9 May 2017

Development Management Committee

Wednesday, 17 May 2017 at 6.30pm

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

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

A G E N D A

Part 1

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

Item
1. Apologies for Absence

To record any apologies received.

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

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

   To confirm the minutes of the meeting held on 26 April 2017 as a correct record.

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


   Attached as a separate document

**Part 2**

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

Nil
**DEVELOPMENT MANAGEMENT COMMITTEE**

**26 April 2017**

**Present:** Councillor T McCarthy (Chairman)
Councillors J Grime, B Barr, P Carey, D Keane, S Wright, C Mitchell,
L Morgan, K Mundry, J Wheeler and S Woodyatt

**DM186 Apologies for Absence**

Apologies for absence had been received from Councillor J Flaherty.

**DM187 Code of Conduct – Declarations of Interest**

<table>
<thead>
<tr>
<th>Councillor</th>
<th>Minute</th>
<th>Reason</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cllr J Wheeler</td>
<td>DM191</td>
<td>Cllr Wheeler was a Ward Representative however had not had any involvement with the applications</td>
<td>Cllr Wheeler remained in the meeting and took part in the discussion and vote thereon</td>
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<tr>
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<td>DM196</td>
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<td>DM199</td>
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<tr>
<td>Cllr P Carey</td>
<td>DM196</td>
<td>Cllr Carey was a Member of the Working Group that aided the funding source prior to the applications</td>
<td>Cllr Carey stood down from the committee and took no part in the discussion or the vote thereon</td>
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<td>DM197</td>
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<td>DM199</td>
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<tr>
<td>Cllr J Grime</td>
<td>DM192</td>
<td>Cllr Grime was a Ward and Parish Council Representative and had been involved in previous site enforcement action</td>
<td>Cllr Grime stood down from the committee and took no part in the discussion or the vote thereon</td>
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<tr>
<td>Cllr K Mundry</td>
<td>DM193</td>
<td>Cllr Mundry was a Ward Representative however had not had any involvement with the application</td>
<td>Cllr Mundry remained in the meeting and took part in the discussion and vote thereon</td>
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<tr>
<td>Cllr S Wright</td>
<td>DM193</td>
<td>Cllr Wright knew the applicant</td>
<td>Cllr Wright stood down from the committee and took no part in the discussion or the vote thereon</td>
</tr>
<tr>
<td>Cllr T McCarthy</td>
<td>DM194</td>
<td>Cllr McCarthy was a Ward Representative however had not had any involvement with the applications</td>
<td>Cllr McCarthy remained in the meeting and took</td>
</tr>
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</table>
DM188 Minutes

Resolved,

That the minutes of the meeting held on 26 April 2017 were agreed as a correct record and signed by the Chairman.

DM189 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.

DM190 2016/288107 - Land bounded by Admirals Road, Linnet Grove and Curlew Court, Birchwood, Warrington - Proposed residential development of 66 new dwelling with associated infrastructure, a Play area and incidental open space including a new estate road and vehicular and pedestrian access off Admirals Road and new footpath connection to existing footpath at rear of site.

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

The matter had been deferred from a previous meeting by a further information request.

A site visit took place on 21 April 2017.

Members noted the written update report.

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

Resolved,

That application 2016/28810 be deferred to allow the applicant to meet with officers, residents and Ward Councillors to further consider highway improvement measures.

DM191 2016/29473 – Land between 34 and 36 Raymond Avenue, Stockton Heath, Warrington, WA4 2XE - Demolition of garage and construction of detached dwelling

The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation for approval subject to conditions.
A site visit took place on 31 March 2017.

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

Resolved,

That application 2016/29473 be approved as per the officer recommendation.

DM192  2017/29823 – 634 Warrington Road, Warrington, WA3 6BD - Retrospective planning application for demolition of garage due to inadequate foundations and the construction of a new granny annexe

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

Representations were heard in support of the officer recommendation.

Resolved,

That application 2017/29823 be approved as per the officer recommendation.

DM193  2017/30073 – 11 Henshall Avenue, Latchford, Warrington, WA4 1PY - Proposed conservatory to side/rear of property

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

Resolved,

That application 2017/30073 be approved as per the officer recommendation.

DM194  2016/29049 – War Memorial, Dam Lane, Rixton-With-Glazebrook, Warrington - Proposed installation of ground level lighting within the curtilage of the highway to illuminate war memorial

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

Members noted the written update report.

Resolved,

That application 2016/29049 be approved as per the officer recommendation.
DM195 2017/29864 – 26 Cornmill Court, Lord Street, Croft, Warrington, WA3 7BU – Proposed rear two storey extension with demolition of existing outbuilding and reconstruction of outbuilding

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

Resolved,

That application 2017/29864 be approved as per the officer recommendation.

DM196 2016/29426 – Walton Hall, Walton Hall Gardens, Walton Lea Road, Walton, Warrington, WA4 6SN - Proposed works for the conservation, repair and refurbishment of the shippon, vinery, potting sheds, lean-to-sheds and glass houses of Walton Estate. With the removal of the two Dutch greenhouses to the centre of the conservatory yard allowing for new surface finishes. Use of the buildings for non-residential education and training centre with ancillary office and retail use and display area for public access and small workshop units.

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

Resolved,

That application 2016/29426 be approved as per the officer recommendation.

DM197 2016/29427 – Walton Hall, Walton Hall Gardens, Walton Lea Road, Walton, Warrington, WA4 6SN - Proposed works for the conversation, repair and refurbishment of the shippon, vinery, potting sheds, lean-to-sheds and glass houses of Walton Estate. With the removal of the two Dutch greenhouses to the centre of the conservatory yard allowing for new surface finishes.

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

Resolved,

That application 2016/29427 be approved as per the officer recommendation.

DM198 2017/29592 – Walton Estate Riding School, Walton Lea Road, Higher Walton, Warrington, WA4 6SN - Proposed structural repairs, re-roofing, new rwp & guttering to the existing riding school. Removal of existing concrete ramp and the installation of a new compliant ramp and steps with new timber doors - existing being reused/refitted

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

That application 2017/29592 be approved as per the officer recommendation.

DM199 2017/29593 – Walton Estate Riding School, Walton Lea Road, Higher Walton, Warrington, WA4 6SN - Proposed structural repairs, re-roofing, new rwp & guttering to the existing riding school. Removal of existing concrete ramp and the installation of a new compliant ramp and steps with new timber doors - existing being reused/refitted

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

Resolved,

That application 2017/29593 be approved as per the officer recommendation.

DM200 2017/29968 – Great Sankey Children’s Centre, Great Sankey Primary School, Liverpool Road, Great Sankey, Warrington, WA5 1SB - Proposed steel container in the overflow car park on the site for storage of bikes or an equivalent sized shed for 18 months

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

Representations were heard in support of the officer recommendation.

Resolved,

That application 2017/29968 be approved as per the officer recommendation.

DM201 2017/29929 – Land South of Astor Drive, East of Lichfield Avenue and South Witherwin Avenue, Grappenhall Heys, Warrington, WA4 3LG - Outline Planning Permission (Major) - Proposed residential development comprising up to 400 dwellings, including means of access, recreational open space and related infrastructure. All detailed matters other than means of access to the site are reserved for subsequent approval.

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

A site visit took place on 21 April 2017.

Resolved,
Agenda Item 3

That application 2017/29929 be deferred to secure a larger venue for the application to be considered.

DM202 2017/29930 – Land bounded by Green Lane and Dipping Brook Avenue, Appleton, Warrington, WA4 5NN - Outline Planning Permission (Major) - Proposed Residential development comprising up to 370 dwellings, means of access to the site; local neighbourhood centre (including retail convenience store up to 500 square metres; health centre up to 1,000 square metres and place of worship/community use up to 1,000 square metres, with associated outside space, access and parking) recreational open space and related infrastructure. (All detailed matters other than means of access to the site are reserved for subsequent approval).

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

A site visit took place on 21 April 2017.

Resolved,

That application 2017/29930 be deferred to secure a larger venue for the application to be considered.

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>2016/28810</td>
<td>Land Bounded by Admirals Road, Linnet Grove &amp; Curlew Court, Birchwood, Warrington Full Planning (Major) - Proposed Residential development of 66 no. new dwellings with associated infrastructure, a Play area and incidental open space including a new estate road and vehicular and pedestrian access off Admirals Road and new footpath connection to existing footpath at rear of site.</td>
<td>Approve</td>
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<tr>
<td>2</td>
<td>28</td>
<td>2017/29897</td>
<td>Land off Chester Road, Slutchers Lane and Wilson Pattern Street, Warrington, WA4 6ES Environmental Assessment Application - Proposed Construction of a new link road and bridge between Chester Road (A5060) and Slutchers Lane, and associated works including demolition earthworks, drainage, lighting, signage and temporary construction compounds including temporary hoarding.</td>
<td>Approve</td>
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<tr>
<td>3</td>
<td>40</td>
<td>2017/29945</td>
<td>15, Ashberry Drive, Appleton, Warrington, WA4 4QS Householder - Proposed two storey extension to front, single storey rear extension, loft conversion and installation of 3no. dormer windows to rear roof plane</td>
<td>Approve</td>
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<td>No.</td>
<td>ID</td>
<td>Description</td>
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<td>4</td>
<td>53</td>
<td><strong>2017/29996</strong> Cherry Nurseries, Kay Lane, Lymm, Warrington, WA13 0TN</td>
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<td>Approve Full Planning - Proposed replacement dwelling</td>
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<td>5</td>
<td>74</td>
<td><strong>2017/30121</strong> Land adjacent to, 90, Priestley Street, Bewsey and Whitecross, Warrington, WA5 1ST</td>
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<td>Approve Full Planning - Proposed construction of car park and associated works</td>
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</tbody>
</table>
DEVELOPMENT CONTROL COMMITTEE DATE 17-May-2017

ITEM 1

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2016/28810</th>
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<tbody>
<tr>
<td>Location:</td>
<td>Land Bounded By Admirals Road, Linnet Grove &amp; Curlew Court, Birchwood, Warrington</td>
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<tr>
<td>Ward:</td>
<td>Birchwood</td>
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<tr>
<td>Development</td>
<td>Full Planning (Major)- Proposed Residential development of 66 no. new dwellings with associated infrastructure, a Play area and incidental open space including a new estate road and vehicular and pedestrian access off Admirals Road and new footpath connection to existing footpath at rear of site.</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>14-Sep-2016</td>
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<tr>
<td>Applicant:</td>
<td>M.C.I.Developments Limited</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>13-Dec-2016</td>
</tr>
</tbody>
</table>

Reason for Referral to Committee

The application site is partly in the ownership of Warrington Borough Council.

Birchwood Town Council have objected to the scheme.

The application was deferred from the 15 March and 26 April DMC to allow for discussions relating to the provision of a pedestrian crossing on Admirals Road. Discussions on this matter are ongoing, and the outcome will be reported to the 17th May meeting of DMC.

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 Description

The application site is approximately 1.75 hectares in size and is bounded to the north and south by existing houses. The western boundary of the site is Admirals Road and the eastern boundary of the site is an area of public open space which has a public footpath running through it.

The site was previously the Roman Catholic School called St Oliver Plunkett which was closed in 2003. The site is mostly covered in grassland with trees with some areas of hardstanding present and there is a fence surrounding part of the site.

Proposal

Full planning permission is sought for the erection of 66 dwellings. The proposal is for a mix of 2 and 3 bedroom properties that are detached, semi-detached and terraced properties and the breakdown of the types are:

- 1 - 3 bedroom detached property;
- 23 - 3 bedroom semi-detached properties;
- 2 - 3 bedroom terraced properties;
- 8 - 2 bedroom semi-detached properties; and
- 32 - 2 bedroom terraced properties

All of the proposed properties are two stories and the proposal also contains a play area.

Policies

National Planning Policy Framework
Chapter 14 – Promoting sustainable transport
Chapter 6 – Delivering a wide choice of high quality homes
Chapter 7 – Requiring Good Design
Chapter 10 – Meeting the challenge of climate change, flooding and coastal change
Chapter 11 – Conserving and enhancing the natural environment

Warrington Core Strategy
Policy CS1 – Overall Spatial Strategy – Delivering Sustainable Development
Policy CS2 – Overall Spatial Strategy – Quantity and Distribution of Development
Policy CS3 – Overall Spatial Strategy – Maintaining a 10 Year Forward Supply of Housing Land
Policy CS4 – Overall Spatial Strategy – Transport
Policy SN1 – Distribution and Nature of New Housing
Policy SN2 – Securing Mixed and Inclusive Neighbourhoods
Policy QE1 - Decentralised Energy Networks and Low Carbon Development
Policy QE3 – Green Infrastructure
Policy QE5 – Biodiversity and Geodiversity
Policy QE6 – Environment and Amenity Protection  
Policy QE7 – Ensuring a High Quality Place  
Policy MP1 – General Transport Principles

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

Relevant History

New Town Act 1981 section 7 (1) consent for residential development

Responses to consultation

Archaeology Team  
No objection

Environment Agency  
No objection subject to conditions.

Sport England  
No objection.

Birchwood Town Council  
Comment:-  
*It is noted that the concern relating to driveways directly accessing Admirals Road has been addressed by the Developer and that the play area has been relocated.*

As Admirals Road is a main thoroughfare used by the community to access both the shopping centre and local schools, both Primary and Secondary, Members remain adamant that some form of pedestrian crossing needs to be installed on Admirals Road either as part of the scheme, or via a Section 106 agreement. This aspiration links in with the Borough Council's own, highlighted in the Local Transport Plan, in that more children may travel to school independently if there is a safe route for them to walk to school. As this development is opposite Chatfield Drive, which is a main route for walking to the high school, or conversely for residents walking to Birchwood C of E Primary, Members believe that this crossing is essential.

In addition, the following comments were made:

- As tree maintenance is an issue in the local area, any newly planted trees should be slow growing varieties which are not invasive or very large at maturity.
- Is it appropriate to have trees on, or near to a play area? Any falling leaves would make the play surface slippery, visibility may be reduced once the trees increase in size and roots may lift the play surface.
- Members would like to see a regular, ongoing maintenance regime in...
place for the landscaping, including trees and the play area, including equipment.

- Will the play area include fully accessible play equipment (see email below)?
- Are there any litter bins being installed on this new development (see email below)?

Although there are no objections as such, Members are resolute that a signalised crossing point needs to be installed on Admirals Road as part of the scheme and that the other issues raised are addressed, perhaps by way of planning condition or scheme amendment.

The Town Council have clarified that if there is no crossing proposed then their comments should be treated as an objection.

Warrington BC Highways
No objection subject to the proposed conditions being added to any permission

Additional Highways comments:
Following the deferral of the above application at the 15/03/17 Development Management Committee Highways Development Control has undertaken a number of site visits of the location. During these visits existing pedestrian crossing movements and behaviour were observed. From this it is the opinion of Highways that there are no site specific reasons to support the need for a controlled crossing. Visibility along Admirals Road is good, pedestrians were observed to have very little waiting time before crossing and there were ample gaps in the traffic flow (even at peak times) to allow pedestrians to cross as safely as possible.

The pedestrian desire lines observed during these visits also suggest that there is very little demand for crossing movements adjacent to the site. The clear desire lines are in an east to west direction to the north and south of the development site. Very little pedestrian crossing activity was observed adjacent to the site.

Speed data of the site has also been collected and suggests that the 85th percentile speed for the site is between 31mph and 36mph (depending on the time period in question). This is significantly lower than the speed data for an adjacent road that was referred to in the DMC.

Highways view remains that on the basis of site conditions, existing crossing provision, vehicle flow levels, vehicle speeds, lack of pedestrian collision history and likely increased demand resulting from the new development there is not and will not be a demonstrable need for a controlled pedestrian crossing.

Warrington BC Traffic Management, Road Safety and Highways Adoptions
The Council were approached in relation to providing a controlled crossing on Admirals Road and in 2015 undertook an assessment.
The results of the assessment returned a value of 3.03 which is below the required score of 4 to show that there is a conflict between pedestrians and motor vehicles that requires a controlled crossing provision to manage. Results below 4 identify that there is a crossing requirement, however; it also indicates that there are sufficient breaks in traffic flows to allow pedestrians to cross unassisted. At present those sites that just qualify above 4 still require prioritisation against other locations assessed and presently we are able to implement on average 2 per year with highest qualifying scores in the region of 18 to 26. This indicates that even if the test returned a value of above 4 the low value would not prioritise this location over others within the Borough for scheme delivery.

