is a triangular parcel within the western side of the curtilage, this is bound on its three sides by vegetation. The site also includes a linear strip of land within the curtilage which runs along the southern boundary of Sevenoaks to Hatfield Gardens. The existing property gains access from Old Pewterspear Lane.
Proposal

This is a full planning application for the construction of a single detached dwelling. The dwelling would be predominantly 2 storey with a maximum ridge height of 8.2m, the attached side garage would have a lower ridge height of 6.4m with accommodation within its roof space. The dwelling would comprise 4 bedrooms, 2 en-suites, 2 dressing rooms, a bathroom and a cylinder C/B room at first floor level. While ground floor accommodation would comprise living room, dining room, media/study room, kitchen/diner, utility room, w/c and garage. To the front of the dwelling would be off street car parking. The site would be accessed from Hatfield Gardens via a driveway along the boundary of the site. Private amenity space would be sited to the rear of the dwelling.

Relevant Planning History


2011/19206 - Proposed first floor extension to include front & rear dormer windows, balcony to front, single storey side extension, single storey rear extension with balcony above, two storey rear extension and front porch and new detached garage with first floor storage area (amendment to planning permission 2009/14337) – approved – 16/01/12.

2009/14337 - Proposed single storey and two storey extensions including integral garage, balconies and dormer windows (amendment to planning permission 2008/13056) – approved - 15/05/13.

2008/13056 - Proposed extensions to ground and first floor – approved – 14/07/08.

A01/44118 - Outline application for 3 detached 4/5 bedroom houses with double garages and retention/alteration of existing bungalow – refused – 10/07/02.

A00/42094 - Proposed residential development of 4 no. detached 4/5 bedrommed houses with double garages – refused – 27/06/01. Subsequent appeal dismissed on 28th May 2002.

Planning Policy

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
Notification Responses

6 letters of objections have been raised from local residents. The salient points being:

- Impact on visual amenity of area
- Will change character of local area
- Loss of privacy
- Balcony will overlook their garden
- Loss of daylight
- Overshadowing
- Access extremely close to a play area
- Exit on a blind bend
- Dwelling shoehorned in
- Will not preserve open space
- Windows should not be added at a later date
- Old Pewterspear access would not be suitable
- Drainage issues
- Access for construction traffic should be from Old Pewterspear Lane
- Concerns over construction noise (as existing)
- Overdevelopment of plot – property too large
- Plan does not comply with the outline consent
- Hedges are not tall and complete and will not afford amenity protection

2 letters of general comments from nearby neighbours:

- Access should be solely from Hatfield Gardens
- All construction traffic should be from Hatfield Gardens
- Construction work must be within reasonable hours
- No attempt to upgrade Old Pewterspear Lane should be made

Consultation Responses

Appleton Parish Council – The Parish Council are concerned over the proposed entrance as the access is dangerous as it is close to a children’s playground and positioned on a bend.
The Parish Council wish to support the residents of the Birchways Management Company Ltd requesting that if planning permission is allowed, conditions are added that no access can be permitted to the site via the narrow country footpath known as Old Pewerspear Lane and that any building work be carried out between 9am and 5pm to Monday and Friday so neighbours are not disturbed. The Parish Council also objects to the detailed plans as this will result in overdevelopment of this plot.

WBC Highways – The site benefits from Outline Permission for a new dwelling and access from Hatfield Gardens approved under application 2013/22405.

As per the 2013 application, no access is proposed to the site from Old Pewterspear Lane. The details of the new access adjacent to number 52 Hatfield Gardens were approved as part of the 2013 application. A 4.1 m wide driveway would connect the property with the access on Hatfield Gardens. Inward opening gates are proposed half-way along the new access road, providing clearance for waiting vehicles off the highway. The development will provide a double integral garage plus hardstanding areas in front of the house providing parking space for five vehicles. Warrington’s Parking Standards state that properties with four or more bedrooms require three allocated parking spaces and an additional visitor parking space provided on-plot wherever possible. Whilst no internal dimensions are provided for the proposed double-garage, the development would appear to provide adequate parking provision on-plot.

No details are provided as to how the driveway from Hatfield Gardens will be surfaced. The first 5m of the private drive shall not be surfaced in granular or loose material to prevent it being transferred onto the highway. In addition, driveway gradients shall not exceed 12.5% (1 in 8) fall towards or 8.5% fall away from the highway for a distance of at least 6m from the back edge of footway. Any surface water run-off from within the curtilage of a private dwelling must not discharge onto the highway or into the highway drainage system.

In view of the above, and previous comments in respect of application 2013/22405 it is not considered that any highways issues will arise as a result of the proposals and therefore no highway objections are offered.

Environmental Protection – The site is adjacent to a historical sewage works and as such it is possible that part of the application site encroaches onto the former works site. As the development is a new build, our recommendation is to include pre and post completion contaminated land conditions to ensure the land is suitable for use.

Please note an Informative has now been included that covers submission of a Screening Assessment Form to cover the contaminated land conditions recommended.

The site is also surrounded my many other residential properties, in the interests of residential amenity, it is recommended that an informative is
included to advise of suitable construction working hours.

Reference is made in many comments to the local waste water network and problems with capacity and flooding. Discussions with colleagues in Environmental Protection have indicated that there have been historical problems with crossed connections – where surface water or grey water connections have been made into foul water sewers thereby creating localised short term capacity issues. It is understood the majority of these problems have now been resolved.

I would strongly advise that a response from United Utilities is sought on the potential capacity that the existing sewer system has and any impacts that this may have on the potential for development of the site.

Relating to the disturbance from vehicles passing along the new access as raised previously the applicant could consider the inclusion of a solid fence along the boundary of the road adjacent to residential properties to shield noise impacts from the passage of cars. We are unable to require this on a conditional basis as the impacts from the number of vehicles would be well below the noise thresholds where we could consider any intervention.

Taking the above review into account I have no objections subject to conditions and informatives.

Observations

Principle of Development

Policies CS2 and SN1 of the Core Strategy state that 80% of dwellings should be delivered on brownfield sites, as the proposal represents residential development on garden land (which is not classified as previously developed land), the proposal would not contribute towards satisfying this target. Notwithstanding this, the application site is in a sustainable location within an existing residential area and the delivery of further housing would contribute towards the availability of housing of the area. The small scale nature of the proposal would not undermine this Policy drive. The acceptability of the development should be considered on its merits in terms of general development management considerations. This proposal is therefore considered to be Policy compliant and acceptable in principle.

Members will recall that Outline Planning Permission was granted for the construction of a single detached dwelling on this site with access from Hatfield Gardens in December 2013. The principle of residential development on this site has been established by virtue of an extant planning permission.