**Warrington BC Education**
No requirement for an education contribution as capacity in both primary and secondary schools

**Warrington BC Environmental Protection**
The Environmental Protection (EP) team have no objection to the proposal but have recommended conditions be added to any permission.

**Warrington BC Housing**
The preference is for 2 bed affordable units. The preferred option is the 21 percent affordable housing with the mix between shared ownership and affordable rent.

**Warrington BC Employment**
No objection subject condition.

**Warrington BC Street Lighting**
No objection

**United Utilities**
No objection subject to condition.

**WBC Tree Officer**
No comments received

**Greater Manchester Ecological Unit**
No objection subject to conditions.

**Responses to Notification**

Site notices were posted on Admirals Road and individual notification letters sent to all of the dwellings which surround the application site.

**Neighbours**
Neighbour letters were received and they are available in full on the website and are summarised below.
2 letters of objection have been received and this is summarised below:

- A neighbour is severely asthmatic and cannot be within 1000 metres of any building work and is allergic to small fragments of dust from building works and to cement and concrete both wet and dry - the worse base scenario is death – the neighbour would like the developer to house them elsewhere during the life of the build;
- Concern about the fence adjacent to 8 Linnet Grove limiting access to the existing access path

2 letters of comment have been received and these are summarised below:

- Will priority for the new properties be given to local residents?
- What is happening with the V shape of land at the bottom of 12 & 14 Linnet Grove? – This land is outside the ownership of the applicants which is why it is not inside the red line of the application. These properties could approach the owners of the existing site and purchase this land and incorporate it into the existing gardens following a change of use application;

Observations

Principle of Development
The National Planning Policy Framework is clear in its intention to boost significantly the supply of new housing and emphasises that housing applications should be considered in the context of presumption in favour of sustainable development.

The Council cannot demonstrate a 5 year housing land supply and therefore any relevant polices for the supply of housing as contained in the Local Plan Core Strategy are not to be considered up-to-date. (This includes the targets set out in Local Plan Core Strategy policy CS2 for at least 80% of all new homes in the Borough to be delivered on previously developed land; and the focus of Inner Warrington for the delivery of new residential development at around 60%)

The land was originally acquired by the Commission for New Towns and has a previous consent under section 7(1) of the New Town Act 1981. This consent is not time limited, and gives consent for the principle of residential development on the site. The site is also included in the Council’s housing land supply and is identified in the Strategic Housing Land Availability Assessment (Ref 1640) as suitable, available and achievable.

The NPPF provides that where relevant policies are out-of-date planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework. Local Plan Core Strategy policy CS1 is consistent with this approach.

The principle of residential development on this site has previously been accepted as part of the 1981 Act. The principle of the development is acceptable in NPPF and policy terms, subject to other considerations set out
Affordable Housing
Local Plan Core Strategy (LPCS) policy SN2 seeks to ensure a mix of housing types and tenures to help secure mixed and inclusive neighbourhoods. Further detail is provided in the Planning Obligations Supplementary Planning Document (SPD). This is consistent with the Framework at paragraph 50 which seeks to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

The submitted planning documentation identifies a mix of housing, with the mix of houses being:

- 2 bedroom properties: 40 (60.6 percent of total units)
- 3 bedroom detached property: 26 (39.4 percent of total units)

Detached properties: 1 (1.5 percent of total units)
Semi-detached properties: 31 (47 percent of total units)
Terraced properties: 34 (51.5 percent of total units)

Policy SN2 requires 30% affordable housing provision on this site of which 50% should be affordable for rent and 50% intermediate. Since the LPCS was adopted, the Housing and Planning Act 2016 been published and the National Planning Practice Guidance (NPPG) has been updated in respect of planning obligations. The Council's Supplementary Planning Document: Planning Obligations has now been adopted and this takes into account the new legislation and guidance and is a material consideration in the determination of this application.

For the purposes of Policy SN2, the Planning Obligations SPD confirms that Starter Homes and shared ownership are considered to be an Intermediate form of affordable housing. The SPF also reaffirms that the Council will continue to seek to secure the provision of affordable rented housing as well as fulfilling its duty to promote Starter Homes.

The application proposes 21 percent affordable homes with 4 units being for affordable rent and 10 being shared ownership. There is a clear need for affordable rent provision in the Borough. As the proposal is only for 21 percent affordable housing, it does not accord with the SPD or LPCS policy SN2.

In line with paragraph 14 of the National Planning Policy Framework, it is therefore necessary to consider whether or not the non-compliance with policy SN2 in terms of not hitting the 30 percent affordable housing provision on the site, is an adverse impact that would significantly and demonstrably outweigh the benefits.

The applicant has submitted a viability appraisal that demonstrates that the maximum offer for a mix of affordable rent and shared ownership is 21 percent. The viability appraisal has been independently assessed and is
considered to be acceptable. The applicant could deliver a policy compliant scheme in relation to 30 percent affordable on the site, however, these properties would all be shared ownership. The need for affordable rent in the authority is considered key and the overall reduction in the percentage of affordable housing delivered on the site is considered to be acceptable.

In addition, the HCA are committed to working with the council on the Authority’s wider growth and regeneration aspirations for the borough as outlined in the approved City Centre Masterplan and Warrington means Business (Version 2). As part of The Warrington Growth Pilot (Local Growth Fund 1) the government / HCA committed to use such public sector land assets to enable the development of brownfield / regeneration areas in Warrington. The development of the application site for housing would therefore have wider benefits of investment in Warrington, and is an additional benefit of the scheme.

The scheme gives opportunities for the employment of local people through the build process and for the use of local businesses for materials. This fits with the vision of improved employment and success of the authority.

As with any affordable housing there will be a method used for how the occupants are decided and this will depend on the need of the individual. It is also likely that in deciding who the occupants should be that there will be a criteria relating to having a link to the local community.

The policy requirement for providing affordable rented units on the site would be met by this application; however, this has led to a reduction in the overall percentage of affordable houses delivered on the site which means that only 21 percent affordable homes are provided on the site rather than 30 percent. Overall, however it is not considered that this would be an adverse impact which would outweigh the wider benefits of the scheme, which is considered acceptable in all other regards.

Design Considerations
A key design objective for new housing development is to create a place with a locally inspired or otherwise distinctive character. Policy QE6 of the Warrington Core Strategy states that the Council would only support development which would not lead to an adverse impact on the environment and would not have an unacceptable impact on the surrounding area. Policy QE7 requires development to reinforce local distinctiveness and enhance the character, appearance and function of the street scene, local area and wider townscape.

The planning application includes a Design and Access Statement which demonstrates how the proposal enhances the existing local character. The general character of the area is fairly high density with a mixture of 2 and 3 storey 2 and 3 bed traditional brick/brown tile roofed housing in semi-detached/terraced format, with single storey bungalows also located on the boundary. There is no distinctive architectural style evident in the area as each development has its own architectural style but there are some common
materials / features such as brick and roof materials, porches etc. that are fairly widespread.

A common palette of materials, colours and features similar to that of neighbouring properties has been incorporated into the design of the proposed houses. This provides a coherent integrated appearance and sense of identity to the development while enhancing the character and appearance of the street scene along Admirals Road. The proposed dwellings have been designed to fit into the character of the area as they replicate details from the wider area while having their own identity as a development. The heights of the dwellings proposed would mirror the existing heights of surrounding dwellings on Admirals Road but would be taller than the existing properties on Linnet Grove as some of the adjacent properties on this road are bungalows. The properties on Linnet Grove are located at a 90 degree angle to the application site so their rear walls face the side walls of the application site and they are located over 13 metres away and the mix of property heights is considered to be acceptable in visual terms.

The properties have been designed so that the properties don’t have individual vehicular accesses onto Admirals Road as this is a character of the area. While there is no building line on Admirals Road the properties adjacent to Linnet Grove have be set back from the road the same as these properties while the ones adjacent to the properties on Curlow Grove have been set back further to allow for the road curve and to ensure vehicular access to the properties was not off Admirals Road.

The proposed properties are considered to be in keeping with the character and appearance of the area and comply with policies QE6 and QE7 of the Warrington Core Strategy and the provisions of the NPPF.

Impact on Residential Amenity
The National Planning Policy Framework requires that new development should 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 application site has residential properties to the north and south which are located adjacent to the site. To the north of the site is Linnet Grove and the adjacent properties are a mix of two storey properties and bungalows with numbers 2 – 18 Linnet Grove backing onto the application site, while numbers 20 – 24 Linnet Grove are orientated at a 90 degree angle to the application site and then the remainder of Linnet Grove back onto the application site. The estate has been designed to meet the required separation distances between properties and the proposal is not considered to have an unacceptable detrimental impact on the residential amenity of the neighbouring properties through overshadowing, overlooking and loss of privacy.
The existing pedestrian accesses to the properties on Linnet Grove are not proposed to be altered and the new boundary treatment would be located on the boundary and the neighbour’s access to their own rear garden will continue as at present.

The residential properties to the south are located on Blackcap Walk and these properties are a variety of different heights and types. The separation distances between properties is observed with the separation distance between rear and side elevation being a minimum of 13 metres and the separation distance back to back being a minimum of 22 metres with the majority of the trees separating the proposed and existing properties being retained. The proposal is not considered to have an unacceptable detrimental impact on the residential amenity of the neighbouring properties through overshadowing, overlooking and loss of privacy.

In relation to the residential amenity of the future occupiers of the estate, the properties have been designed so that there is adequate separation distances between the habitable windows of the properties. To ensure the protection of the residential amenity of the future occupiers of the site from noise in relation to external noise sources, the Environmental Protection Team have requested a condition be added to any permission relation to the level of noise inside the properties at certain times of the day.

The scale of development requires a play area - as set out in the new Planning Obligations SPD. The proposal also includes a Locally Equipped Area of Play (LEAP) that is located to the rear of the site. A LEAP is intended primarily for younger children - who are beginning to go out and play independently meaning they play on the equipment under supervision of parents or trusted adults but do not need help on the equipment. The Fields In Trust guidance document aims to advise on separation distances between outdoor activity areas and nearby residential dwellings. The separation distance between the proposed LEAP and the properties to the rear is 8 metres, at the closest point and it is separated by an access drive and visitor parking. The separation distance to the properties opposite is over 15 metres and to the north is 14 metres.

Whilst the LEAP is there to add community value, it is recommended that consideration be given to the management of the area, in order to minimize any inappropriate use of the area and resultant noise, it should be borne in mind that new residents would have some awareness of the LEAP prior to occupation, and some choice as to whether to buy or rent near to it.

There are no details provided regarding the proposed play equipment – so a condition requiring the submission of the details and timescales for implementation is recommended.

The properties surrounding the site will be managed by Your Housing as they are proposed to be a mix of open market rent, shared ownership and affordable rent. It is considered that as Your Housing will be actively
managing the site that a condition should be added to any permission requiring the submission of a management plan for the LEAP.

The layout has been designed to allow for adequate private amenity space to be provided for each of the individual dwellings and the properties have been designed so there are no first floor side windows facing the adjacent properties.

It is considered that that the proposal would not have an unacceptable impact on the residential amenity of the existing neighbouring residential properties and that with the proposed conditions the residential amenity of the future occupiers of the site is preserved.

**Highways**

The proposed development utilizes the existing access point from the site onto Admirals Road. The visibility splays from that access point (in both directions) onto Admirals Road are acceptable and would ensure that vehicles emerging/entering the site are able to do so safety and without detriment to existing pedestrians and road users. It is considered necessary to add a condition requiring that there are no structures placed within the visibility splays. It is considered that the traffic resulting from the proposed development would not result in unacceptable congestion/harm to highway safety.

The Town Council has requested that the development of this site funds the insertion of a signal controlled pedestrian crossing across Admirals Road. The application was deferred from the previous Committee to allow for further investigation of the signal controlled pedestrian crossing. Meetings regarding the crossing are in progress and an update will be provided to Committee Members as part of the late information update.

There is an existing uncontrolled crossing over Admiral’s Road approximately 60 metres to the north of the site access which features dropped kerbs and tactile paving. The site was previously in use as a school and the existing school is located on the other side of the road to the site which means that the road is crossed regularly. The road safety history also indicates only a single collusion has occurred in the last 5 years with no reported collisions involving pedestrians. The Road Safety team’s view remains that the need for a controlled crossing cannot be supported given the previous assessments that have been.

The Highways Team are of the opinion that a signal controlled pedestrian crossing is not essential or justified, even allowing for the additional demand that might be generated by the residential development. Notwithstanding Officer advice that the impact of the proposed development does not strictly trigger the need for a new crossing point, it is acknowledged that it is open to Members to attach greater weight to the need to provide enhanced crossing facilities on Admirals Road, in the vicinity of the application site.

The dwellings proposed provide off street parking in accordance with the
Council’s adopted standards, (in this case 2 parking spaces for units of 2 bed or more). There are also 10 visitor spaces provided on the site and rear access is proposed to each dwelling allowing for secure cycle parking and the bins to be stored to the rear of the site.

The outcome of ongoing discussions between the Council’s Highways team; Birchwood Town Council; Cllr R Bowden and the applicant will be reported at the 17th May meeting of Development Management Committee.

With the proposed conditions, the parking and access arrangements are deemed to be acceptable and therefore it is not considered that the proposal would raise any significant issues from a highway safety perspective. The proposed development is therefore considered to be in accordance with policies CS1, QE6, MP1 and MP7 of the Warrington Borough Council Core Strategy.

Impact on ecology

**Bats** - The applicant’s survey indicates that no Bats or signs of bats were found during the survey and the site was considered to have a low potential to support roosting bats. The Councils Ecological consultants agree with such findings and consider that harms to bats is unlikely to result. It is also recommended that conditions relating to mitigation for bats are added to any permission in line with the recommendations made in the submitted ecological report.

**Terrestrial mammals/Amphibians** - It is unlikely that terrestrial mammals/amphibians (brown hare, newts, hedgehogs etc) would be adversely affected as a result of the development proposed, however a condition requiring reasonable avoidance measures (RAMs) and suitable working methods be adopted and the work (i.e.: not leaving trenches uncovered at night/providing a suitable ramp within any trenches) would ensure that should any such species be found on the site (once construction commences), any harm would be avoided. A condition would be attached in this respect.

**Birds** - The mature trees and scrub vegetation on the site all have potential to be used by foraging and breeding birds. The nests of breeding birds are protected and it is recommended that the recommendations in the ecology report are conditioned in relation to the site clearance occurring outside the bird nesting season and compensation being provided on the site in relation to the landscaping provided on site.

**Trees**

The proposal includes the removal of a number of the trees within the centre of the site and a small number on the boundary with the existing properties. None of the existing trees on the site are protected by a tree preservation order. The existing trees are considered to be of varying qualities and the removal of the proposed trees is not considered to harm the overall character of this part of Admirals Road. The applicant has agreed to tree planting as part of the scheme but has requested that a landscaping condition be added
to any permission. The development would not therefore result in the significant loss of tree coverage. It is considered necessary to add a condition to the permission requiring the submission of a tree protection plan for the trees during construction and for the planting of the proposed trees within an agreed timescale.

The Need for a Local Equipped Area of Play
The land is designated as informal open space in the Council’s most recently published Open Space Audit. Policy QE3 seeks to protect existing open space provision; the functions it performs and improve its quality, specifically to increase its attractiveness as a sport, leisure and recreation opportunity. The scale of development requires a play area - as set out in the new Planning Obligations SPD.