Design Considerations

Policy CS1 identifies the need to deliver high standards of design that have regard to local distinctiveness. Policy QE7 states that proposals should reinforce local distinctiveness and enhance character, appearance of the area, and harmonise with the scale, proportions and materials of adjacent and existing buildings. The NPPF identifies that decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment, while permission
should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area. The proposed layout proposes a dwelling which would be sited within a predominantly triangular parcel of land to the west of Sevenoaks. The dwelling would be adjoined to the north, east and south by residential development. The form of dwellings in the immediate area is predominantly two storey detached dwellings and the proposal would be sympathetic to this prevailing pattern of development.

The proposed dwelling would have a maximum width of 20.9m and a maximum depth of 13.5m. Sevenoaks, adjacent to the site has a width of 23.5m and a maximum depth of 14m. Those properties along Hatfield gardens are of varying sizes but have widths ranging from 11m to 15m, however the proposal is unlikely to be seen in the context of these properties as the scheme is to the rear of properties of Hatfield Gardens. The proposed footprint of the dwelling would not be significantly out of character with Sevenoaks, although it is acknowledged that the plot size would be much smaller than Sevenoaks. At its closest the proposed dwelling would be 2m from the boundary with 62 Hatfield Gardens, however the proposal does taper away from this boundary. At its closest the dwelling would be 3.6m from the Old Pewterspear Lane boundary. The proposals would allow for the retention of the existing boundary treatment.

As outlined previously the dwelling would be sited within a triangular plot. The plot is of sufficient size to accommodate the proposed vehicular parking and turning areas and a satisfactory level of private amenity space for the host property, which would be larger than those properties on Hatfield Gardens. While it is noted that the dwelling would be larger than the indicative dwelling approved in the previous outline application, and would therefore be sited closer to the site boundaries it is considered that the proposed dwelling could still be accommodated within the site without resulting in overdevelopment of the site.

In terms of the appearance of the dwelling, the design of properties within the immediate area is varied. It is considered that the design approach adopted is acceptable and would not result in undue harm to the character and appearance of the area.
It would be necessary to attach conditions relating to materials to be used, hardsurfacing, boundary treatment and landscaping (retention of existing and additional).

**Residential Amenity**

The National Planning Policy Framework states that planning should seek to secure a good standard of amenity for all existing and future occupants. Core Strategy Policy CS1 identifies the need to safeguard public amenity, while QE6 identifies that consideration should be had to the need to respect the living conditions of existing neighbouring residential occupiers and future occupiers of new housing schemes in relation to overlooking/loss of privacy, outlook, sunlight, daylight, overshadowing, noise and disturbance.
The proposed dwelling at its closest would be sited 2m from the rear boundary of properties on Hatfield Gardens, with the development tapering away from the boundary. The element of the proposed dwelling which is closest to the boundary to Hatfield Gardens would be single storey with a maximum ridge height of 6.4m. The gable of the garage would face towards the boundary of No.62. The main element of the private amenity space for No.62 is sited to the rear rather than immediately adjacent to the application proposals. The retention of existing boundary treatment would alleviate the perceived harm. It is therefore considered that the proposal would not result in any undue overbearing impact. Additionally, concern has been raised with regard to overshadowing to Hatfield Gardens. Again, given the proximity of the development along with its orientation to the north of these properties, it is unlikely that significant overshadowing would arise. The proposal would be 8m from the private amenity of The Lodge to the north and as such would not amount to significant overshadowing or overbearing.
The dwelling at its closest would be 13m from dwellings on Hatfield Gardens. No principal openings are proposed to face towards Hatfield Gardens. A spacing standard of 13m is considered to be acceptable and consistent with previous spacing standards (which are no longer adopted following adoption of the Core Strategy). Principal openings at first floor level would face towards the rear over the proposed private amenity space (rather than directly over adjoining properties garden space), and towards the front over the front curtilage of the proposed dwelling. The proposed first floor openings would be 7.5m from the boundary with Sevenoaks beyond which is garden land. There is an existing hedge along this boundary and as this property is in the applicants ownership the issue relating to overlooking would not be significant.

The proposed dwelling would enjoy a reasonably large garden which would be satisfactory to accommodate the needs of the size of the dwelling proposed.

Concern has been raised with regard to disturbance during construction. As recommended by Environmental Protection an informative can be attached to any permission stating suggested construction hours.

With regard to disturbance from vehicular movements. Given the scale of the property and the likely small scale end user increase in comings and goings it is considered that there would be no significant detrimental harm caused to the amenities of neighbouring properties.

It is therefore considered that the proposal would not give rise to significant amenity issues for existing residents or future residents of the development.

Given the nature of the proposals it would be appropriate to restrict the insertion of openings and further extensions to the property. Removal of permitted development rights is therefore deemed to be appropriate.

Means of Access - Highway Safety
The application is for a new detached four-bedroom dwelling within the garden of Sevenoaks, Old Pewterspear Lane, Appeton. The site benefits from Outline Permission for a new dwelling and access from Hatfield Gardens approved under application 2013/22405. The application proposals are for the
same means of access from Hatfield Gardens to be utilised to serve the
development. Given the extant consent for a dwelling accessed from here
there have been no objections raised from WBC Highways.
The comments with regard to the proximity of the site to a play ground are
noted. However given the scale of the development and the small level of
increase in vehicular movements involved, the view is that there would be no
detrimental harm to pedestrian safety in the area.
With regard to construction traffic, again while these comments are noted, any
impact is a short term consequence of the development and no concern has
been raised by Highways with regard to construction related traffic, however
they have recommended that construction traffic be accessed from Hatfield
Gardens rather than the less suitable Old Pewterspear Lane.

Trees
The scheme requires the removal of some vegetation to accommodate the
proposed access onto Hatfield Gardens. This will mainly require the removal
of several large thorns and leyland cypress. The loss of this vegetation is
considered to be acceptable and would not cause any significant harm to the
visual amenity of the area.

The remainder to the large leylandii hedge is shown as being retained and
this provides a screen between Sevenoaks and properties on Hatfield
Gardens and its retention is welcomed. The remainder of the site is bounded
by a mature mixed native hedge along the northern and southern boundaries;
this is predominantly thorn and is considered to be of important value. The
site is also separated from Sevenoaks proper by a well-established beech
hedge. It is considered that these hedges should be retained. Additional
planting should also be provided to supplement the loss of the planting around
the site entrance. Protection measures for the hedging during construction
have also been recommended by condition.

Summary

The principle of residential development in this location is considered to be
acceptable. The proposal could be sited within the site which respects the
character of the area and would not result in any significant harm to the
amenities of nearby properties. The site can be satisfactorily accessed without
causing harm to highway safety.