Whilst there is a large surplus of public open space in Birchwood Ward, the Open Space Audit (2015) records significant deficits of both informal Play and Equipped Play in the Birchwood Ward. The reason that equipped play is sought on this site is because it would not only serve the proposed development but would also benefit the wider area and go some way to addressing the deficit in the ward. This was considered to be particularly important given that the development would be causing the loss of existing informal play space. The map below shows that the site is within the 600 metre buffer of the Neighbourhood Equipped Area of Play at Birchwood Brook Park. However, it is towards the outer limit of the ideal walking distance and there are a large amount of residential properties to the west of the Admirals Road site that are outside the walking distance but could be served by the proposed equipped play on the Admirals Road site. Therefore the proposed LEAP is considered to be necessary to the site.
Recommendation

Approve subject to Conditions

Conditions & Reasons

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

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

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

(a) The planning application forms, design and access statement, Highways statement, ecology report and additional information received by Warrington Borough Council on 15/09/2016
(b) Submitted drawing numbers AdmiralsRd/3B5P26 Asp; AdmiralsRd/3B5P 83; and AdmiralsRd/2B4P 63 received 15/09/2016
(b) Submitted drawing No's AdmiralsRd / SK02 Revision Q; AdmiralsRd / Materials Revision D; AdmiralsRd / Trees Revision F; AdmiralsRd / Boundary Revision F; Admirals Road - SED01; Admirals Road - SED02; and Admirals Road - SED03 received 6/03/2017

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

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

A: CHARACTERISATION: With specific consideration to human health, controlled waters and wider environmental factors, the following documents must be provided (as necessary) to characterise the site in terms of potential risk to sensitive receptors:
• Preliminary Risk Assessment (PRA or Desk Study)
• Generic Quantitative Risk Assessment (GQRA) informed by a Intrusive Site Investigation
• Detailed Quantitative Risk Assessment (DQRA)
• Remedial Options Appraisal
Completing a PRA is the minimum requirement. DQRA should only to be submitted if GQRA findings require it.

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

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

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

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

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

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

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

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

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

5. Prior to the commencement of the development of any individual phase, a scheme for insulating the building(s) envelope from noise sources both within and outside the properties shall be submitted to and approved in writing by the Local Planning Authority.

This scheme shall detail the mitigation measures necessary to achieve the internal noise levels set out below and include noise from any transportation, industrial, commercial and entertainment noise.

The following noise levels will need to be achieved in habitable rooms and outdoor areas as set out in BS8233:2014

Daytime Noise (07:00-23:00) Living Rooms & Bedrooms - 35 dB LAeq, 16hr
Daytime Noise (07:00-23:00) Dining Areas - 40 dB LAeq, 16hr
Daytime Noise (07:00-23:00) Outdoor Amenity Areas - 50 dB LAeq, 16hr

55dB LAeq, 16hr can be accepted in exceptional cases where normal mitigation cannot reach the 50dB level.

Night time Noise (23:00 – 07:00) Bedrooms - 30 dB LAeq, 8hr,
Night time noise (23.00 – 07.00) Bedrooms - 45dBLAmax no more than 10-15 times per night (WHO guidelines)

These levels must be capable of being achieved with windows open. For the purposes of calculation and unless specific window attenuation calculations are provided, noise reduction through a partially open window should be assumed to be 15dBA. If the above levels cannot be achieved with open windows, then the scheme must also include provisions for forced acoustically protected ventilation that will not compromise the acoustic performance of any proposals.

Reason: To ensure a satisfactory standard of living environment for future occupiers of the development due to the effects of nearby motorway noise. In accordance with Local Plan Core Strategy (2014) policy QE6; the Framework at paragraph 121; and Supplementary Planning Document: Environmental Protection Section 4.

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

6. Prior to the commencement of any works on site, the applicant shall provide in writing a Construction Environmental Management Plan
(CEMP) to the Local Planning Authority for written approval. The CEMP shall review all construction operations proposed on site and shall cover as a minimum the following areas of work on a phase by phase basis, identifying appropriate mitigation measures as necessary: Proposed locations of Site Compound Areas, Proposed Routing of deliveries to Site Compounds or deliveries direct to site, Proposed delivery hours to site, Proposed Construction Hours, Acoustic mitigation measures, Control of Dust and Air Quality on site and consideration for joining a Considerate Contractors Scheme.

The CEMP shall consider in each case issues relating to noise (where not detailed in a separate condition), dust, odour, control of waste materials and vibration (where not detailed in a separate condition). Once approved in writing, all identified measures within the CEMP shall be implemented in accordance with the requirements therein and shall be reviewed on a regular basis and in case of receipt of any justified complaint. Any changes to the identified CEMP mitigation measures from either the regular review process or following receipt of a complaint shall be forwarded to the Local Planning Authority within 24hrs of a change being agreed or implemented.

Reason: To prevent an increase in background noise levels and protects the amenity of any residents in accordance with Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); Paragraph 123 of the National Planning Policy Framework (March 2012); and Sections 3 and 6 of the Environmental Protection Supplementary Planning Document (May 2013)

7. Prior to the commencement of any part of the development (excluding site clearance and demolition), a detailed design for the surface water drainage layout and attenuation shall be submitted to and agreed in writing by the Local Planning Authority. The detail shall include a discharge rate for the development which is also to be agreed.

Reason: For the protection of the drainage network and to comply with the provisions of the NPPF and policy QE4 of the Warrington Borough Core Strategy.

8. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason :To demonstrate that any proposed piling will not result in
contamination of groundwater and to comply with policy QE4 of the Warrington Borough Core Strategy

Where deep foundations are proposed we recommend the developer follows the guidance set out within our document, Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination, which is available on our website at the following address:

9. No infiltration of surface water drainage into the ground on land affected by contamination is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason To protect the water environment and comply with the provisions of the National Planning Policy Framework.

Infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

10. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 30230/App H, Dated Aug 16 which was prepared by Ironside Farrar.

The development shall be completed in accordance with the approved details.

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

11. Prior to the commencement of any development, a detailed surface water drainage and attenuation scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To promote sustainable development, to secure proper drainage and to manage the risk of flooding and pollution in accordance with Local Plan Core Strategy (2014) policies QE4 and QE6 (Environment and Amenity Protection), the Framework and Planning Practice Guidance.
12. Prior to the completion of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to and agreed in writing by the Local Planning Authority. The sustainable drainage management and maintenance plan shall include as a minimum:
   a. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Management Company; and
   b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be maintained and managed in accordance with the approved plan.

Reason: To ensure that a managing body is in place and to manage flooding and pollution during the lifetime of the development. In accordance with Local Plan Core Strategy (2014) policy QE4, the Framework and Planning Practice Guidance.

13. Prior to first occupation of any buildings hereby approved a satisfactory programmed landscaping scheme which shall include hard surfacing, means of enclosure, planting of the development, proposed tree planting including species; indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of the development, shall be submitted to the Local Planning Authority for approval. The approved scheme shall be implemented during the first planting season following the completion of development and any tree or shrub planted which dies or is felled, uprooted, willfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced by the applicants or their successors in title.

Reason: 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.

14. Prior to the commencement of the development hereby approved, a scheme for the protection of all trees/ shrubs/ and vegetation to be retained both within and adjoining the site shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall also include a construction methodology for development and hardstanding within root protection areas and the installation of foundations, utility services and drainage systems in relation to root protection areas, in accordance with BS 5837:2012. Proposed materials, excavation depths and finished levels shall also be detailed in the scheme. The development shall be completed in accordance
with the approved scheme and protection measures being in place for the duration of construction works

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.

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

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

16. Japanese rose shall be eradicated from the site and working methods shall be adopted to prevent the spread of this species in accordance with details that have first been approved in writing by the Local Planning Authority and prior to commencement of development.

Reason: To prevent the spread of species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended)

17. No development works hereby approved shall take place where there may be an impact on nesting birds during the bird-breeding season between 1st March and 31st August

Reason: To ensure that birds are protected and their habitat enhanced, in accordance with Circular 06/05, the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats, &c.) Regulations 2010 and in order to comply with the NPPF and Policy QE5 of the Warrington Core Strategy

18. The Reasonable Avoidance Measures in relation to reptiles and amphibians as outlined in section 4.2.1 of the submitted ecological report labelled Preliminary Ecology Appraisal & Bat & Breeding Bird Scoping Survey shall be implemented on site. If any protected species are found then works shall stop and Natural England should be contacted.

Reason: To ensure the adequate protection of a species and its habitat protected by law that may exist on the site in accordance with Circular 06/05, Wildlife and Countryside Act 1981 (as amended) and the Habitats (Natural Habitats, &c.) Regulations 2010 and in order to comply with the NPPF and Policy QE5 of the Warrington Core Strategy

19. The recommendations made in section 4.2.2 of the submitted ecological report in relation to bats labelled Preliminary Ecology Appraisal & Bat & Breeding Bird Scoping Survey shall be implemented on site. One tree has been identified as having some potential to
support a bat roost (T2 in the survey) and if this tree is to be removed then it shall be resurveyed and a method statement submitted and agreed in writing in relation to this tree if it is to be removed. If any protected species are found then works shall stop and Natural England should be contacted.

Reason: To ensure the adequate protection of a species and its habitat protected by law that may exist on the site in accordance with Circular 06/05, Wildlife and Countryside Act 1981 (as amended) and the Habitats (Natural Habitats, &c.) Regulations 2010 and in order to comply with the NPPF and Policy QE5 of the Warrington Core Strategy.

20. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land identified as visibility splays on approved drawing number Admirals Rd/SK02 Revision Q (for the avoidance of doubt this is land adjacent to plots 1, 58, 59, 62, 63 and 66) or any building, wall, fence, hedge, tree, shrub or other device higher than one metre above the carriageway in these locations.

Reason: To ensure adequate visibility at the site and to comply with Policy QE6 of the Warrington Core Strategy.

21. No development shall commence until a local employment scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall outline the means of maximising the local impact from the development in terms of contracting and supply chain opportunities for local businesses and job opportunities for the local community / residents. The approved employment scheme shall be fully implemented.

Reason: To maximise the benefits of the development in terms of the local economy and to comply with Local Plan Core Strategy (2014) policy PV3.

22. Prior to the commencement of the development, details of a scheme of electric vehicle charging points to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the electric vehicle charging points have been laid out in accordance with the approved details, and shall be made available for use and retained as such thereafter.

Reason: To provide adequate charging for alternative methods of transport and to comply with the provisions of the NPPF.

23. Prior to the commencement of the development hereby approved, full details for the provision of a 400sqm LEAP (local equipped area of
play) including types and location of play equipment shall be submitted to and approved in writing by the Local Planning Authority.

The LEAP shall be provided in accordance with the approved details and made available for use prior to completion of the dwellings, unless any variation to the timeframe is agreed in writing by the Local Planning Authority.

Reason: To ensure that the LEAP is delivered as part of the development to serve future occupiers and due to a deficiency of equipped play in the area, where the development will create additional demand. In accordance with Local Plan Core Strategy (2014) policies QE3, CS1 (bullet points 11 and 13), and SN7; the Planning Obligations SPD; and the Framework at paragraph 73.

24. Prior to the occupation of the development hereby approved, full details of the management of the LEAP (local equipped area of play) shall be submitted to and approved in writing by the Local Planning Authority.

The LEAP shall be provided in accordance with the approved details and made available for use prior to completion of the dwellings, unless any variation to the timeframe is agreed in writing by the Local Planning Authority.

Reason: To ensure that the LEAP is delivered as part of the development to serve future occupiers and due to a deficiency of equipped play in the area, where the development will create additional demand. In accordance with Local Plan Core Strategy (2014) policies QE3, CS1 (bullet points 11 and 13), and SN7; the Planning Obligations SPD; and the Framework at paragraph 73.

25. Prior to occupation of development (whichever is the soonest) a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

1. the number and location on the site of each type of affordable housing which shall consist of 4 units affordable rent and 10 shared ownership;
2. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
3. the arrangements for the transfer of the affordable housing to an affordable housing provider;
4. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
5. the occupancy criteria to be used for determining the identity of
occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: In order that the proposal accords with Policy SN2 of the Warrington Core Strategy and the National Planning Policy Framework. A pre-commencement condition is necessary as they type/tenure and number of affordable housing units may have impacts in terms of layout. If this were left to prior to occupation stage it may be too late to re-consider matters of layout.

26. 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
Appendix One – Proposed Plans

Proposed Site Layout Plan
<table>
<thead>
<tr>
<th>Item</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application Number:</td>
<td>2017/29897</td>
</tr>
<tr>
<td>Location:</td>
<td>Land off Chester Road, Slutchers Lane and Wilson Pattern Street, Warrington, WA4 6ES</td>
</tr>
<tr>
<td>Ward:</td>
<td>Bewsey and Whitecross, Latchford West</td>
</tr>
<tr>
<td>Development</td>
<td>Environmental Assessment Application- Proposed Construction of a new link road and bridge between Chester Road (A5060) and Slutchers Lane, and associated works including demolition earthworks, drainage, lighting, signage and temporary construction compounds including temporary hoarding.</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>27-Feb-2017</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Warrington Borough Council</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>18-Jun-2017</td>
</tr>
</tbody>
</table>

**Reason for Referral to Committee**

Warrington Borough Council are the applicant.

**Human Rights**

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

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

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

**Site and Proposal**

The planning application relates to a new crossing over the River Mersey and the construction of a new carriageway link road which is 680 metres long.
which connects the A5060 Chester Road to Slutchers Lane via the new proposed crossing over the River Mersey. Permission is also sought for the demolition of the existing building on Chester Road and the retrospective consent for the hoarding surrounding the site.

The site is mostly rough, brownfield land containing a former car garage and the remains of a golf driving range containing the remains of the recently demolished clubhouse and range buildings along with a mounded grassed range and an existing road.

In addition to the description of development set out above, alterations to Wilson Patten Street and Chester Road are to be undertaken under permitted development rights.

To the north of the site is the Centre Park development which is a predominantly commercial business park. Slutchers Lane connects Centre Park to Wilson Patten Street to the north and then to Warrington Town Centre. Slutchers Lane also extends south to the golf driving range. To the east of the site is the River Mersey and beyond this is the A5060 Chester Road. A former fuel filling station which was most recently used as a car sales garage is located between the River Mersey and Chester Road. To the west of the site is the railway line.

The application has been submitted with the following documents:
- Design and access statement;
- Environmental Impact Assessment which includes all required surveys;
- Statement of Community Involvement (SCI);
- Planning Policy Statement;
- Highways Statement

As part of the SCI, a total of 19 different consultation events were held in different locations around the Borough to maximise the number of people attending. The first events were held in 2015 with the final events being held in January 2017, with the scheme being amended following the public consultation. The aim of the proposal is to reduce traffic through Bridge Foot and to help make journey times shorter and more reliable for motorists and public transport users.

The new bridge would facilitate the long-term aim to access areas adjoining Centre Park for potential future development.

**Relevant Planning History**

In terms of planning applications, planning permission was granted for the remediation of land off Slutchers Lane, which includes part of the current application site – 2016/29487 approved 11/04/2017

Previous applications on the site relate to the petrol filing station and the golf
driving range.

**Planning Policies**

National Planning Policy Framework in relation to matters relating to sustainability, flooding, natural environment and historic environment.

Warrington Local Plan Core Strategy policies:
QE4 – flood risk
QE6 – Environment and Amenity Protection
CS9 – inner Warrington
CS6 – strategic green link
QE6 – environment & amenity protection
QE7 – ensuring a high quality place
PV1 – development in existing employment areas

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

The proposal is identified in Warrington Means Business as part of the Warrington Waterfront proposals.

**Response to Consultation**

Archaeology Team
No objection subject to conditions

WBC (Ecology)
Comments outstanding

WBC (Environmental Protection)
No objection subject to conditions

WBC (Highways)
No objection subject to conditions

WBC (Trees)
No objection subject to conditions

Environment Agency
No objection subject to conditions

Natural England
No objection

Network Rail
No objection subject to conditions
Public Health
No objection

United Utilities
No objection subject to conditions

Neighbours
A notice has been placed in the local paper, numerous site notices have been placed around the development site and letters sent to over 120 neighbours surrounding the site. One letter of representation has been received which is summarised below:

- Issue with how the air quality impact have been assessed; and
- Poor access to the electronic version of the EIA

OBSERVATIONS

Impact on visual amenity
The site is generally visible from Chester Road and from the River Mersey to the east and south and from the existing residential properties on Eastford Road.

The proposed infrastructure is considered to be in keeping with the character of the site. The proposed upright elements of the bridge on either side of the embankment will be visible from the wider environment. The proposed colour of the steel structure is not yet known – so it is considered necessary to add a condition requiring samples of the materials to be agreed prior to the bridge being commenced. The proposal is therefore considered to comply with policies QE6 and QE7 of the Warrington Borough Council Local Plan Core Strategy.