Recommendation

Approve subject to conditions

Conditions and Reasons

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

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

2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details and plans referenced 15-056 (SU) 400, 15-056(SU)401, 15-056(PL)100, 15-056(PL)101, 15-056(PL)102, 15-056(PL)200, 15-056(PL)201, 15-056(PL)400 received on 23rd July 2015 and drawings 15-056(SU)401 Rev C and 15-056(PL)401 Rev C received on 28th July 2015.

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

3. 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.

4. Prior to the commencement of development a satisfactory programmed landscaping scheme which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of the development, shall be submitted to the Local Planning Authority for approval. The landscaping scheme shall show the retention and improvement to the existing boundary vegetation except in so far as they are required to be removed for the provision of the site access and driveway. The approved scheme shall be implemented during the first planting season following the completion of development and any tree or shrub planted which dies or is felled, uprooted, willfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced by the applicants or their successors in title.

Reason: To ensure a satisfactory form of development and to enhance the visual amenities of the locality and amenity of adjoining properties and to comply with saved Policies CS1, QE6 and QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction.

5. Prior to the commencement of the development hereby approved a detailed plan shall be submitted to the Local Planning Authority detailing the extent of any hardstanding. Details of the proposed hard surfacing materials shall be submitted to the Local Planning Authority for approval.

Reason: To ensure a satisfactory form of development and to enhance the visual amenities of the locality and amenity of adjoining properties and to comply with saved Policies CS1, QE6 and QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction.
Authority for approval. The hard surfacing shall be completed in accordance with the approved details prior to the first occupation of the development hereby approved.

Reason: In the interest of the visual amenity of the area in compliance with Policies CS1 and QE7 of the Local Plan Core Strategy.

6. Prior to the commencement of development full details of all boundary treatment shall be submitted to the Local Planning Authority and approved in writing. The development shall be carried out in strict compliance with the approved details.

Reason: In the interest of the visual amenity of the area in compliance with Policies CS1 and QE7 of the Local Plan Core Strategy.

7. The site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer. If surface water is allowed to discharge to the public surface water sewerage system the flow shall be attenuated to a maximum discharge rate to be agreed with the Local Planning Authority.

Reason: In order to ensure proper and comprehensive drainage of the site in accordance with the National Planning Policy Framework and Policy QE5 of the Local Plan Core Strategy.

8. Prior to the commencement of the development hereby approved a detailed plan shall be submitted to the Local Planning Authority detailing the layout and construction of the proposed access junction with Hatfield Gardens. The access junction shall be completed in accordance with the approved details prior to the first occupation of the development hereby approved.

Reason: In the interest of highway safety in compliance with Policy CS1, QE6 and MP1 of the Local Plan Core Strategy.

9. Prior to the commencement of the development hereby approved a detailed plan shall be submitted to the Local Planning Authority detailing the gradient and surfacing of the proposed access road from Hatfield Gardens. Details of the proposed surfacing materials shall be submitted to the Local Planning Authority for approval. The driveway shall be completed in accordance with the approved details prior to the first occupation of the development hereby approved.

Reason: In the interest of highway safety in compliance with Policy CS1, QE6 and MP1 of the Local Plan Core Strategy.
10. Prior to the commencement of development details of the proposed visibility splays onto Hatfield Gardens shall be submitted to the Local Planning Authority and approved in writing. The approved visibility splays shall be provided prior to first occupation of the development hereby approved and thereafter be retained.

Reason: In the interest of highway safety in compliance with Policy CS1, QE6 and MP1 of the Local Plan Core Strategy.

11. Prior to first occupation of the development, the proposed car parking and turning area shall be provided on site and retained thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the site is satisfactorily served by off street parking in compliance with Policies CS1 and QE6 of the Local Plan Core Strategy.

12. 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 the visual amenity of the area and amenity of neighbouring properties in compliance with Policies CS1, QE6 and QE7 of the Local Plan Core Strategy.

13. No construction or demolition works (including deliveries) which are audible at or beyond the site boundary shall 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.
Reason: In the interest of residential amenity in compliance with Policies CS1 and QE6 of the Local Plan Core Strategy.

14. Access to the dwelling hereby approved (including vehicular access required for the construction of the dwelling) shall be strictly provided off Hatfield Gardens as detailed on the approved plana. No new vehicular access to the site shall be provided from Old Pewterspear Lane or via the existing vehicular access to Sevenoaks or from its curtilage.

Reason: In the interest of highway safety as an intensification of Old Pewterspear Lane would be unacceptable, in compliance with Policies CS1, QE6 and MP1 of the Local Plan Core Strategy.

15. 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).

16. 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)
Informatives

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

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

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_english_en.pdf and www.planningportal.gov.uk/PpApplications/genpub/en/StandaloneFeeCalculator to download forms and obtain fee information. It should be noted that any number of conditions, relating to the same planning application, can be discharged at one time and therefore will only incur the one applicable fee. If conditions are discharged individually, a fee will be payable for each request made.

4. If planning applications are for individual residential properties (i.e.: one dwelling) a Screening Assessment Form may be used as a basic contamination assessment to satisfy the requirements of the Contaminated Land Condition. Please note a Screening Assessment Form will not be accepted for developments than are larger than one singe dwelling. Please refer to Section 4.3.2 of the Environmental Protection Supplementary Planning Document.

Contact: The Screening Assessment Form can also be requested directly from the Environmental Protection Team on 01925 442581 or contaminatedland@warrington.gov.uk

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

5. 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.

The proposed access will require the formation of a new dropped crossing. To obtain the necessary permits to undertake the work the applicant will need to complete a ‘Dropped Crossing Application Form’. This is available online at http://www.warrington.gov.uk/downloads/download/370/dropped_kerbs

This proposal will involve excavations adjacent to the public highway. It is an OFFENCE to carry out any works that may affect the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the Applicants’ responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the Highway Asset and Street Works Section. Please contact the Highway Asset and Street Works Section on 01925 442505 or via email highways@warrington.gov.uk to obtain these permits.
Appendix 1 – Photograph of site
Appendix 2 – Proposed plans

Location Plan
Proposed Site Plan
Proposed Elevations

Front East Elevation

Garden Elevation (West)

Old Pewterspear Lane Elevation (North)

South Elevation
<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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</thead>
<tbody>
<tr>
<td>NULL</td>
<td>2015/26202</td>
<td>LAND ADJACENT TO SEVENOAKS, OLD PEWTERSPPEAR LANE, APPLETON, WARRINGTON, WA4 5NH</td>
<td>Full Planning - Proposed new detached dwelling and access following Outline consent application 2013/22405</td>
<td></td>
</tr>
<tr>
<td>18/08/2015</td>
<td>2015/25869</td>
<td>21 , Highfield Avenue, Appleton, Warrington, WA4 5EE</td>
<td>Householder - Proposed garage conversion with over-roofing and single storey rear/side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/08/2015</td>
<td>2015/26095</td>
<td>HOLLYDENE, WINDMILL LANE, APPLETON, WARRINGTON, WA4 5JN</td>
<td>Householder - Proposed double storey family room and bathroom to rear elevation plus loft conversion including 4 no. dormer windows plus detached garage with office over plus relocated site entrance.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>25/08/2015</td>
<td>2015/26112</td>
<td>BARLEYCASTLE LANE, BARLEYCASTLE TRADING ESTATE, APPLETON, WARRINGTON, WA4 45Y</td>
<td>Discharge of Condition - Condition 3 (Construction of an alternative access road to the former city link site) on previous approved application 2015/25724</td>
<td>Condition Not Discharged</td>
</tr>
<tr>
<td>04/09/2015</td>
<td>2015/26100</td>
<td>60, BIRCHDALE ROAD, APPLETON, WARRINGTON, WA4 5AW</td>
<td>Householders - Proposed roof extension to bedrooms to allow attic rooms</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
# Delegated Decisions

## Bewsey and Whitecross

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
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<tr>
<td>17/08/2015</td>
<td>2015/26048</td>
<td>2, GERRARD AVENUE, BEWSEY AND WHITECROSS, WARRINGTON, WA5 0NN</td>
<td>Householders - Proposed single storey side and rear extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/08/2015</td>
<td>2015/25992</td>
<td>Unit 3, Catherine Street, WA5 0LH</td>
<td>Full Planning - Proposed change of use to a booking office and internal parking for office staff</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/08/2015</td>
<td>2015/26207</td>
<td>ARPLEY LANDFILL SITE, FORREST WAY, WARRINGTON, WA4 6YZ</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 15 (Noise Control Scheme) following Appeal Reference APP/M0655/A/14/2222229.</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>18/08/2015</td>
<td>2015/26177</td>
<td>19, HELMSLEY CLOSE, BEWSEY AND WHITECROSS, WARRINGTON, WA5 0GF</td>
<td>Householders - Proposed single storey dining room with ground floor WC/Cloaks to side elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>26/08/2015</td>
<td>2014/24779</td>
<td>LAND TO EAST OF GVC, Wellfield Street, Warrington, Warrington, WA5 1AZ</td>
<td>Discharge of conditions - Application for approval of details reserved by Conditions; 3 (External Roofing and facing materials) 4 (Hard Standing) 5 (Fences/Walls) 6 (Landscaping) 7 (Tree Protection) 8 (Site Levels) 9 (Site investigation) 10 (Site remediation Works) 11 (Site Access) 12 (Private Street) and 16 (Noise Assessment) 17 (Drainage) 18 (Public Sewer) 19 (Obscured Glass) 20 (Root Protection) and 21 (Ancillary Buildings) to be discharged as per previously approved application 2014/24133</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
</tbody>
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## Bewsey and Whitecross