Highway Impact
A Transport Assessment (TA) has been submitted with the application to assess what impact the proposal will have on the local highways network and its users. The proposed Link Road will deliver wider network benefits, including reductions in journey time and overall delay across the town centre which provide demonstrable benefits for the highway network as a whole. The proposal may cause localised increases in delay at individual junctions, however, overall this will be an improvement.

The TA produces scenarios for junction modelling with the proposal in place and without the proposal (as is) and this represents a saving time of 9.3% (reducing the average journey time by approximately 50 seconds) in the AM and 23.3% in the PM peak (approximately 3 minutes reduction) in the opening year of 2018. In relation to best practice this scenario is then repeated in the opening year plus 15 years so 2033 and in this scenario the scheme is forecast to deliver average journey time savings of 25.2% in the AM peak (approximately 3 minutes) and 21.4% in the PM peak (approximately 3 minutes 50 seconds).

There is potential impact on other users of the road and highway safety
through debris and inappropriate contractor parking on Slutchers Lane and Chester Road during the works period. The Highways Officer has requested a condition be added to any permission requiring a construction management plan but submitted to and agreed in writing by the Local Planning Authority prior to any works commencing on site and this can be used to manage the debris and contractor parking.

With the proposed conditions, the parking and access arrangements are deemed to be acceptable and therefore it is not considered that the proposal would raise any significant issues from a highway safety perspective. The proposed development is therefore considered to be in accordance with policies CS1, QE6, MP1 and MP7 of the Warrington Borough Council Core Strategy.

**Impact on residential living standards**
The bridge element of the proposal is located over 20 metres from the closest residential properties. Due to the height of the proposed bridge and the separation distances available, the proposal is not considered to have a harmful impact on the living standards of the nearest residential properties.

The closest element of the road is located over 10 metres from the closest residential properties (located on Chester Road). In relation to the extension to Slutchers Lane, there is a hotel located on Park Boulevard and this is located in excess of 400 metres from the closest element of the scheme. Subject to the imposition of conditions, such as the agreement of a construction environment management plan, the proposal is not considered to have a harmful impact on the living standards of the nearest residential properties through noise. With the proposed conditions, the scheme is not considered to have a harmful impact on the living standards of the nearest residential properties and the scheme is therefore considered to comply with the provisions of the NPPF and policy QE6 of the Warrington Local Plan Core Strategy.

**Other Issues**

**Land Quality**
The Councils’ Environmental Protection Team and the Environment Agency have no objections to the proposal subject to conditions. With the conditions proposed the scheme is considered to comply with policy QE6 of the Warrington Borough Council Local Plan Core Strategy and the provisions of the NPPF.

**Flood Risk**
The northern part of the site lies in Flood Zone 3a defended and the southern part is located in Flood Zone 2. This section of the River Mersey is tidal and confirmed as a non-main river by the Environment Agency. The site already has raised flood defences against 1 in 100 year fluvial and 1 in 200 year tide event in the form of concrete/walls and earth embankments to the eastern and southern boundaries in place. There are no records of flooding on the site.
The Environment Agency has no objection to the application provided that conditions are added to any permission. With the proposed conditions the scheme is considered to comply with the provisions of the NPPF and policy QE4 of the Warrington Borough Council Local Plan Core Strategy.

**Air Quality**

The Council’s Environmental Protection Team have considered the submitted information. The scheme is designed to alleviate the Chester Road to Sankey route traffic to improve the traffic flows in this location. The existing Chester Road is classed as an Air Quality Monitoring Area as is Wilson Patten Street. The scheme does not reduce actual emissions but displaces them to different areas. The scheme does see some of the receptors points being subject to adverse impact, however, the link road will mitigate against the impacts seen at the original beneficial locations compared to the scheme not being realised. The proposal is considered to comply with the provisions of the NPPF and policy QE6 of the Warrington Council Local Plan Core Strategy.

**Trees**

There are a number of trees covered by preservation orders located in close proximity to the site and it is proposed that these trees will be protected during the construction process. There are seven trees to be removed but it is proposed that replacement planting will occur to replace these trees. The Council’s Tree Officer has been consulted and there is no objection to the loss of these trees provided they are replaced. With the proposed conditions relating to tree replacement and protection, the scheme is considered to comply with the provisions of the NPPF and policies QE6 and QE7 of the Warrington Council Local Plan Core Strategy.

**Recommendation**

Overall, the proposal is considered capable of facilitating the delivery of the Council’s aspirations to reduce traffic through Bridge Foot; to provide a crossing over the Mersey to connect Chester Road to the town centre via Slutchers Lane and to facilitate the long-term aim to access areas adjoining Centre Park for potential future development.

Approve subject to conditions; the detailed wording of further conditions relating to Trees and Biodiversity matters will be set out in the Written Update Report.

**Recommendation**

Approve subject to Conditions

**Conditions & Reasons**

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

   Reason: To ensure that the Local Planning Authority retains the right to
2. The development shall be carried out in accordance with the following documents:

(a) The planning application forms, design and access statement, environmental impact assessment and additional information received by Warrington Borough Council on 06/03/2017;
(b) Submitted drawing numbers CPL-RAM-ZZ-ZZ-DR-EN-0101 Revision S0; CPL-RAM-ZZ-ZZ-DR-EN-0109 Revision S0; CPL-RAM-ZZ-01-DR-S-0002 Revision O3; CPL-RAM-ZZ-ZZ-DR-EN-0110 Revision S0; CPL-RAM-ZZ-ZZ-DR-EN-0102 Revision S0; and CPL-RAM-ZZ-01-DR-S-1001 Revision D1 received on 06/03/2017
(c) Submitted drawing number CPL-RAM-XX-ZZ-SK-J-0026 revision D1.1 received on 28/04/2017

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

3. None of the bridge hereby approved shall be constructed until written and photographic details of the external 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. Construction Environmental Management Plan
Prior to the commencement of any works on site, the applicant shall provide in writing a Construction Environmental Management Plan (CEMP) to the Local Planning Authority for written approval. The CEMP shall review all construction operations proposed on site and shall cover as a minimum the following areas of work on a phase by phase basis, identifying appropriate mitigation measures as necessary:
- Proposed locations of Site Compound Areas;
- Proposed Routing of deliveries to Site Compounds or deliveries direct to site;
- Proposed delivery hours to site, Proposed Construction Hours,
- Acoustic mitigation measures, Control of Dust and Air Quality on site and consideration for joining a Considerate Contractors Scheme.

The CEMP shall consider in each case issues relating to construction and demolition - noise, dust, odour, control of waste materials and vibration - where not detailed in a separate condition. Once approved in writing, all identified measures within the CEMP shall be implemented in accordance with the requirements therein and shall be reviewed on a regular basis and in case of receipt of any justified
complaint.
Any changes to the identified CEMP mitigation measures from either the regular review process or following receipt of a complaint shall be forwarded to the Local Planning Authority within 24hrs of a change being agreed or implemented.

Reason: To prevent an increase in background noise levels and protects the amenity of any residents.
In accordance with: Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); Paragraph 123 of the National Planning Policy Framework (March 2012); and Sections 3 and 6 of the Environmental Protection Supplementary Planning Document (May 2013)

5. Contaminated land: Preparatory Works
No development phase approved by this planning permission shall take place until a strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:
   • All previous uses;
   • Potential contaminants associated with those uses;
   • A conceptual model of the site indicating sources, pathways and receptors;
   • Potentially unacceptable risks arising from contamination at the site.

2. Additional site investigation (where necessary), based on (1) and existing site investigations to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
   Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To mitigate risks posed by land contamination to human health, controlled waters and wider environmental receptors on the site (and in the vicinity) during development works and after completion and to comply with the provisions of the NPPF and policy QE6 of the Warrington Borough Council Core Strategy.
6. Contaminated land completion

No development phase of the permitted scheme shall be taken into use until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

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 and to comply with the provisions of the NPPF and policy QE6 of the Warrington Borough Council Local Plan Core Strategy.

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

7. The development permitted by this planning permission shall only be carried out in accordance with the following mitigation measures:

1. The soffit level of the proposed road bridge is to be set no lower than 8.33 m above Ordnance Datum (AOD).
2. The new link road is to have a minimum level of 8.15 m above Ordnance Datum.

Reason: To reduce the risk of river flooding elsewhere and to provide safe access and egress in the event of severe river flooding and to comply with the provisions of the NPPF and policy QE4 of the Warrington Council Local Plan.

8. No development shall commence until a detailed method statement for removing or the long-term management / control of Japanese knotweed, Himalayan balsam and Giant hogweed on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures that will be used to prevent the spread of Japanese knotweed, Himalayan balsam
and Giant hogweed during any operations e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in accordance with the approved method statement.

Reason: To prevent the spread of Japanese knotweed, Himalayan balsam and Giant hogweed which is an invasive species and to comply with the provisions of the NPPF.

9. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To prevent pollution of controlled waters from potential contamination on site and to comply with policy QE4 of the Warrington Council Local Plan.

10. No infiltration of surface water drainage into the ground where adverse concentrations of contamination are known or suspected to be present is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To prevent pollution of controlled waters from potential contamination on site and to comply with policy QE4 of the Warrington Council Local Plan.

11. No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to the Local Planning Authority for approval.

Reason: In order to provide a reasonable opportunity to record the history of the site and to comply with Policy QE8 of the Warrington Local Plan Core Strategy and the NPPF. A pre-commencement condition is necessary as it is essential to ensure that archaeological investigations take place before construction activity starts on site.
Proposed Plans

Elevations

Proposed Site Layout Plan

New Road

Bridge
ITEM 3

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2017/29945</th>
</tr>
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<tbody>
<tr>
<td>Location:</td>
<td>15, Ashberry Drive, Appleton, Warrington, WA4 4QS</td>
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<tr>
<td>Ward:</td>
<td>Grappenhall</td>
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<tr>
<td>Development:</td>
<td>Householder - Proposed two storey extension to front, single storey rear extension, loft conversion and installation of 3no. dormer windows to rear roof plane</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>07-Mar-2017</td>
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<tr>
<td>Applicant:</td>
<td>Mr Garner</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>01-May-2017</td>
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Reason for referral

An objection from Appleton Parish Council has been received

Site and proposal

Application property is a detached two storey double fronted dwelling with integral double garage. Accessed off a private drive in between nos. 11 & 17 Ashberry Drive, the property is not wholly visible within the main street scene – see appendix 1 for site plan and photographs. This plan also shows the relationship with other surrounding properties which are all detached dwellings.

The estate in which the application site sits sees properties of comparable sizes, numerous of which have benefitted from various extensions.

The original submission sought permission for a two storey front extension, part two storey and part single storey rear extension, loft conversion and increase in the overall ridge height. Due to concerns raised from the Officer, discussions took place with the agent and amended plans were submitted. The proposal has changed to a two storey extension to front, single storey rear extension, loft conversion and installation of 3no. dormer windows to rear roof plane with no increase in ridge height proposed.

The single storey rear extension is to project 7.15m from the original rear elevation, extend across the width of the dwelling itself, 12m and incorporate...
a flat roof, overall height of 2.8m

Three dormers proposed to the rear roof plane are identical. Each dormer will measure 1.75m wide and have an overall height of 1.25m and will project 1.75m from the rear roof plane

The property is of traditional brick construction with pitched roof with front to rear apex with two, two storey front gabled projections either side of the front door. The two storey front extension proposed will replicate the gabled appearance and project from the existing recessed entrance by 1.7m. This is to extend the entrance hall and landing area. Further to this, a small flat roof porch area with brick pillars will be erected to create a feature entrance

Existing parking provision is by virtue of the integral double garage and driveway capable of accommodating 3no.+ vehicles

There is no notable variation in land levels locally

**Relevant History**

2016/28010 - Proposed first floor annex (extension over the garage) including front and rear dormer windows & Ground floor rear utility Room – withdrawn

94/24527 – Residential development – approved with conditions, (Permitted development rights were removed for extensions and garages).

**Planning Policy**

Warrington Core Strategy Policies

CS1 – Overall Spatial Strategy – Delivering Sustainable Development
QE6 Environment and Amenity Protection
QE7 Ensuring a High Quality Place

Warrington Supplementary Planning Document (SPD)

Standards for Parking in New Development

Warrington Supplementary Planning Guidance (SPG)

2 – House Extension Guidelines
B – Side Extension

**Consultation Responses**

*Appleton Parish Council* – Objected to original submission and amended submission stating ‘..overbearing nature especially on the neighbouring property. The proposed extensions by size, scale and massing would appear overly prominent and would result in overdevelopment of the plot….’ Request from the Parish for the committee members to undertake a site visit prior to
any decision being made and consider the effect on the properties to the rear

**Notification Responses**

Objection received from no.3 Ashberry Drive

1. The height and size of the proposed development would be too overbearing and dominant in its surroundings and proximity to the adjacent properties.

2. The rendered finish of the proposed extension is neither in keeping nor in character with the host building or surrounding properties.

3. The proposed extension would impact outlook and light from the rear of my property, 3 Ashberry Drive and would create a closed and hemmed-in effect. This would be evident by the height of the proposed roofline and size of the extension.

Objection received from no.33 Ashberry Drive

1) Overbearing nature and design and appearance
2) Size, scale and massing would appear overly prominent and would dominate the rear outlook of the property, overshadowing the garden and reducing skyline
3) Out of character with the property, street scene and context adjacent to the green belt
4) Resulting size in property would be in keeping with a commercial building
5) No reference to conservatory built at no.33 on site plan
6) Overbearing and oppressive impact and would dominate the shallow back garden and create overshadowing
7) Drawings do not show any detail of how the junction between the existing brickwork and proposed render is to be resolved
8) Proposed extensions to rear are so extensive that they would dominate the house and the estate
9) Makes reference to a block plan failing to show surrounding properties
10) Living accommodation would increase by over 250%
11) Description of development was misleading
12) Proposed ‘three storey’ development would dominate the rear boundary
13) Lack of skyline due to scale of proposal
14) Request heights of gutters, eaves and ridges are provided on the drawings to avoid any ambiguity
15) Makes reference to Green Belt policy. The property borders the green belt but that green belt policy should be used in assessing the proposed extension – makes reference to UDP policy

**Comment:** 1) 2) – See observations 3) The site is not within the Green Belt, therefore Green Belt policy would not apply 4) The proposed development is considered consummate given the size of the overall plot 5) Having carried out a site visit, it was noted there was a conservatory at no.33 and this has been acknowledged 6) See
7) This is sited to the rear with no direct street scene impact. 9) Site edged red shows surrounding properties in relation to the application site. 10) Overall size of development is not an issue based on size of site and the fact that the site is not within the Green Belt. 11) Description of development has been amended accordingly due to submission of amended plans. 12) & 13) See observations. 14) Dimensions do not need to be included on plan drawings. 15) The site is not within the Green Belt, therefore the proposal is not assessed against Green Belt policy. Comments make reference to UDP policy which no longer exist.

Further comments received reiterate earlier comments referenced above and point out a slight discrepancy between the floor plans and elevations to the front.

Objection from no.17 Ashberry Drive:

1) Discrepancy re roof height. Any increase would overshadow the back of the house.
2) No heights are given on the drawings.
3) No other examples within the vicinity.
4) Incorrect plans as appears to be a single storey flat roofed porch with pillars.
5) No comments re rear of property due to site layouts.

Further comments raised with regards to amended submission:

1) Drawings still not clear as to whether there will be an increase in height.
2) Questioning front extension.
3) Provided current ridge is maintained, and front projection is no more than the existing bay window, no objection.
4) Requesting exact dimensions written on plans for clarity.
5) Lack of objection would be based on a condition that there are no applications for any revisions to these dimensions at a later stage.
6) Condition also to cover where builders and contractors are to park.

Comment: 1) The plans do not show an increase in ridge height. 2) Plans show extension to front and with a small projecting canopy. 4) No requirement for dimensions to be written on plans. 5) & 6) Conditions requesting no further amendments and where contractors should park is not reasonable, nor enforceable.