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<tr>
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<th>Decision type</th>
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</thead>
<tbody>
<tr>
<td>02/09/2015</td>
<td>2015/26157</td>
<td>1, BUTTERMART STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2LY</td>
<td>Variation of Conditions - Application for Variation of Condition to existing opening hours of 11:00 and 22:00 on Mondays to Fridays, 11:00 and 22:00 on Saturdays and 11:30 and 21:00 on Sundays, Bank Holidays or Public Holidays to the following opening hours 08:00 and 22:00 on Mondays to Fridays, 08:00 and 22:00 on Saturdays and 08:30 and 21:00 on Sundays, Bank Holidays or Public Holidays. following Planning Approval 2014/23778.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>03/09/2015</td>
<td>2015/26197</td>
<td>DENNET COURT (UNITS 1-4), ATHLONE ROAD, BEWSEY, WARRINGTON, WA2 8JJ</td>
<td>Full Planning - Proposed external alterations to form single industrial unit for the refurbishing of motor vehicles.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>04/09/2015</td>
<td>2015/25540</td>
<td>5, WINMARLEIGH STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1NB</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 3 (Bin Storage and Cycle Storage), Condition 4 (Car Parking Spaces), Condition 5 (Air Supply/Extraction System) following Planning Approval 2014/23927</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>04/09/2015</td>
<td>2015/26024</td>
<td>Autotrader House, Catherine Street, Bewsey and Whitecross, Warrington, WA5 0LH</td>
<td>Full Planning - Proposed Change Of Use of existing building: Existing B1 use to B2 use. Includes proposed external and internal works to building.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>17/08/2015</td>
<td>2015/26114</td>
<td>81, MANSFIELD CLOSE, BIRCHWOOD, WARRINGTON, WA3 6RN</td>
<td>Householder - Proposed single storey side/ rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/08/2015</td>
<td>2015/26210</td>
<td>ATLANTIC HOUSE, BIRCHWOOD BOULEVARD, BIRCHWOOD, WARRINGTON, WA3 7WE</td>
<td>Advertisement - Proposed non-illuminated free standing totem sign and non-illuminated fascia sign</td>
<td>Approved with Conditions</td>
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<tr>
<td>02/09/2015</td>
<td>2015/26181</td>
<td>HINTON HOUSE, BIRCHWOOD PARK AVENUE, BIRCHWOOD, WARRINGTON, WA3 6GR</td>
<td>Full Planning - Proposed external Plant installation and perimeter screen fence</td>
<td>Approved with Conditions</td>
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<tr>
<td>02/09/2015</td>
<td>2015/25894</td>
<td>Allday House, Warrington Road, Birchwood Park, WARRINGTON, WA3 6GR</td>
<td>Full Planning - Retrospective application for the retention of an increased number of parking spaces (ie a total of 299).</td>
<td>Approved with Conditions</td>
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<tr>
<td>03/09/2015</td>
<td>2015/26240</td>
<td>79, BRAMSHILL CLOSE, BIRCHWOOD, WARRINGTON, WA3 6TY</td>
<td>Householder - Proposed single storey side extension and garage conversion</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>04/09/2015</td>
<td>2015/26163</td>
<td>ATLANTIC HOUSE, BIRCHWOOD BOULEVARD, BIRCHWOOD, WARRINGTON, WA3 7WE</td>
<td>Full Planning - Proposed internal and external refurbishment to an existing office, proposal includes to overhaul and remove existing revolving door and manually operated double door to front elevation, renew with electric powder coated aluminium sliding door, proposal to renew the existing curtain walling to the front elevation reception area with new powder coated aluminium curtain walling in grey</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<td>Decision type</td>
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<td>18/08/2015</td>
<td>2015/26160</td>
<td>12, FORSHAWS LANE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 4ES</td>
<td>Householder - Proposed single storey rear and gable extension and porch, alterations to boundary wall to form 3no parking spaces</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>04/09/2015</td>
<td>2015/26075</td>
<td>Forest Farm, Tan House Lane, BURTONWOOD AND WESTBROOK, Warrington, WA5 4BZ</td>
<td>Prior Approval (Class Q)[a] - Proposed change of use of Agricultural Building to a Dwelling House (Use Class C3).</td>
<td>Refused</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
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<tr>
<td>NULL</td>
<td>2015/26031</td>
<td>SIROCCO, MUSTARD LANE, CROFT, WARRINGTON, WA3 7BG</td>
<td>Full Planning - Proposed Extension to the existing stable barn and alterations to internal layout of the building, removing the car garage/workshop use and providing a further 5 no. loose boxes, hay storage, feed storage, wash boxes, tack room and washing room. Internal alterations to the existing stable yard office for change of use to groom's accommodation and facilities. Creation of a new all-weather outdoor arena</td>
<td>Approved with Conditions</td>
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<tr>
<td>NULL</td>
<td>2015/26144</td>
<td>SHAW STREET RECREATION GROUND, SHAW STREET, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5SH</td>
<td>Full Planning - Demolish the existing Shaw Street recreational changing facility and install a modular (steel) sports changing facility with club area and mini kitchen (Resubmission of Planning Application 2015/25674).</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/08/2015</td>
<td>2015/26169</td>
<td>The Bungalow, Warrington Road, Warrington, WA3 6BS</td>
<td>Householder - Proposed single storey extension to side and rear of bungalow.</td>
<td>Approved with Conditions</td>
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<tr>
<td>17/08/2015</td>
<td>2015/26082</td>
<td>4, BEECHWOOD LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4HJ</td>
<td>Full Planning - Proposed demolition of an existing dwelling and construction of a replacement two storey six bedroom new build property with rooms in the roof, with new driveway, access and front boundary wall and gates approved under previous application 2014/24192</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>17/08/2015</td>
<td>2015/26091</td>
<td>6, BROADHURST AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5RH</td>
<td>Householder - Proposed single storey side extension with mezzanine level above.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/08/2015</td>
<td>2015/26162</td>
<td>13, SEPHTON AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4LZ</td>
<td>Householder - Proposed front porch and canopy</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/08/2015</td>
<td>2015/26307</td>
<td>425, WARRINGTON ROAD, WARRINGTON, WA3 5SW</td>
<td>Lawful Development Certificate - Proposed 3m rear extension to existing residential property</td>
<td>Approved</td>
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<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
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<td>18/08/2015</td>
<td>2015/26151</td>
<td>3, CLIFTON AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4PD</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 5 (Written and Photographic details of the external roofing and facing materials (including manufacturer's details) on approved application 2015/25083)</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>18/08/2015</td>
<td>2015/26133</td>
<td>51, STONYHURST CRESCENT, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4DN</td>
<td>Householder - Proposed two storey side extension and single storey rear extension</td>
<td>Refused</td>
</tr>
<tr>
<td>18/08/2015</td>
<td>2015/26156</td>
<td>135, MUSTARD LANE, CROFT, WARRINGTON, WA3 7BA</td>
<td>Householder - Proposed single-storey extension to the north gable side of an existing property.</td>
<td>Approved with Conditions</td>
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<tr>
<td>21/08/2015</td>
<td>2015/26097</td>
<td>19, SANDFIELD CRESCENT, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5NF</td>
<td>Section 192 (Lawful Development Certificate) - Proposed single storey extension to side/rear.</td>
<td>Refused</td>
</tr>
<tr>
<td>25/08/2015</td>
<td>2015/26107</td>
<td>4, CLARKE AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4JG</td>
<td>Householder - Proposed single storey side extension and front porch</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/09/2015</td>
<td>2015/26159</td>
<td>THE BUNGALOW, HURST MILL LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5NR</td>
<td>Householder - Proposed replacment detached double garage</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>04/09/2015</td>
<td>2015/26278</td>
<td>2, CLAREMONT ROAD, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4NT</td>
<td>Full Planning - Proposed demolition of existing bungalow with the construction of new dwelling</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>18/08/2015</td>
<td>2015/26356</td>
<td>UNIT 1, RIVERSIDE RETAIL PARK, WHARF STREET, FAIRFIELD AND HOWLEY, WARRINGTON, WA1 2GZ</td>
<td>Discharge of Conditions - Proposed discharge of condition 3 (approval of materials) on approved application 2014/23846</td>
<td>Approved</td>
</tr>
<tr>
<td>27/08/2015</td>
<td>2015/26078</td>
<td>15, MANCHESTER ROAD, WARRINGTON, WA1 3AB</td>
<td>Prior Notification - Prior approval for change of use from B1 use to C3 use (Conversion of offices into 1 Bedroom residential flat)</td>
<td>Refused</td>
</tr>
</tbody>
</table>
## GRAPPENHALL AND THELWALL

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
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<tbody>
<tr>
<td>18/08/2015</td>
<td>2015/26323</td>
<td>27, ST WILFRIDS DRIVE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2SH</td>
<td>Section 192 (Lawful Development Certificate) - Proposed single storey side extension.</td>
<td>Approved</td>
</tr>
<tr>
<td>18/08/2015</td>
<td>2015/26176</td>
<td>30, PELHAM ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2HF</td>
<td>Householder - Proposed single storey kitchen, utility and study</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/08/2015</td>
<td>2015/26147</td>
<td>AVALON, FERRY LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2SS</td>
<td>Householder - Proposed replacement of small conservatory with brick built extension and including roof alterations to facilitate extension. Retiling roof as per section 10</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/08/2015</td>
<td>2015/26060</td>
<td>53, KILDONAN ROAD, WARRINGTON, WA4 2LJ</td>
<td>Householders - Proposed single storey side and rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/08/2015</td>
<td>2015/25879</td>
<td>40, FERRYSIDE, WARRINGTON, WA4 2GY</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>21/08/2015</td>
<td>2015/26231</td>
<td>5, WOLFE CLOSE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 3DT</td>
<td>Non-material amendment - Application for non-material amendment to approved application 2015/25318 for the provision of windows to side elevation and provision of stone balustrade to balcony to increase porch width</td>
<td>Approved</td>
</tr>
<tr>
<td>02/09/2015</td>
<td>2015/26462</td>
<td>Land at, Alexandra Road, Balmoral Road and Victoria Road, Grappenhall, Warrington</td>
<td>TPO Works - Proposed minimal training of branches overhanging the carriageway of Balmoral Road, Alexandra Road and Victoria Road on TPO 115 - T3,T8,T9,G1,,T10,T11,T12,T40,G2,G7,G9,T53,T42,T44 ,G11,T69,T57</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>02/09/2015</td>
<td>2015/26463</td>
<td>Land at, Victoria road and Balmoral Road, Grappenhall, Warrington</td>
<td>Conservation Area - Proposed works to trees in a conservation area</td>
<td>Approved</td>
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<tr>
<td>02/09/2015</td>
<td>2015/26203</td>
<td>34, DUNMOW ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2HJ</td>
<td>Householder - Proposed retrospective front porch</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>03/09/2015</td>
<td>2015/26304</td>
<td>17, STONELEIGH GARDENS, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 3LE</td>
<td>Householder - Proposed ground floor garden room to rear elevation</td>
<td>Approved with Conditions</td>
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## GREAT SANKEY NORTH