Objection from no.1 Ashberry Drive. Comments received after notification of amended plans:

1) Main living rooms of two properties face each other and are currently 10m apart. Increase the distance by 3m for an additional storey. Enlarging first floor windows on the rear would further reduce the privacy of both properties and will not be in keeping.
2) Large window in the side wall of the ground floor also reduces the level.
3) Tree root damage from large ground floor extension. Extension is likely to damage roots of the tree
4) Increase in window sizes and use of render is not harmonised visually with the neighbouring houses

Comment: 1) & 2) See observations in residential amenity 3) Whilst it cannot be contested that section 7 of the application form has been incorrectly completed, there is a tree within the applicants ownership that is within falling distance. This does not afford any protection in terms of a TPO or Conservation Area setting, therefore, the tree could be removed at any time without permission 4) Permission is not required to alter the windows. Render is proposed to the rear, therefore no street scene impact

Original comments were as follows:

Overlooking
1) The main living rooms and bedrooms of the two properties face each other and are currently 10m apart. This distance will be reduced to ~3.5m. [Note: the rear aspects of the two properties, No.s 1 & 15 face each other].

2) Patio doors proposed for the windows on the rear aspect of the proposed bedrooms will enable access onto a 1st floor roof terrace. Standing on this terrace would enable a direct view into our main bedroom and living room from a distance of ~3.5m. Resulting in a significant loss of privacy.

3 New 3rd storey windows would further reduce our privacy to all the rooms in our property with windows to the rear.

Overbearing
4) All 4 surrounding properties, one on each corner of No.15 are two storey houses. A three storey house, with a nominal doubling of plan area, located in the middle would be overbearing.

5) No.15 currently boarders 4.5m of our 14.5m rear garden. Following the extension this aspect would be reduced to ~3.5m, a 65% reduction of view.

Nature
6) Currently there is large tree between No.15 and No.1, located within the garden of No.15, contrary to the information on the planning application. The proposed extension is likely to damage the roots of this tree, consequently increasing the potential for future damage from a falling tree.

Design and Appearance
7) The 4 surrounding houses were built by the same builder and have the same design features, both in style and materials; windows, door, roof detail and brick walls. The proposal to increase the window sizes and use of rendered walls is not in keeping with the neighbouring houses within the estate.
Overshadowing
8) The roof ridge of No.15 is currently 13m away from our house, this will be reduced to ~5m. Blocking significant nature light from the whole rear aspect of our house. The loss of light to our garden patio area will also be significant.

Observations

TWO STOREY FRONT EXTENSION

Residential amenity:
No.17 Ashberry Drive lies to the south of the site and is slightly off-set from the application property. The two storey extension will be centralised and contain windows within the first floor that will serve an extended landing area, therefore, not classed as habitable when assessing privacy. Given this, and a distance, albeit oblique, of 15m to the rear of no.17, there will be no significant detrimental impact to residential amenity and this aspect of the proposal accords with policy QE6

Visual amenity:
Two-storey front extensions can inevitably present concerns regarding impact upon the appearance of a dwelling and upon the character of the street scene. In this regard it is fortunate that the application property is set well back from the main street frontage which itself displays irregular build lines. In this context, the presentation of the dwelling would not appear out of character, whilst the limited forward projection would not be so great as to present an unduly dominant element in the street scene. It can be achieved without unduly impacting upon the rhythm of the road. The proposal adopts the design traits advocated by guidance in that the two storey extension presents a lowered ridge height from that of the original dwelling

The pitched roof forms and fenestration of the proposed extensions harmonise with those of the original dwelling and materials are also intended to harmonise with those of the original dwelling

This aspect is considered to respect character of the original dwelling and street scene

SINGLE STOREY REAR EXTENSION

Residential amenity:
The extension is to project 7.15m from the original rear elevation of the property and will incorporate a flat roof to an overall height of 2.8m. Despite the projection, there will be 13m maintained to the rear elevation of the neighbouring property, no.33. No windows are proposed within the side elevation of the rear extension. By incorporating a flat roof, this lessens any overbearing impact upon the neighbours rear garden area
Visual amenity/Design:
Despite this element proposing a roof that departs from the design of the main roof and, whilst not insubstantial in depth, this is sited to the rear, therefore not attracting prominence within the street scene

The siting of the dwelling in the cul-de-sac is such that it is read individually and in any case is surrounded by properties of varying scale, siting and form. The area does not present such uniformity as to require compliance with certain forms of extension and the proposal could not be deemed as so at odds with either the original dwelling or the setting as to be unreasonable

REAR DORMERS

Residential amenity:
This aspect of the proposal complies with the 45-degree code operated by the Council and as such does not unduly detract from neighbours nor introduces unreasonable overshadowing potential

The proposal is situated at a juxta-position to side neighbouring property Nos.33 and 35, hence separation distance requirements could not be afforded full weight. The side elevations of the dormer do not contain windows hence would not affect the privacy of occupiers of these properties which is supported by the oblique relationship

No.1 Ashberry Drive lies to the north west of the application property and is offset, therefore no direct interface relationship

The limited scale of the proposed dormer in terms of projection and being set-in from the side elevations of the existing side elevations of the dwelling is such that it would not introduce an overbearing or oppressive impact.

Outlook from the dormer is rearward predominantly over the rear garden of the application dwelling. Whilst also presenting potential to overlook neighbours gardens this is not considered to be any greater than that which already exists from the 1st floor rear elevation.

The proposal is considered to preserve the living conditions of neighbours and as such comply with the objectives of policies and guidance.

Visual amenity:
In terms of impact upon the host dwelling, it is considered that the dormers would be of a scale that would not unduly consume the existing rear roof plane and, would be built in matching materials. Fenestration, in terms of the scale of windows proposed, harmonise with that of the existing dwelling.

The dormers do not result in the creation of prominent elements within the roof plane to the rear elevation and appear subordinate to the rest of the dwelling. Mixed street scene such that the small scale dormers are considered to preserve local character whilst being of a limited scale to sit comfortably and subordinately within the roof plane thus preserving the
character of the original property
The dormers are to incorporate monopitch roofs with a shallow pitch. These would not be wholly visible within the street scene
It is considered, therefore, that the proposed development would not appear as a prominent feature within the street scene and would not have an unaccept able impact on the character and appearance of the existing dwelling and the surrounding area in accordance with the above polices

Car parking/Highway safety:
As a result of the proposal, the number of bedrooms will increase to five. There is currently provision for 3no.+ vehicles by virtue of an integral double garage and sufficient driveway. No additional car parking is required and none will be affected by the proposal, therefore no adverse impact upon car parking/highway safety

Summary
The proposed development meets expected standards for design and protection of neighbours amenity such as to comply with the objectives of policies and guidance. Appropriate scale, siting and design presents subordinate additions to the original dwelling and preserves the character of the area

Recommendation
Approve subject to Conditions

Conditions & Reasons

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

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

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

   (a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on 1st March 2017
   (b) Submitted drawings, as amended, 40217/1 Rev A, 40217/2 Rev A & 40217/3 Rev A, received on 6th April 2017; 40217/7 Rev C & 40217/7/8 Rev B, received on 25th April 2017 and proposed floor plans received on 28th April 2017

   Reason: for the avoidance of doubt and to enable Warrington Borough Council to adequately control the development and to minimise its impact on the amenities of the local area and to conform with Policy QE7 of the Warrington Core Strategy.
Appendix 1 – Site photos and plans

View through to the site from dining area of no.33 Ashberry Drive

View through to the site from the conservatory at the rear of no.33 Ashberry Drive
View from the application site through to the rear of no.33 Ashberry Drive

View through to the rear of no.17 Ashberry Drive from the application site
Site location plan

Application property, extract taken from Google Maps
ITEM 4

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2017/29996</th>
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<tr>
<td>Location:</td>
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<td>Ward:</td>
<td>Lymm South</td>
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<tr>
<td>Development</td>
<td>Full Planning - Proposed replacement dwelling</td>
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<td>Date Registered:</td>
<td>09-Mar-2017</td>
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<td>Applicant:</td>
<td>Mr Whittaker</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>03-May-2017</td>
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Reason for Referral

Lymm Parish Council have objected.

Human Rights

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

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

Site and Proposal

The site comprises a three bedroom two storey detached dwelling and associated outbuildings located within a large domestic curtilage located on the northern side of Kay Lane from where it is accessed via a driveway.

The site is in the Green Belt. The applicant advises that the house was constructed in the mid to late twentieth century. Its elevations are faced with brick and its hipped roof is finished with clay tiles.

This application proposes the demolition of the existing dwelling and its replacement with a five bedroom dwelling incorporating accommodation over three floors utilising room in the roof space to provide two of the five
bedrooms. The new dwelling is of traditional design and two and a half
storeys in scale incorporating dormer windows to the front and rear roof
planes. It also includes an integral three bay garage. As part of the proposals,
two existing detached garages will be demolished.

A new access to serve the dwelling was confirmed as permitted development
under a Section 192 (Certificate of Lawfulness) application approved on 6th
July 2016.

To the northeast of the existing dwelling are several glasshouses and a barn.
This part of the site, which is within the applicant's ownership, is the subject of
a separate planning application (2017/29997) also relating to the conversion
of a barn to a dwelling.

**Relevant Planning History**

2016/28249 – 42 day householder prior approval - Proposed 3 extensions to
rear and both sides, to extend from rear by 8 metres from the rear wall,
maximum height of 3 metres and the height of the extension to the eaves is to
be 3 metres. To extend from Side by 8 metres from the rear wall, maximum
height of 3 metres and the height of the extension to the eaves is to be 3
metres. To extend from Side by 8 metres from the rear wall, maximum height
of 3 metres and the height of the extension to the eaves is to be 3 metres –
Prior Approval Not Required - 19th July 2016

2016/28250 – Lawful Development Certificate (Section 192 Certificate) -
Proposed construction of outbuildings and associated hardstanding –
Planning Permission Not Required - 6th July 2016

2016/28410 - Lawful Development Certificate (Section 192 Certificate) -
Proposed construction of single storey extensions – Approved - 2nd August
2016

**Planning Policies**

National Planning Policy Framework
Matters relating to sustainability and the re-use of brownfield land within the
urban area the making of high quality places. 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.

National Planning Policy Framework
Core planning principles
Chapter 4 – Promoting sustainable transport
Chapter 6 – Delivering a wide choice of high quality homes
Chapter 7 – Requiring Good Design
Chapter 9 – Protecting Green Belt Land
Chapter 10 – Meeting the challenge of climate change, flooding and coastal
change
Chapter 11 – Conserving and enhancing the natural environment

Local Plan Core Strategy
CS1 – Delivering Sustainable Development
CS2 – Quantity and Distribution of Development
CS5 - Green Belt
SN1 – Distribution and Nature of New Housing
QE4 – Flood Risk
QE6 – Environment and Amenity Protection
QE7 – Ensuring a high quality place
MP1 – General Transport Principle
MP7 – Transport Assessments and Travel Plans
CC1 – Inset and Green Belt Settlements

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

Consultation Responses

Greater Manchester Ecology Unit (GMEU) – No objections subject to conditions.

WBC Highways – No objections.

Environment Agency – No objections.

WBC Environmental Protection – No objections subject to conditions.

Notification Responses

Lymm Parish Council
Object; the replacement dwelling is larger than the existing dwelling.

Ward Councillor (s)
No comments received from Ward Councillor’s.

Neighbours
One comment received, the contents of which can be summarised as follows:
  • It will not be possible for delivery lorries to gain access to the driveway of the site
  • Only short wheel base lorries will be able to gain access to the site
  • A new driveway should be contrasted to allow better access
  • Delivery lorries associated with other developments have caused problems on Kay Lane due to its narrow width
  • Construction noise will be very disruptive to animals
  • Allowing this development will allow people to move in who do not understand the countryside
  • The property would be best if used as a small holding or nursery
• If approved conditions should be used to restrict working hours to be 9am and 5pm, provide a new entrance 25m east of the present drive and that all deliveries are made using the new drive without blocking the lane

Observations

Principle of development

Paragraph 89 establishes the principle of inappropriate development stating that “A local planning authority should regard the construction of new buildings as inappropriate in Green Belt”. It goes on to outline a series of exceptions to this, including “the replacement of a building providing the new building is in the same use and not materially larger than the one it replaces”. Paragraph 90 gives further examples of development that will not be considered inappropriate within the Green Belt.

Paragraph 87 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances, with paragraph 88 stating that ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Policy CS5 of the Warrington Borough Council Core Strategy states that the Council will maintain the general extent of the Green Belt in order to check the unrestricted sprawl of large, built up areas; to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from encroachment and to assist in urban regeneration by encouraging the recycling of derelict and other urban land. In order to achieve this objective policy CS5 states that development proposals within the Green Belt will be approved where they accord with the relevant national policy.

As the proposal involves the demolition of an existing dwelling and the erection of a replacement dwelling, in accordance with the NPPF, the proposed development therefore represents an appropriate form of development within the Green Belt providing that the replacement dwelling is not materially larger than the one it is replacing.

Observations

Green Belt

With regards to the question of whether or not the dwelling is materially larger, the applicant has provided floor area and footprint figures. However, a more widely used approach is to look at volumetric changes so calculations have also been undertaken as part of the assessment of the application. The following table quantifies the increases:
Based on the above, it is considered that the proposed increase in volume and footprint of the replacement dwelling would be materially larger than the one it replaces. The replacement dwelling therefore represents inappropriate development by definition.

In respect of whether there are very special circumstances which outweigh the harm to the green belt, the applicant highlights the fact that the existing dwelling can be extended via the erection of single storey side and rear extensions and the erection of several outbuildings based on the Lawful Development Certificates and Prior Approval applications detailed in the planning history section of this report. The plans showing the extensions and outbuildings can be found in appendix 1.

The following table provides a comparison of the existing dwelling and fall-back position against the proposed replacement dwelling:

<table>
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<tr>
<th></th>
<th>Existing Dwelling, PD extensions &amp; outbuildings</th>
<th>Replacement Dwelling</th>
<th>Increase/decrease</th>
<th>Percentage change</th>
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<tr>
<td>Footprint (m²)</td>
<td>533</td>
<td>267</td>
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<tr>
<td>Volume (m³)</td>
<td>1942</td>
<td>1466</td>
<td>-476m³</td>
<td>-25%</td>
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Whilst the replacement dwelling is inappropriate development due to it being materially larger than the existing dwelling, it is not considered to be in conflict with the other purposes of Green Belt designation such as preventing the sprawl of large built up areas; preventing the merging together of towns; protecting the setting of historic towns; and the recycling of derelict land to assist urban regeneration.

In the light of the above, this application therefore turns on whether or not the harm by way of inappropriateness, and any other harm, is clearly outweighed by VSC.

The case for VSC is considered below, which is then balanced against the harm to the Green Belt. Firstly, however, the visual impact of the replacement dwelling – as distinct from its impact on openness – is considered in detail.

Visual Amenity of Green Belt

The attractiveness, or otherwise, of land is not a reason for Green Belt designation; and is not an objective or purpose of Green Belt. It is however material to consider the visual impact of new development - especially in
terms of how this might result in a change to the character and appearance of a site in Green Belt.

The replacement dwelling will be materially larger than the dwelling it replaces - however no changes are proposed to the extent of the garden curtilage - and several existing outbuildings are to be removed from the site.

Comparatively therefore, the visual prominence of the replacement dwelling in the Green Belt will be greater than that of the existing dwelling due to its volume, scale and footprint increase. It will also be closer to visual receptors in Kay Lane when compared to the existing dwelling.

Whilst the nature and use of the site is not changing - in that it will remain as a dwelling house with associated garden curtilage - the replacement dwelling will be more prominent by virtue of its increased volume, footprint, scale and closer proximity to Kay Lane so will cause some harm to the visual amenity of the Green Belt.

Design and Scale

The design of the existing dwelling is shown below:-

![Existing Dwelling](image1)

Like the existing dwelling, the design of the replacement dwelling is traditional in character albeit of a grander scale. It is also 0.5m higher to the ridge than the existing dwelling and incorporates dormers on the front and rear roof planes and an integral three bay garage perpendicular to the front elevation. This is linked to the main house via a corridor off which there is a utility room and WC. It also adjoins a family room.
Proposed Dwelling

The dwelling will be side on to Kay Lane rather than front on as existing. However, the side elevation contains windows at ground and first floor as well as a chimney so there is enough visual interest to present an attractive frontage to Kay Lane when compared to the existing dwelling. The three bay garage is also commensurate to the scale of the dwelling. No changes are proposed to the extent of the garden curtilage and the access detailed on the proposed site plan has previously been confirmed as permitted development.