<table>
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<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
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</thead>
<tbody>
<tr>
<td>25/08/2015</td>
<td>2015/26201</td>
<td>5, ALVERSTONE CLOSE, GREAT SANKEY, WARRINGTON, WA5 3RL</td>
<td>Householder - Proposed raising of roof height to facilitate loft conversion</td>
<td>Refused</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
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<tr>
<td>18/08/2015</td>
<td>2015/26184</td>
<td>32, CLEVELEYS ROAD, GREAT SANKEY, WARRINGTON, WA5 2SR</td>
<td>Householder - Proposed single storey rear extension and part single and part two storey side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/08/2015</td>
<td>2015/26093</td>
<td>SCOUT HUT, HIGHFIELD AVENUE, GREAT SANKEY, WARRINGTON, WA5 2TW</td>
<td>Asset of Community value - Nomination for scout hut, associated buildings and land as an asset of community value</td>
<td>Approved</td>
</tr>
<tr>
<td>25/08/2015</td>
<td>2015/26049</td>
<td>24, Ridley Drive, Great Sankey, Warrington, WA5 1HP</td>
<td>Lawful Development Certificate (Section 192) - Proposed single storey rear extension</td>
<td>Refused</td>
</tr>
<tr>
<td>25/08/2015</td>
<td>2015/26249</td>
<td>7, Grange Farm Close, Great Sankey, Warrington, WA5 1HJ</td>
<td>Householder - Proposed attached side garage and rear conservatory</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>03/09/2015</td>
<td>2015/26228</td>
<td>GREAT SANKEY PRIMARY SCHOOL, LIVERPOOL ROAD, GREAT SANKEY, WARRINGTON, WA5 1SB</td>
<td>56 Day Prior approval - Proposed installation of Solar Photovoltaics (PV) equipment</td>
<td>Prior Approval is Given</td>
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## HATTON, STRETTON AND WALTON

<table>
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<tr>
<th>Decision date</th>
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</thead>
<tbody>
<tr>
<td>21/08/2015</td>
<td>2015/26101</td>
<td>THE VICARAGE, STRETTON ROAD, APPLETON, WARRINGTON, WA4 4NT</td>
<td>Outline Planning - Application for Outline Planning with some matters reserved for proposed 2 dwellings (2 plots) with shared access.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/09/2015</td>
<td>2015/26268</td>
<td>1, DOROTHY COTTAGES, STRETTON ROAD, APPLETON, WARRINGTON, WA4 4NP</td>
<td>42 day Householder Prior Approval: Proposed single storey rear extension to extend by 5.236 metres from the rear wall, maximum height of the proposed extension is to be 3.9 metres and the height of the extension to the eaves is to be 2.4 metres.</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>03/09/2015</td>
<td>2015/26239</td>
<td>22, HILL CLIFFE ROAD, WALTON, WARRINGTON, WA4 6NZ</td>
<td>TPO- Proposed crown lift on 3x lime no9.G3 to approximately 5.5m to clear highway and rebalance on garden side</td>
<td>Approved</td>
</tr>
</tbody>
</table>
## Latchford East

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
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</thead>
<tbody>
<tr>
<td>18/08/2015</td>
<td>2015/25582</td>
<td>4, Mort Avenue, Latchford, Warrington, WA4 1SF</td>
<td>Householder - Proposed single storey side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>02/09/2015</td>
<td>2015/26347</td>
<td>Land off Marsden Ave, Latchford, Warrington</td>
<td>Non Material Amendment - Proposed removal of condition 17 on approved application 2012/20529</td>
<td>Approved</td>
</tr>
</tbody>
</table>
## Latchford West

<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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</thead>
<tbody>
<tr>
<td>18/08/2015</td>
<td>2015/26217</td>
<td>1, MANX ROAD, LATCHFORD, WARRINGTON, WA4 6AL</td>
<td>Householder - Proposed single storey bedroom extension to front elevation</td>
<td>Refused</td>
</tr>
<tr>
<td>21/08/2015</td>
<td>2015/25987</td>
<td>233, WILDERSPOOL CAUSEWAY, LATCHFORD, WARRINGTON, WA4 6QE</td>
<td>Full Planning - Proposed change of use from the Causeway Public House carpark to car valeting business and hand car wash</td>
<td>Refused</td>
</tr>
</tbody>
</table>
## Delegated Decisions

### LYMM

<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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</thead>
<tbody>
<tr>
<td>NULL</td>
<td>2015/26126</td>
<td>CHERRY LANE FARM, CHERRY LANE, LYMM, WARRINGTON, WA13 0NU</td>
<td>Full Planning - Proposal to convert and extend the existing barn to form four dwellings</td>
<td></td>
</tr>
<tr>
<td>17/08/2015</td>
<td>2015/26094</td>
<td>50, MILL LANE, LYMM, WARRINGTON, WA13 9SQ</td>
<td>Householder - proposed two storey extension to the side of the property (re-submission to 2014/24728)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>17/08/2015</td>
<td>2015/26096</td>
<td>183, RUSHGREEN ROAD, LYMM, WARRINGTON, WA13 9QY</td>
<td>Householders - Proposed detached garage to replace existing car port (re-submission of 2014/24772)</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>17/08/2015</td>
<td>2015/26121</td>
<td>41, LYMMINGTON AVENUE, LYMM, WARRINGTON, WA13 9NQ</td>
<td>Householder - Proposed single storey side and rear extension and demolition of existing shed</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/08/2015</td>
<td>2015/26198</td>
<td>28, HARDY ROAD, LYMM, WARRINGTON, WA13 0NX</td>
<td>Householder - Proposed Single storey side extension and new detached replacement garage.</td>
<td>Refused</td>
</tr>
<tr>
<td>21/08/2015</td>
<td>2015/26058</td>
<td>18, MASSEY AVENUE, LYMM, WARRINGTON, WA13 0PJ</td>
<td>Lawful Development Certificate - Proposed porch at the front of the house</td>
<td>Approved</td>
</tr>
<tr>
<td>25/08/2015</td>
<td>2015/26138</td>
<td>ORCHARD BARN, BOOThS LANE, LYMM, WARRINGTON, WA13 0PF</td>
<td>Householder - Proposed erection of an open porch canopy to rear door, erection of a new external chimney breast and amendments to sizes and positions of windows and french doors on the rear and side elevations</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>02/09/2015</td>
<td>2015/26247</td>
<td>Land adjacent to A6144 &amp; Chaise Meadow on, Birchbrook Road, Lymm, Warrington, WA13 9UP</td>
<td>Advertisement - Proposed externally illuminated totem signage on A6144</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>03/09/2015</td>
<td>2015/26215</td>
<td>SOW BROOK PUMPING STATION, LYMMHAY LANE, LYMM, WARRINGTON</td>
<td>Full Planning - Proposed installation of 17.5 metre replica telegraph pole accommodating 2no. sets of 3no. stacked antennas and 2no. 300mm diameter dishes. The ground based installation of 2no. equipment cabinets and 1no. meter set within a 5 metre by 5 metre feather boarded timber fence and surrounded by 6no. bollards</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
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<tr>
<td>04/09/2015</td>
<td>2015/26046</td>
<td>10, Fletchers Lane, LYMM, WARRINGTON, Cheshire, WA13 9PP</td>
<td>Householder - Proposed demolition of Existing Conservatory and Alteration and Extension of Existing Dwelling - two storey side extension (re-submission of 2014/24557)</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
### Orford

<table>
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<tr>
<th>Decision date</th>
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</thead>
<tbody>
<tr>
<td>17/08/2015</td>
<td>2015/26243</td>
<td>80, NEVILLE AVENUE, ORFORD, WARRINGTON, WA2 9BE</td>
<td>Non-material amendment - Application for non-material amendment to change the originally approved 'Hip roof' to a 'Gable roof' on approved application 2012/20581</td>
<td>Refused</td>
</tr>
<tr>
<td>18/08/2015</td>
<td>2015/26164</td>
<td>64A, SMITH DRIVE, ORFORD, WARRINGTON, WA2 8EL</td>
<td>Householder - Proposed attached garage and rear extension</td>
<td>Approved with Conditions</td>
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</tbody>
</table>
# Delegated Decisions

16th September 2015

## PENKETH AND CUERDLEY

<table>
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<tr>
<td>18/08/2015</td>
<td>2015/26207</td>
<td>ARPLEY LANDFILL SITE, FORREST WAY, WARRINGTON, WA4 6YZ</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 15 (Noise Control Scheme) following Appeal Reference APP/M0655/A/14/2222229.</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>02/09/2015</td>
<td>2015/26087</td>
<td>21, Hall Nook, Penketh, Warrington, WA5 2HN</td>
<td>Householder - Proposed side &amp; rear single storey extension including a detached garage</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>02/09/2015</td>
<td>2015/26241</td>
<td>3, DITCHFIELD ROAD, PENKETH, WARRINGTON, WA5 2NN</td>
<td>Householder - Proposed single storey side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>04/09/2015</td>
<td>2015/26218</td>
<td>24, LARCH AVENUE, PENKETH, WARRINGTON, WA5 2AZ</td>
<td>Householder - Proposed two storey side and rear extension and single storey front, side and rear extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
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<tr>
<td>19/08/2015</td>
<td>2015/26085</td>
<td>10, MARTIN AVENUE, POPLARS AND HULME, WARRINGTON, WA2 0HQ</td>
<td>Full Planning - Proposed new two-storey retail building (use class A1) adjacent to 10 Martin Avenue</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
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<tr>
<td>04/09/2015</td>
<td>2015/26320</td>
<td>18 &amp; 19, NORTHOLT COURT, WARRINGTON, WA2 0TR</td>
<td>Full Planning - Proposed change of use from two flats to one dwelling house including associated works</td>
<td>Approved with Conditions</td>
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# RIXTON AND WOOLSTON