The proposed site plan details the removal of some of the existing trees adjacent to the site of the proposed three bay garage and to the north of the replacement dwelling. Two sections of internal hedgerow are also proposed to be removed adjacent to these trees. However, the trees and hedgerows on the site boundaries are proposed to be retained - so subject to a landscaping condition which can require replacement tree planting, there are no objections to this element of the scheme.

It is therefore considered that the design and scale of the dwelling is acceptable and subject to suitable materials, it will represent an improvement over the existing dwelling on the site. The proposal therefore complies with the requisite planning policies.

Impact on Living Conditions

The nearest residential properties are located to the south of the site on the opposite side of Kay Lane. The front elevation of the existing property is approximately 34m from Brook Cottage, the nearest property to the south and 36m from The Hay Barn which is next to Brook Cottage.

The replacement dwelling contains habitable room windows facing south, as does the existing dwelling, and will be closer to these properties being 27m from Brook Cottage and 29m from the Hay Barn. However, Brook Cottage sits behind an established hedgerow and the elevation of The Hay Barn facing the site contains only a single window at first floor level.

These interface distances are considered to be sufficient to ensure there will
not be detrimental harm to the living conditions of the occupiers of these properties. The proposal therefore complies with the requisite planning policies which seek to ensure living conditions of neighbouring occupiers are not detrimentally harmed.

Parking and Access Matters

For the proposed five bedroom dwelling the Councils Parking Standards require three allocated parking spaces in addition to a visitor parking space.

To be classified as a parking space the minimum size of a double garage should be 5m x 6m. The proposed garage has the dimensions 6m x 9.2m and would therefore be classified as 1 parking space and 4 cycle parking spaces.

It is considered that the driveway has capacity to accommodate demand with sufficient space for vehicles to manoeuvre and exit the site in forward gear.

The access does not comply with the minimum width of 3.3m where no separate pedestrian path is provided. The Council’s Highways Team is unable to determine if adequate visibility is provided at the site access as visibility splays have not been provided. However, as the new access was deemed lawful under 2016/28250, the Council’s Highways Team accepts the substandard access with uncertain visibility.

Access to the rear garden is provided for bin and cycle storage. The driveway is proposed to be hard surfaced and the Council’s Highways Team would advise that adequate drainage facilities or permeable surfacing should be used on the area of hard standing to ensure that localised flooding does not result from these proposals.

It is recommended for the development to consider providing infrastructure for electrical vehicles in the form of an external charging point.

Ecological Matters

The application includes an ecological survey and assessment. In relation to bats, the submitted report includes an outline method statement for mitigation/compensation works and recommends – by condition – that a detailed Method Statement should be prepared giving details of measures to be taken to avoid any possible harm to bats. Once approved this Method Statement must be implemented in full. The report also recommends that any external lighting scheme for the site should be designed to avoid disturbance to bat roosts and flight lines and again, this should be made the subject of a condition.

With regards to Great Crested Newts, although the majority of the application site supports poor quality habitat for newts, the survey identifies areas that could provide areas of refuge for newts and that there is good connectivity between the pond and the site. The report recommends that reasonable avoidance measures be implemented to prevent harm to newts and provides
details of these measures. However, as one of these measures conflicts with the need to prevent harm to nesting birds, a condition is recommended which requires details of the reasonable avoidance measures to be submitted to and agreed prior to the commencement of any works on site.

In terms of breeding birds, a condition is recommended prohibiting works to building or structures that may be used by breeding birds, taking place during the main bird breeding season 1st March and 31st August (inclusive), unless a competent ecologist has confirmed otherwise. The replacement nest boxes outlined in the report should also be required by condition.

**Land Quality**

Having regard to the sensitive end use of the site, the Council’s Environmental Protection Team recommend that an investigation of ground quality is undertaken to ensure that the site is suitable for the replacement dwelling.

**Flood Risk**

The Environment Agency (EA) advise that the new access from Kay Lane will cross a main river and should be designed so as it can take the 1 in 100 years flow in Kay Lane Brook, including allowances for climate change and freeboard. As the new access itself does not require planning permission, an informative is attached to draw the applicant's attention to the EA's advice.

**Very Special Circumstances (VSCs)**

The NPPF directs that substantial weight should be afforded to the harm to the Green Belt - and that harmful development should not be approved except when there are VSCs.

The “fall-back position” set out by the applicant is considered to attract significant weight in the determination of this application. It is well established in case law that a fall-back position can be material.

It is not disputed that should the applicant choose to implement the fall-back position (i.e. the extensions and outbuildings), the resultant dwelling and outbuildings would have a greater impact on the openness of the Green Belt than the replacement dwelling proposed, especially given the volume of the extended dwelling and outbuildings would be 476m³ greater than the replacement dwelling itself.

The question as to how likely it is that the fall-back position would be implemented is dealt with in the case of *Zurich Assurance Limited v North Lincolnshire Council and Simons Developments Ltd [2012] EWHC 3708 (Admin)* which confirms, at paragraph 71 of the judgement, that a Certificate (of Lawfulness) is not actually required to confirm the presence of a fall-back. All that is required is some evidence that there is a theoretical fall-back. Furthermore, this judgement also confirms that there only has to be a “very
“slight” or “an outside chance” of the fall-back occurring for it to be a material consideration. Paragraph 75 of the judgement states:

“The prospect of the fall-back position does not have to be probable or even have a high chance of occurring; it has to be only more than a merely theoretical prospect. Where the possibility of the fall-back position happening is ‘very slightly indeed’, or merely ‘an outside change’, that is sufficient to make the position a material consideration........”

As detailed, the applicant has already secured confirmation from the Council that the extensions and outbuildings can be constructed without the need for planning permission and the above case establishes that the fall-back position only has to be more than a theoretical prospect.

In terms of including outbuildings as part of the fall-back position, the case of Tandridge District Council v Secretary of State for Communities and Local Government (2015) EWHC 2503 (Admin) has established that they too can be considered as part of the fall-back position.

In terms of the gym and garage/workshop, as a matter of planning judgement, it is considered reasonable that they are considered together in comparison against the replacement dwelling so they form part of the fall-back position.

Given that the applicant has established the extensions and outbuildings could be constructed without needing planning permission, it is considered this evidence demonstrates that the fall-back position is “more than a merely theoretical prospect.”

If planning permission is therefore refused and the applicant chose to implement the fall-back position (i.e. the extensions and outbuildings), it is considered that the resultant dwelling and outbuildings would have a significantly greater impact on the openness of the Green Belt and indeed its visual amenity than the replacement dwelling proposed.

This material consideration therefore weighs in favour of allowing the replacement dwelling in the form of VSC given that the proposed replacement dwelling would have less impact on the openness of the Green Belt than the extended dwelling and outbuildings would.

Balancing Exercise

The fall-back position set out by the applicant is considered to attract significant weight in the determination of this application and as stated, the fall-back position is a material planning consideration.

Drawing on case law, it is clear that the likelihood of a fall-back position being implemented only has to be very slight or have an outside chance of being implemented to be a material consideration.

The impact of outbuildings should also count towards the fall-back position
when being considered together in comparison with what is proposed to replace them.

The extensions and outbuildings would be significantly larger in footprint and volume terms than the replacement dwelling hence would cumulatively have a greater impact on the openness Green Belt and its visual amenity.

Approving the application gives the Council the opportunity to remove permitted development rights therefore preventing any further extensions or outbuildings being erected on the site without needing planning permission.

On balance therefore, it is considered that the fall-back position presented represents VSC which justifies the approval of this application for a materially larger replacement dwelling.

The VSC advanced in support of the application are considered sufficient to outweigh the harm to the Green Belt by way of inappropriateness and the lesser harm to the visual amenity of the Green Belt.

**Recommendation**

Approve subject to conditions

**Conditions & Reasons**

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

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

2. 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.

3. The development hereby permitted shall not commence unless and until plans showing existing and proposed levels across the site and including finished slab levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. The proposed plans shall include a level (eg. highway or footpath) adjacent to the site that will remain fixed/ unchanged. The development shall only be carried out in accordance with the approved levels details.
Reason: No details of these matters have been submitted with the application and bearing in mind the topography of the site and to accord with Policy QE6 of the Warrington Core Strategy and the Warrington Design and Construction SPD (2010).

4. Prior to first occupation of any building(s) hereby approved a satisfactory programmed landscaping scheme which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of the development, shall be submitted to the Local Planning Authority for approval. The approved scheme shall be implemented during the first planting season following the completion of development and any tree or shrub planted which dies or is felled, uprooted, willfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced by the applicants or their successors in title.

Reason: 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.

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

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

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

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

7. The development hereby permitted shall not commence unless and until a Method Statement has been submitted to and approved in writing by the Local Planning Authority setting out details of measures to be taken to avoid any possible harm to bats during the course of demolition and construction works. The development shall only be
carried out in accordance with the approved Method Statement.

Reason: To ensure the adequate protection of a species and its habitat protected by law that may exist on the site in accordance with Circular 06/05, Wildlife and Countryside Act 1981 (as amended) and the Habitats (Natural Habitats, &c.) Regulations 2010 and in order to comply with the NPPF and Policy QE5 of the Warrington Local Plan Core Strategy.

8. Prior to the first occupation of the replacement dwelling hereby permitted, a lighting design strategy for biodiversity for areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:
   a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
   b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: to protect species of conservation concern and to accord with the NPPF and Policy QE5 of the Warrington Borough Local Plan Core Strategy.

9. The development hereby permitted shall not commence unless and until full details of the reasonable avoidance measures to be undertaken to protect Great Crested Newts during the course of construction works has been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved reasonable avoidance measures.

Reason: To protect species of conservation concern and to accord with the NPPF and Policy QE5 of the Warrington Borough Local Plan Core Strategy.

10. No development works hereby approved shall take place where there may be an impact on nesting birds during the bird-breeding season between 1st March and 31st August.

Reason: To ensure that birds are protected and their habitat enhanced, in accordance with Circular 06/05, the Wildlife and Countryside Act.
1981 (as amended) and the Conservation (Natural Habitats, & c.) Regulations 2010 and in order to comply with the NPPF and Policy QE5 of the Warrington Core Strategy

11. Nesting boxes shall be installed in accordance with paragraph 7.3.4 of the Protected Species Survey and Site Assessment Report (Ref No. 2016(17)VC/15/(H)) received on 16th March 2017 within 3 months of the first occupation of the replacement dwelling hereby permitted. Nesting boxes shall thereafter be retained and maintained as such in perpetuity.

Reason: To protect species of conservation concern and to accord with the NPPF and Policy QE5 of the Warrington Borough Local Plan Core Strategy.

12. Prior to the first occupation of the replacement dwelling hereby permitted, the car parking area shall be provided in accordance with the approved site plan (Ref No. 3890_01_10 Rev C) received on 16th March 2017. The car parking area shall be retained at all times thereafter.

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

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

A: CHARACTERISATION: With specific consideration to human health, controlled waters and wider environmental factors, the following documents must be provided (as necessary) to characterise the site in terms of potential risk to sensitive receptors:
   • Preliminary Risk Assessment (PRA or Desk Study)
   • Generic Quantitative Risk Assessment (GQRA) informed by a Intrusive Site Investigation
   • Detailed Quantitative Risk Assessment (DQRA)
   • Remedial Options Appraisal

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

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

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

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

14. Notwithstanding the provisions of Schedule, Part 1 Classes A-E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order) no extensions, porches or dormers shall be added to the replacement dwelling hereby permitted and no garages, outbuildings, sheds or greenhouses shall be erected in its curtilage.

Reason: The site lies within the Green Belt as defined within the Council's Development Plan, and further extensions could prejudice the aims and purposes of the Green Belt.

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


(b) Location Plan and submitted drawing nos. 3890_01_01, 3890_01_02; 3890_01_03; 3890_01_04; 3890_01_10 Rev C; 3890_01_11 Rev B; 3890_01_12 Rev C; 3890_01_13 Rev B and 3890_01_20 Rev A received by Warrington Borough Council on 16th March 2017.

Reason: for the avoidance of doubt and to enable Warrington Borough Council to adequately control the development and to minimise its impact on the amenities of the local area and to conform with Policy QE7 of the Warrington Core Strategy.
Appendix 1 – Additional Drawings

Location Plan
Permitted Development Outbuildings and Extensions

Outbuildings

Extensions

Existing Site Plan
Proposed Site Plan

Existing and Proposed Streetscenes
Appendix 2 – Site Photographs
ITEM 5

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<td>Ward:</td>
<td>Bewsey and Whitecross</td>
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<td>Development:</td>
<td>Full Planning - Proposed construction of car park and associated works</td>
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<td>Date Registered:</td>
<td>30-Mar-2017</td>
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<td>Rock Chemicals Limited</td>
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<td>8/13/16 Week Expiry Date:</td>
<td>24-May-2017</td>
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**Reason for Referral**

The Council has an interest in the land.

**Human Rights**

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

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

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

**Site and Proposal**

This application seeks planning permission for a purpose-built car park to serve the Rock Oil site on an area currently laid to grass adjacent to the Rock Oil headquarters on Priestley Street.

The car park would provide 45 new parking spaces. The car park will be enclosed by a 2m high mesh fence. Landscaping is proposed between the car park and Priestley Street on a 3.2m deep retained strip of land and between the car park and the school playing field to the north. A smoking shelter is also proposed adjacent to the car park entrance. Access to the car park will be internal through the main Rock Oil site.
Due to the need to eradicate Japanese Knotweed on the site, the car park will initially be constructed with a temporary surface whilst the Japanese Knotweed is being treated. The temporary surface will also be drained into the main Rock Oil site drainage system. This approach will enable Rock Oil to bring the car park into use rather than waiting until the Japanese Knotweed has been eradicated.

Following eradication of the Japanese Knotweed, which it is anticipated could take up to 4 years, the car park will be permanently surfaced and fencing erected along with lighting. A permanent drainage scheme will also be implemented.

The site is bounded to the east by the existing Rock Oil site, to the north by St Barnabas C of E School, to the west by a pedestrian access path beyond which are residential properties and a tract of open land abutting Priestley Street. Opposite the site are various commercial uses including a car dealership.

The site is open in character and level and at the back of the site is a tract of mature trees on the school side of the boundary.

The applicant sets out that this proposal is part of ongoing site improvements works and will provide a purpose built car park close to the new office building on the site permitted by 2015/26874. This will remove the need for 33 of the current car parking spaces which are distributed throughout the site and will rationalise parking and provide efficiency and safety improvements to create more space for the main site activities and to reduce the potential for conflicts between these and cars.

The applicant explains that at present parking bays are located throughout the Rock Oil site at interspersed locations. By providing a separate, dedicated area for parking, the main site, within which articulated vehicles regularly manoeuvre, will operate more efficiently and safely. A proportion of the parking spaces on the main site will continue to be used if required, such as those which benefit from electrical charging points. To facilitate the access to the new car park, an existing area of parking near to the new office building will need to be partially reconfigured, with three parking bays being relocated to the new parking area.

**Relevant Planning History**

The site has a long standing commercial/industrial use. The most recent and relevant planning application is as follows:

2015/26874 - Full Planning - Proposed office building with laboratory facilities with associated parking facilities and external works – Approved 5th January 2016
Planning Policies

National Planning Policy Framework

Matters relating to sustainability and the re-use of brownfield land within the urban area the making of high quality places. 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.

Local Plan Core Strategy

CS1 – Delivering Sustainable Development
QE3 – Green Infrastructure
QE4 – Flood Risk
QE5 – Biodiversity and Geodiversity
QE6 – Environment and Amenity Protection
QE7 – Ensuring a High Quality Place
MP1 – General Transport Principles
MP6 – Transport Infrastructure
MP7 – Transport Assessments and Travel Plans

Supplementary Planning Documents

Design and Construction
Environmental Protection
Standards for Parking in New Development

Consultation Responses

WBC Ecology – There are no known ecological interests at the site.

WBC Highways – No objections.

WBC Lighting – Advise that details of any light spill that may affect the adopted highway and any potential disability glare from the site shall be provided.

United Utilities – No objections subject to conditions.

Notification Responses

Ward Councillor (s)
No comments received.