<table>
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<th>Decision date</th>
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</thead>
<tbody>
<tr>
<td>17/08/2015</td>
<td>2015/26141</td>
<td>46, LAWSON CLOSE, WOOLSTON, WARRINGTON, WA1 4EG</td>
<td>Full Planning - Proposed two storey side and single storey rear extension including conversion of garage.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/08/2015</td>
<td>2015/26179</td>
<td>18, WENTWORTH AVENUE, WOOLSTON, WARRINGTON, WA1 4NA</td>
<td>Householder - Proposed single storey front and side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/08/2015</td>
<td>2015/26166</td>
<td>12, ELM ROAD, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 6LP</td>
<td>Householder - Proposed demolition of rear extension and construction of two storey extension to side elevation and single storey extension to rear elevation.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/08/2015</td>
<td>2015/26167</td>
<td>7, Monmouth Close, Woolston, Warrington, WA1 4DU</td>
<td>Householder - Proposed front single storey extension, two storey side elevation extension and rear single storey extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/08/2015</td>
<td>2015/26155</td>
<td>141-143, Hillock Lane, Woolston, Warrington, WA1 4PJ</td>
<td>Retrospective consent for reroof and removal of chimney, alterations to window profiles, render to all external walls and patio to the rear, planning consent for proposed fencing</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>03/09/2015</td>
<td>2015/26189</td>
<td>9, CLAYDON GARDENS, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 6FA</td>
<td>Householder - Proposed conversion of an integral garage to a dwelling habitable room</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>17/08/2015</td>
<td>2015/26276</td>
<td>24, DENBURY AVENUE, STOCKTON HEATH, WARRINGTON, WA4 2BL</td>
<td>42 day Householder Prior Approval - Proposed rear extension to extend by 5.26m from the rear wall, maximum height of the extension is to be 3.2m and the height of the extension to the eaves is to be 2.4metres</td>
<td>Refused</td>
</tr>
<tr>
<td>18/08/2015</td>
<td>2015/26073</td>
<td>22, MITCHELL STREET, STOCKTON HEATH, WARRINGTON, WA4 6LS</td>
<td>Full Planning - Proposed new dwelling</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/08/2015</td>
<td>2015/26140</td>
<td>69, LONDON ROAD, WARRINGTON, WA4 6HR</td>
<td>Full Planning - Proposed replacement of existing external ATM, Of which to be equality act complaint</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>24/08/2015</td>
<td>2015/26001</td>
<td>82, ACKERS ROAD, STOCKTON HEATH, WARRINGTON, WA4 2BP</td>
<td>Full Planning - Proposed change of use of former Coach House building to 4 no. residential units (Use Class C2), extension to the front and side elevation, new pitch roof to front elevation and additional new identical windows, remodelling of existing car park to provide 13 no. car parking spaces, and other associated works.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>25/08/2015</td>
<td>2015/26109</td>
<td>7, ELLESMERE ROAD, STOCKTON HEATH, WARRINGTON, WA4 6DS</td>
<td>Householder - Proposed ground floor kitchen and garden room extension and first floor bedroom extension all to rear</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>25/08/2015</td>
<td>2015/26110</td>
<td>6, ELLESMERE ROAD, STOCKTON HEATH, WARRINGTON, WA4 6DS</td>
<td>Householder - Proposed ground floor dining and garden room extension and first floor bedroom extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/09/2015</td>
<td>2015/26113</td>
<td>Land between 12 &amp; 16, Raymond Avenue, Stockton Heath, Warrington</td>
<td>Outline Application - Application for Outline Planning Permission (with all matters reserved) for the construction of a 1x dwelling on land between 12 &amp; 16 Raymond Avenue</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>02/09/2015</td>
<td>2015/26152</td>
<td>46, BRIAN AVENUE, STOCKTON HEATH, WARRINGTON, WA4 2BG</td>
<td>Householder - Proposed first floor side extension and the provision of a replacement pitched roof to the existing rear extension</td>
<td>Refused</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
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</tr>
<tr>
<td>02/09/2015</td>
<td>2015/26461</td>
<td>Land between, Hill top Road and Ackers Road, Stockton Heath, Warrington</td>
<td>TPO Works - Proposed minimal trimming of branches overhanging the carriageway TPO 107-T1,T3,T4,G1,G2,T17,T18,T23</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>04/09/2015</td>
<td>2015/26229</td>
<td>Stockton Heath Community Primary School, West Avenue, Stockton Heath, Warrington, WA4 6HX</td>
<td>56 Day Prior approval - Proposed installation of Solar Photovoltaics (PV) equipment</td>
<td>Prior Approval is Given</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>18/08/2015</td>
<td>2015/26172</td>
<td>2, Marcross Close, Burtonwood and Westbrook, Warrington, WA5 9SY</td>
<td>Householder - Proposed Single storey side extension to form new double garage together with associated landscaping and external works.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>02/09/2015</td>
<td>2015/26089</td>
<td>19, Colwyn Close, Burtonwood and Westbrook, Warrington, WA5 9SL</td>
<td>Lawful Development Certificate - Proposed single storey rear extension</td>
<td>Approved</td>
</tr>
</tbody>
</table>
## 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>17/08/2015</td>
<td>2015/26052</td>
<td>Land adjacent to Omega Boulevard/Lingley Green Ave, Omega South, Warrington, WA5</td>
<td>Advertisement - Proposed non-illuminated hoarding</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/08/2015</td>
<td>2015/26150</td>
<td>34, LIVINGSTONE CLOSE, GREAT SANKEY, WARRINGTON, WA5 8QD</td>
<td>Householder - Proposed single storey store, kitchen and WC extension to the side of dwelling</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Item</td>
<td>Page</td>
<td>App number</td>
<td>App Location/Description</td>
<td>Recommendation</td>
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<tr>
<td>1</td>
<td>3</td>
<td>2015/26031</td>
<td>SIROCCO, MUSTARD LANE, CROFT, WARRINGTON, WA3 7BG</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Full Planning - Proposed Extension to the existing stable barn and alterations to internal layout of the building, removing the car garage/workshop use and providing a further 5 no. loose boxes, hay storage, feed storage, wash boxes, tack room and washing room. Internal alterations to the existing stable yard office for change of use to groom's accommodation and facilities. Creation of a new all-weather outdoor arena</td>
<td>APPROVE AS RECOMMENDATION</td>
</tr>
<tr>
<td>2</td>
<td>23</td>
<td>2015/26062</td>
<td>LAND WITHIN WARRINGTON TOWN CENTRE BOUNDED BY, ACADEMY STREET, ACADEMY WAY, BANK STREET, MOULDER'S LANE, BRIDGE STREET, UNION STREET HORROCKS LANE, WARRINGTON</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Reserved Matters - Proposed construction of a building to accommodate Class A1 market use for a temporary period (until a new, permanent facility for Warrington Market is constructed), together with public realm improvements and other associated works. Building to be subdivided as required into a series of units for a range of flexible commercial, retail, leisure and other uses (A1 Retail, A2 Financial &amp; Professional services, A3 Restaurants &amp; Cafe, D1 library, D2 leisure) on cessation of the temporary period use</td>
<td>DEFERRED TO ALLOW SUBMISSION OF</td>
</tr>
</tbody>
</table>
VISUALISATIONS OF THE PROPOSED BUILDING FROM MORE DISTANCE STREETSCENE PERSPECTIVE AND PUBLIC VANTAGE POINTS. SAMPLES OF PROPOSED EXTERNAL MATERIALS TO BE SEEN BY DEVELOPMENT MANAGEMENT COMMITTEE MEMBERS PRIOR TO RE-CONSIDERATION

3  42  2015/26126  CHERRY LANE FARM, CHERRY LANE, LYMM, WARRINGTON, WA13 0NU
Full Planning - Proposal to convert and extend the existing barn to form four dwellings
REFUSED – VISUAL AMENITY/ IMPACT ON CHARACTER OF AREA AND VISUAL AMENITY OF NEIGHBOURS INCLUDING VISUAL IMPACT OF INCREASED OF ROOF HEIGHT

4  64  2015/26144  SHAW STREET RECREATION GROUND, SHAW STREET, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5SH
Full Planning - Demolish the existing Shaw Street recreational changing facility and install a modular (steel) sports changing facility with club area and mini kitchen (Resubmission of Planning Application 2015/25674).
APPROVED AS RECOMMENDED

5  78  2015/26202  LAND ADJACENT TO SEVENOAKS, OLD PEWTERSPPEAR LANE, APPETON, WARRINGTON, WA4 5NH
Full Planning - Proposed new detached dwelling and access following Outline consent application 2013/22405
REFUSED – OVERDEVELOPMENT OF PLOT; HARM TO CHARACTER AND APPEARANCE OF AREA BY WAY OF OVER-INTENSIVE/ OVERBEARING AND OVERDOMINANT DEVELOPMENT.