Neighbours
No comments received.
Observations

Principle of development

Policy CS1 of the Warrington Core Strategy states that throughout the Borough development proposals that are sustainable will be welcomed and approved without delay. It states that in order to be sustainable, development must accord with national and local policy and have regard to, amongst other things, the priority afforded to accommodating growth in inner Warrington through the use of previously developed land and the need to develop sites in appropriate locations accessible by public transport, walking and cycling. Policy CS2 sets out the spatial strategy for the quantity and distribution of development.

Policy SN6 provides support for proposals which aid sustaining the local economy and services. Policy QE6 stipulates that support will be provided for development which would not lead to an adverse impact on the environment or amenity of future occupiers of those currently occupying adjoining or nearby properties, or does not have an unacceptable impact on the surrounding area. Policy MP1 sets out general transport principles whilst Policy MP7 requires development to demonstrate it will not harm highway safety. Policy QE3 of the LPCS seeks to protect existing green infrastructure provision.

Whilst the application site is not formally designated in the LPCS as green space, it has been identified in the Council's Open Space Audit 2015 as a Green Corridor. This Green Corridor runs along the northern side of Priestley Street from the roundabout junction to the southwest up to the main Rock Oil site. The application will see a partial loss of the Green Corridor.

Policy QE3 of the LPCS seeks to protect existing green infrastructure provision. In terms of addressing Policy QE3 and the existing sites function as part of the Green Corridor, the proposals include the provision of a 3.2m deep linear band of landscaping along Priestley Street. It is acknowledged this will be narrower than at present but it will ensure the continuation of the Green Corridor, albeit at a reduced depth, along Priestley Street.

Notwithstanding the above, it should be noted that the Green Corridor is not in itself a significant corridor which links substantial areas of other green space nor does it comprise a habitat of value. Given the Green Corridor comprises a tract of amenity grass verge running alongside Priestley Street, its current visual and wildlife value is considered to be limited. Retaining a 3.2m deep landscaped linear strip will go some way to offsetting the loss of the wider site and ensure continuity with the adjacent Green Corridor to the west.

Balancing the loss of part of the Green Corridor against supporting a long established local business, the car park is considered to be acceptable in terms of the Local Plan Core Strategy and the National Planning Policy Framework.
Parking and Access Matters

As a result of the proposal the capacity of the car park would increase from 42 no. spaces to 56 no. spaces. From the existing parking provision, 31 no. spaces are to be removed to increase the manoeuvring space on-site for service vehicles.

The new parking provision is to be provided in a perpendicular arrangement with sufficient aisle length for vehicles to manoeuvre. The 6m aisle length provides vehicles with adequate manoeuvring and eliminates the requirement for a turning head. Of the proposed 45 no. spaces, 42 no. are standard and 3 no. are enlarged.

As the proposed car park is to be accessed from the existing site, visibility splays and swept paths will not be required. The access is 4.8m in width and therefore of an adequate design to accommodate two-way traffic flow.

The Council’s Highways Team is aware of an existing road safety issue on Priestley Street as service vehicles from the development are regularly reversing from the site onto the adopted highway and reversing from the adopted highway to the site.

The removal of 31 no. spaces from the existing parking provision would provide a welcome increase in manoeuvring space for service vehicles on-site. The increased manoeuvring space should result in service vehicles no longer reversing from the site onto the highway and reversing from the adopted highway to the site.

The Council’s Highways Team advise that the applicant must ensure that adequate drainage facilities or permeable surfacing is used on the area of hard standing to ensure that localised flooding does not result from these proposals.

The Council’s Highways Team also advise that the applicant will be required to stop up the adopted highway, a process which the applicant has already started.

In terms of the permanent car park surfacing, as stated, once the Japanese Knotweed has been eradicated from the site, the applicant will implement the final surfacing of the car park, drainage scheme, fencing and lighting.

The applicant has therefore suggested that these final details be submitted for written approval within one year of the Japanese Knotweed having been eradicated on the site and thereafter implemented within 3 months. This approach is considered reasonable and necessary given the need to eradicate the Japanese Knotweed before permanently surfacing the car park. This approach will also ensure that the temporary car park is retained no longer than necessary but also enable the application to reorganise the wider site. Conditions pertaining to these matters are therefore recommended.
In view of the above, it is considered that the proposed development is in accordance with policies CS1, QE6, MP1 and MP7 of the Warrington Borough LPCS.

Visual Impact

Within the vicinity of the site are numerous commercial uses including the main Rock Oil site which has its new office adjacent to the highway. Opposite the site is a car dealership with sales forecourt and further west are smaller commercial units with car parking at the back of a grass verge which abuts the highway. Beyond this is a vehicle garage which has car parking at the back of the highway. There are also residential properties to the west of the site on the northern side of Priestley Street sat behind a further section of Green Corridor.

With regards to fencing, the application proposes the erection of a 2m high mesh fence finished in green. The plans also state that lighting will be provided to the car park and the final details of this will be reserved for approval by a condition. Likewise, as no details have been provided of the smoking shelter, these will be the subject of a condition.

Given the largely commercial nature of land uses in close proximity to the site, it is not considered that the proposed car park will appear incongruous nor will the boundary fencing to it or the smoking shelter adjacent to the access. Moreover, retaining a 3.2m deep strip of land between the car park and the highway and providing a scheme of low level landscaping to it will help to soften the impact of the car park when seen from Priestley Street.

The proposal is therefore considered to be in accordance with policies CS1 and QE7 of the Warrington Borough Council Core Strategy and the design policies in the National Planning Policy Framework.

Impact on Living Conditions

The nearest residential properties are located to the west and south west of the site with the closest one being no. 4 Manley Gardens. The car park boundary would be approximately 5.6m from this property. However, between this property and the proposed car park is a hard surfaced pedestrian access path linking Priestley Street to Manley Gardens, a parking court and properties on Leicester Street to the north. The path is also illuminated by a column mounted light. The front elevation of this property does not directly face the car park as it is at an angle to the site and the said pathway and it has a rear garden backing onto the parking court serving this and other properties on Manley Gardens so its main amenity space is at the rear away from the proposed car park.

The proposed 2m high mesh fencing to the car park boundary is considered appropriate for the site and is visually preferable to other fencing forms, such as palisade fencing.
Given the location of the rear garden of 4 Manley Gardens and the proximity of its front elevation to the illuminated pedestrian access and Priestley Street, it is not considered that the physical development of the car park, the boundary fencing or its use would harm the living conditions of the occupiers of this property or the others on Manley Gardens or Leicester Street.

The proposed lighting should ensure there is no light spillage outside of the site itself, to ensure the living conditions of the occupiers of the nearest residential properties are not unduly harmed. A condition is recommended to require agreement of lighting design detail.

The proposal is considered to be in accordance with policies CS1 and QE6 of the Warrington Borough Council Core Strategy and the amenity policies in the NPPF.

**Drainage and Flood Risk**

The application includes several suggested approaches to the drainage of the site, including a draft scheme to serve the temporarily surfaced car park - and a permanent scheme for the hard surfaced car park. Each scheme details surface water being drained into the main system within the Rock Oil site.

United Utilities have not raised any objections to the scheme subject to conditions requiring separate foul and surface water drainage and final drainage details being submitted for approval. The Council’s Flood Risk Team have no objection to the principle of this approach to drainage details.

**Trees**

There are mature trees at the back of the site albeit on the school side of the boundary. These trees are not the subject of a Tree Preservation Order. A condition will require the trees to be suitably protected during the course of construction works to form the temporary and permanent car park.

**Ecological Matters**

The applicant has advised that Japanese Knotweed is present on the site and as a consequence, a 3 to 4 year treatment regime is required. The applicant advises that Japanese Knotweed along the southern school playing field boundary will be sprayed or injected during the growth season and will then be re-inspected on a regular basis and retreated as necessary until it has been eradicated.

A condition requiring submission of a Method Statement detailing how the Japanese Knotweed will be eradicated from the site is therefore recommended.

**Recommendation**

Approve subject to conditions
Conditions & Reasons

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

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

2. The development shall be carried out in accordance with the following documents received by Warrington Borough Council:

   (a) The planning application forms received on 4th May 2017.
   (b) Design and Access Statement received on 28th April 2017.
   (c) Planning Statement received on 3rd April 2017.
   (d) Submitted drawing nos. 02-02-005, 02-02-002 E and 02-02-004 received on 28th April 2017.
   (e) Submitted drawing nos. 02-02-001, 02-02-003, 03-02-005, C-011 and C-010 received on 3rd April 2017.

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

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

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

4. Japanese knotweed (Fallopia japonica) shall be eradicated from the site and working methods shall be adopted to prevent the spread of this species in accordance with a Method Statement which has first been submitted to and approved in writing by the Local Planning Authority. Following the eradication of Japanese Knotweed, written confirmation confirming this shall be submitted in writing to the Local Planning Authority.

   Reason: To prevent the spread of species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) and in accordance with Policy QE5 of the Warrington Borough Local Plan Core Strategy.

5. Within one year of the Japanese Knotweed having been confirmed as being eradicated from the site, details of the permanent car park works
(including surfacing, drainage and fencing) shall have been submitted to and approved in writing by the Local planning Authority. The permanent car park works shall thereafter be implemented in accordance with the approved details within 3 months of their approval.

Reason: To ensure a temporary car park is not retained any longer than necessary and in accordance with Policy QE6 of the Warrington Borough Local Plan Core Strategy.

6. Lighting to the car park hereby approved shall only be installed in accordance with full plans and particulars which have first been submitted to and approved in writing by the Local Planning Authority. The plans and particulars shall demonstrate that the light spill will not affect the adopted highway in the form of disability glare or affect the occupiers of the adjacent residential properties in the form of obtrusive light, glare and light intrusion. The plans and particulars shall include:
   • A lighting layout showing the adjacent public highway and residential properties with isolux contour footprint clearly shown
   • Lighting Calculations
   • Polar Diagrams for each luminaire proposed
   • Manufacturers technical data for proposed luminaires

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with Policy QE6 of the Warrington Local Plan Core Strategy and the Warrington SPD: Environmental Protection.

7. The car park hereby approved shall not be brought into use unless the parking bays marked green on drawing 02-02-004 have been surrendered. For the avoidance of doubt, the parking bays identified in green on drawing 02-02-004 shall not be used simultaneously with the parking bays hereby approved and shall not be used again for parking purposes once the new car park has been brought into use.

Reason: In order to ensure that there is adequate car parking on the site in the interests of highway safety and in order to comply with the Council's car parking standards (Warrington SPD: Standards for Parking in new Development).

8. Prior to the occupation of the development, a plan detailing the provision of 56 car parking spaces to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the parking spaces have been laid out and hard surfaced in accordance with the approved details, and made available for use and retained as such thereafter.

Reason: In order to ensure that there is adequate car parking on the site in the interests of highway safety and in order to comply with the Council's car parking standards (Warrington SPD: Standards for Parking in new Development).
Appendix 1 - Drawings

Site Location Plan
Indicative Layout Plan
<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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</thead>
<tbody>
<tr>
<td>1</td>
<td>3</td>
<td>2016/28810</td>
<td>Land Bounded by Admirals Road, Linnet Grove &amp; Curlew Court, Birchwood, Warrington</td>
<td>Approve</td>
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<td></td>
<td>Full Planning (Major) - Proposed Residential development of 66 no. new dwellings with</td>
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<td>associated infrastructure, a Play area and incidental open space including a new estate</td>
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<td></td>
<td>road and vehicular and pedestrian access off Admirals Road and new footpath connection</td>
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<td>to existing footpath at rear of site.</td>
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Members listened to the verbal update from the Development Manager advising that a meeting had been held between the applicants, Ward Councillor, Town Council and Officers as requested as part of the deferral from the previous planning committee meeting. The Development Manager explained that the recommendation and officer advice remains as set out in the officer report.

Members also listened to representations from Councillor Bowden and Councillor Atkin (Birchwood Town Council) and the applicant. Members placed significant weight on the representations from the Ward Member and Town Council Member regarding
a requirement for a pedestrian crossing as a result of the proposed development.

Members resolved to approve the application subject to conditions set out in the officer report and subject to an additional Grampian condition requested by Councillor Bowden for details of a zebra crossing and associated highway works on Admirals Road to be submitted and agreed in writing by the LPA prior to commencement of development and to be implemented prior to occupation of the first dwelling.

2 28 2017/29897 Land off Chester Road, Slutchers Lane and Wilson Pattern Street, Warrington, WA4 6ES Approve Environmental Assessment Application- Proposed Construction of a new link road and bridge between Chester Road (A5060) and Slutchers Lane, and associated works including demolition earthworks, drainage, lighting, signage and temporary construction compounds including temporary hoarding.

Approved in accordance with the conditions as set out in the update report.

3 40 2017/29945 15, Ashberry Drive, Appleton, Warrington, WA4 4QS Approve Householder - Proposed two storey extension to front, single storey rear extension, loft conversion and installation of 3no. dormer windows to rear roof plane

Approved with conditions as set out in the report and subject to additional condition to restrict the creation of a balcony/ roof terrace above the single storey flat roof rear extension.

4 53 2017/29996 Cherry Nurseries, Kay Lane, Lymm, Warrington, WA13 0TN Approve Full Planning - Proposed replacement dwelling

Delegated approval to officers subject to conditions set out in report, additional condition to require submission of a construction management plan, and receipt of unilateral undertaking from applicant to remove ability to erect outbuildings under Class E of the GPDO 2015.
Approve Full Planning - Proposed construction of car park and associated works

Approved with conditions in accordance with recommendation (including two additional conditions included in the update report for landscape implementation and surface water drainage).
<table>
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<th>Date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
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<td>20/04/2017</td>
<td>2017/29831</td>
<td>7, ST MARYS CLOSE, APPLETON, WARRINGTON, WA4 5DD</td>
<td>Householder - Proposed first floor extension above existing footprint of single storey section at the side of the property, single storey rear extension in centre of the property, new render finish to whole property (other than sections of new timber cladding).</td>
<td>Approved with Conditions</td>
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<td>24/04/2017</td>
<td>2017/29885</td>
<td>THE CROFT, SPARK HALL CLOSE, STRETTON, WARRINGTON, WA4 4NU</td>
<td>Householder - Proposed two storey rear extension with conservatory and breakfast room to side elevation</td>
<td>Refused</td>
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<td>25/04/2017</td>
<td>2017/29977</td>
<td>31, WARREN ROAD, APPLETON, WARRINGTON, WA4 5AG</td>
<td>Householder - Proposed loft conversion including raising the roof ridge, alteration from hip to gable, dormer to front and rear, single storey porch to front elevation and raised patio area to side</td>
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<td>25/04/2017</td>
<td>2017/30062</td>
<td>1, SHEPCROFT COTTAGES, SHEPCROFT LANE, APPLETON, WARRINGTON, WA4 5PN</td>
<td>Section 192 Certificate - Proposed erection of two garden buildings.</td>
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<td>2017/30029</td>
<td>22B, LYONS LANE, APPLETON, WARRINGTON, WA4 5JG</td>
<td>Householder - Conversion of existing garage into habitable room including the replacement of garage door with a window.</td>
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<td>2017/29914</td>
<td>27, WARREN ROAD, APPLETON, WARRINGTON, WA4 5AG</td>
<td>Householder - Proposed two storey side extension</td>
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<td>28/04/2017</td>
<td>2017/29990</td>
<td>83, GREENFIELDS AVENUE, APPLETON, WARRINGTON, WA4 3BT</td>
<td>Householder - Proposed single storey side and rear extension and new front porch and bay window with canopy over</td>
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<td>02/05/2017</td>
<td>2017/30196</td>
<td>231, LONDON ROAD, WARRINGTON, WA4 5JF</td>
<td>Non Material Amendment - Proposed alteration to the front elevation on previously approved application 2011/18438</td>
<td>Refused</td>
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<td>2017/30104</td>
<td>4, BRIDGE LANE, APPLETON, WARRINGTON, WA4 3BU</td>
<td>Householder - Proposed single storey rear extension, two storey side extension with new garage beyond and loft conversion.</td>
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<td>2017/30030</td>
<td>KINGSLEY LODGE, WINDMILL LANE, APPLETON, WARRINGTON, WA4 5JN</td>
<td>TPO - Proposed T1 Pine - Carry out Approx 20% Crown thin to increase wind permeation through the crown following limb failure in storm Doris. T2 Sycamore - Fell-Severely damaged by pine limb failure tree is in decline and considered low aesthetic value due to poor shape.</td>
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<td>7, LYONS LANE, APPLETON, WARRINGTON, WA4 5JG</td>
<td>Householder - Proposed Single and two storey rear extension with juliet balcony including demolition of existing conservatory</td>
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<td>39, HIGHFIELD AVENUE, APPLETON, WARRINGTON, WA4 5DX</td>
<td>Full Planning - Proposed single storey front and rear extensions.</td>
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<td>2017/29939</td>
<td>LAND ADJACENT TO MCDONALDS, WINWICK ROAD, WARRINGTON, WA2 8HQ</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 3 (Written and photographic details of the external roofing and facing materials); Condition 4 (Servicing Management Plan); and Condition 7 (Lighting details) following Planning Approval 2016/28625.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<td>24/04/2017</td>
<td>2017/30179</td>
<td>ROCK OIL, PRIESTLEY STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2AF</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 4 (Land Contamination &amp; Remediation), Condition 11 (Car Park Management Plan), Condition 12 (Servicing Management Plan) and Condition 14 (Green Travel Plan) attached to planning permission 2015/26874.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<td>2017/29933</td>
<td>Kings Court 5, Scotland Road, Bewsey and Whitecross, Warrington, WA1 2AF</td>
<td>Class O Prior Approval - Proposed Change of Use From Office to 4 apartments</td>
<td>Prior Approval is Given with Conditions</td>
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<td>24/04/2017</td>
<td>2017/30004</td>
<td>JUNCTION NINE RETAIL PARK, HAWLEYS LANE, BEWSEY AND WHITECROSS, WARRINGTON</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 8 (Air extraction and filtration system) and 9 (Acoustically insulated scheme) following Planning Approval 2016/27482.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<td>51A, HAYDOCK STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA2 7UW</td>
<td>Full Planning - Proposed change of use to doggy day care centre</td>
<td>Refused</td>
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<td>27/04/2017</td>
<td>2017/29894</td>
<td>ALBAN RETAIL PARK, HAWLEYS LANE, BEWSEY AND WHITECROSS, WARRINGTON</td>
<td>Advertisement - Proposed 4 no. internally illuminated fascia signs and 1 no. non-illuminated panel sign</td>
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<td>27/04/2017</td>
<td>2017/30247</td>
<td>THE RED LION, WINWICK ROAD, WARRINGTON, WA2 7DH</td>
<td>Variation of condition - Proposed removal of Condition 5 (Noise mitigation) on approved application number 2016/28975 to design a window that reaches the required level of soundproofing.</td>
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<td>28/04/2017</td>
<td>2017/30112</td>
<td>Former St Anselm RC Church, Former St Anselm RC Church, Hawleys Lane, Warrington, WA5 0EJ</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 6(Remediation &amp; Verification) following Planning Approval 2015/25925</td>
<td>Condition Not Discharged</td>
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<td>04/05/2017</td>
<td>2017/29759</td>
<td>UNIT 8, ALBAN RETAIL PARK, HAWLEYS LANE, BEWSEY AND WHITECROSS, WARRINGTON, WA2 8TW</td>
<td>Discharge of Conditions of 2016/27482- C4 (materials) for unit 8, C10 (Lighting Scheme) for units 8 &amp; 10, C11 (Delivery Scheme) for units 8 &amp; 10, C12 (Cycle Parking) for units 8 &amp;10, C13 (Car Park Layout) for units 8 &amp; 10, C14 (Servicing Management Strategy) for units 8 &amp; 10, C16 (Drainage Scheme) for units 8 &amp; 10</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>05/05/2017</td>
<td>2017/30032</td>
<td>148, LOVELY LANE, BEWSEY AND WHITECROSS, WARRINGTON, WA5 1PQ</td>
<td>Full Planning - Proposed change of use of front living room into a beauty treatment 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>04/05/2017</td>
<td>2016/27808</td>
<td>CLUB WIRED, MERSEY STREET, WARRINGTON, WA1 2BP</td>
<td>Full Planning - Proposed Conversion of former night club to 10 dwellings</td>
<td>Approved with Conditions</td>
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### Birchwood

<table>
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<tr>
<td>03/05/2017</td>
<td>2017/30210</td>
<td>EX FOX WOOD SCHOOL, CHATFIELD DRIVE, BIRCHWOOD, WARRINGTON, WA3 6QW</td>
<td>Demolition - Proposed demolition of former school</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>03/05/2017</td>
<td>2017/29991</td>
<td>34, KEYES CLOSE, WARRINGTON, WA3 6RU</td>
<td>Householder - Proposed first floor side and rear extension &amp; rear conservatory</td>
<td>Withdrawn</td>
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</table>
## Burontwood and Winwick

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</thead>
<tbody>
<tr>
<td>25/04/2017</td>
<td>2017/29980</td>
<td>3, BOARDED BARN, HALL LANE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 4BE</td>
<td>Householder - Proposed replacement of existing glass conservatory roof with Superlite roof system to match existing grey slates on main house</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>04/05/2017</td>
<td>2017/29633</td>
<td>Zones 3-6 Omega South, Zones 3-6, Omega South, Warrington</td>
<td>Discharge of condition - Proposed discharge of condition 21 (Construction Environmental Management Plan) and condition 37 (Suitable funding mechanism) on previously approved application 2015/26469</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<tr>
<td>05/05/2017</td>
<td>2017/30207</td>
<td>21, GOLBORNE ROAD, WINWICK, WARRINGTON, WA2 8SY</td>
<td>Non Material Amendment - Proposed Amendment to Applications 2012/19461 and A00/41524 to allow Juliet balcony and sliding doors to first floor, bi-folding doors at ground floor and patio doors at ground floor.</td>
<td>Approved</td>
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## Chapelford and Old Hall

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<tr>
<td>26/04/2017</td>
<td>2017/30016</td>
<td>7, TENSING CLOSE, GREAT SANKEY, WARRINGTON, WA5 8FN</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
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## Culcheth, Glazebury and Croft

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<tbody>
<tr>
<td>19/04/2017</td>
<td>2017/29953</td>
<td>17, SEPHTON AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4LZ</td>
<td>Householder - Proposed single storey side and rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/04/2017</td>
<td>2017/29900</td>
<td>22, MITTON CLOSE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4EU</td>
<td>TPO - Proposed work to Willow tree (T6) - Proposed crown reduction, removing approximately 3m from the top and 1.5m from the sides</td>
<td>Approved</td>
</tr>
<tr>
<td>20/04/2017</td>
<td>2017/29548</td>
<td>DIGGLE GREEN FARM, WILTON LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4BD</td>
<td>Full Planning - Proposed erection of a single storey building to provide farm office and employee welfare facilities (revision of planning permission 2015/26811).</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>24/04/2017</td>
<td>2017/29617</td>
<td>26, BIRCHALL AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4DB</td>
<td>Householder - Proposed modernisation of existing 3 bedroom Bungalow and increase the height of the roof to accommodate 3 bedrooms, bathroom and en-suite. New pitched roof to existing flat roofed garage.</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>24/04/2017</td>
<td>2017/29746</td>
<td>19B, COMMON LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4EW</td>
<td>Variation of Conditions - Proposed Variation of condition 3 (opening hours) to increase opening hours from 1am close to 2am close on Fridays and Saturdays on previously approved application 2015/27160</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>25/04/2017</td>
<td>2017/29959</td>
<td>88, PENDLE GARDENS, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4LU</td>
<td>Householder - Proposed Part two storey, part single storey extension to front and conversion of part of garage to games room</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>25/04/2017</td>
<td>2017/29973</td>
<td>33, STONYHURST CRESCENT, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4DN</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/04/2017</td>
<td>2017/30002</td>
<td>1, CAWLEY AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4DF</td>
<td>Householder - Proposed single storey rear extension and rear dormer to roof</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>04/05/2017</td>
<td>2017/30083</td>
<td>20, BENTHAM ROAD, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5EQ</td>
<td>Householder - Proposed two storey side extension and single storey rear extension</td>
<td>Refused</td>
</tr>
</tbody>
</table>
### Culcheth, Glazebury and Croft.

<table>
<thead>
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<tbody>
<tr>
<td>24/04/2017</td>
<td>2017/29746</td>
<td>19B, COMMON LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4EW</td>
<td>Variation of Conditions - Proposed Variation of condition 3 (opening hours) to increase opening hours from 1am close to 2am close on Fridays and Saturdays on previously approved application 2015/27160</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>19/04/2017</td>
<td>2017/29860</td>
<td>107, KINGSWAY NORTH, FAIRFIELD AND HOWLEY, WARRINGTON, WA1 3NX</td>
<td>Lawful Development Certificate - Proposed hip to gable with rear dormer loft conversion</td>
<td>Approved</td>
</tr>
<tr>
<td>24/04/2017</td>
<td>2017/29986</td>
<td>8, KERRIDGE DRIVE, FAIRFIELD AND HOWLEY, WARRINGTON, WA1 2GW</td>
<td>Householder - Proposed Single storey side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/04/2017</td>
<td>2016/29276</td>
<td>UNIT 14, WHARF EMPLOYMENT AREA, WHARF STREET, FAIRFIELD AND HOWLEY, WARRINGTON, WA1 2HT</td>
<td>Full Planning - Proposed Change of Use from B2 to D2 to create a recreational gymnastics facility</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>04/05/2017</td>
<td>2017/30059</td>
<td>93, WELLINGTON STREET, FAIRFIELD AND HOWLEY, WARRINGTON, WA1 2DA</td>
<td>S73 Application - Variation of Condition 3 (approved plans condition) of outline planning application 2016/27998</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<td>04/05/2017</td>
<td>2017/30059</td>
<td>93, WELLINGTON STREET, FAIRFIELD AND HOWLEY, WARRINGTON, WA1 2DA</td>
<td>S73 Application - Variation of Condition 3 (approved plans condition) of outline planning application 2016/27998</td>
<td>Approved with Conditions</td>
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### Grappenhall

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<tr>
<th>Decision date</th>
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<tbody>
<tr>
<td>21/04/2017</td>
<td>2017/30160</td>
<td>Arlington House, 88, Ackers Road, Stockton Heath, WARRINGTON, WA4 2EA</td>
<td>Non Material Amendment - Proposed revisions to the approved single storey Lounge Extension facing no. 88A Ackers Road by increasing the proposed roof pitch from approximately 25 degrees to 30 degrees with a corresponding increase in the area of the “flat” portion of the roof, re-positioning of down-pipes and amendments to the proportions of the proposed fenestration facing Ackers Road(reduced glazing area) and Proposed revisions to the single storey bedroom extension linking Arlington House to the Coach House by reducing the proposed pitched roof ridge height and minor adjustments to the positions of new windows and rain water down-pipes.</td>
<td>Approved</td>
</tr>
<tr>
<td>24/04/2017</td>
<td>2017/29994</td>
<td>86C, ACKERS ROAD, STOCKTON HEATH, WARRINGTON, WA4 2EA</td>
<td>Section 192 (Lawful Development Certificate) - Proposed installation and replacement of windows and doors to the existing openings of the property</td>
<td>Approved</td>
</tr>
<tr>
<td>25/04/2017</td>
<td>2017/30040</td>
<td>53, DENBURY AVENUE, STOCKTON HEATH, WARRINGTON, WA4 2BW</td>
<td>Full Planning - Proposed detached dwelling.</td>
<td>Refused</td>
</tr>
<tr>
<td>25/04/2017</td>
<td>2017/30068</td>
<td>48, ALBERT ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2PG</td>
<td>42 Day Householder Prior Approval - Proposed single storey rear orangery extension to extend beyond the rear wall by 4.575 metres, maximum height of 3.5 metres and height at the eaves 2.9 metres.</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>27/04/2017</td>
<td>2017/29940</td>
<td>88, ACKERS ROAD, STOCKTON HEATH, WARRINGTON, WA4 2EA</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 3 (External roofing and facing materials), Condition 6 (Lanscaping Scheme) and Condition 7 (Scheme for the obscure glazing) following Planning Approval 2016/28851</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>28/04/2017</td>
<td>2017/30155</td>
<td>HEATHFIELD RESIDENTIAL HOME, ALEXANDRA ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2EL</td>
<td>Non-Material Amendment - Proposed addition of a window in the front elevation of the roof apex above the new bedrooms, Wooden frame height 117cms, width 100cms on previously approved application 2015/25927</td>
<td>Approved</td>
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<tr>
<td>Decision date</td>
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<tr>
<td>28/04/2017</td>
<td>2017/30012</td>
<td>12, CROFTON CLOSE, APPLETON, WARRINGTON, WA4 4TA</td>
<td>Householder - Proposed single storey kitchen and utility room extension to side and rear elevations</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>28/04/2017</td>
<td>2017/30028</td>
<td>14, Shadewood Crescent, Grappenhall and Thelwall, WARRINGTON, WA4 2SN</td>
<td>Householder - Proposed single storey side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>03/05/2017</td>
<td>2017/29999</td>
<td>37, PEPPER STREET, APPLETON, WARRINGTON, WA4 4RX</td>
<td>Householder - Proposed two storey side extension incorporating extension to flat roof dormer and canopy to side and rear</td>
<td>Refused</td>
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## Grappenhall and Thelwall.

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<td>28/04/2017</td>
<td>2017/30155</td>
<td>HEATHFIELD RESIDENTIAL HOME, ALEXANDRA ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2EL</td>
<td>Non-Material Amendment - Proposed addition of a window in the front elevation of the roof apex above the new bedrooms, Wooden frame height 117cms, width 100cms on previously approved application 2015/25927</td>
<td>Approved</td>
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</table>
## Great Sankey North and Whittle Hall

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<tr>
<td>18/04/2017</td>
<td>2016/29330</td>
<td>DAWSON HOUSE, LIVERPOOL ROAD, GREAT SANKEY, WARRINGTON, WA5 3LW</td>
<td>Full Planning - Demolition of existing buildings and proposed residential development comprising of 7 dwellings with associated infrastructure.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>24/04/2017</td>
<td>2017/30017</td>
<td>6, SWALEDALE CLOSE, GREAT SANKEY, WARRINGTON, WA5 3DZ</td>
<td>Section 192 (Lawful Development Certificate) - Proposed single storey rear extension to existing dwelling.</td>
<td>Approved</td>
</tr>
<tr>
<td>25/04/2017</td>
<td>2017/29826</td>
<td>Land bordered by Lingley Mere, United Utilities to the north, Whittle Bank Brook to the south and Lingley Green Avenue to the east, Whittlehall, Warrington</td>
<td>Full Planning - Proposed Siting of Storage container to store tools and equipment for running Land Trust training courses</td>
<td>Approve for a Limited Period</td>
</tr>
<tr>
<td>03/05/2017</td>
<td>2017/30092</td>
<td>46, COTTERDALE CLOSE, GREAT SANKEY, WARRINGTON, WA5 3HY</td>
<td>Householder - Proposed garage / storage extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>04/05/2017</td>
<td>2017/29633</td>
<td>Zones 3-6 Omega South, Zones 3-6, Omega South, Warrington</td>
<td>Discharge of condition - Proposed discharge of condition 21 (Construction Environmental Management Plan) and condition 37 (Suitable funding mechanism) on previously approved application 2015/26469</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>05/05/2017</td>
<td>2017/30126</td>
<td>21, BARBONDALE CLOSE, WARRINGTON, WA5 3GY</td>
<td>Section 192 (Lawful Development Certificate) - Proposed single storey rear extension.</td>
<td>Approved</td>
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**Great Sankey South**

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<tbody>
<tr>
<td>26/04/2017</td>
<td>2017/30048</td>
<td>1A, SANDRINGHAM DRIVE, GREAT SANKEY, WARRINGTON, WA5 1JG</td>
<td>Householder - Proposed demolition of existing conservatory and construction of single storey side extension and part single storey rear extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/04/2017</td>
<td>2016/29486</td>
<td>EVELYN STREET PRIMARY SCHOOL, EVELYN STREET, GREAT SANKEY, WARRINGTON, WA5 1BD</td>
<td>Discharge of Conditions - Proposed discharge of condition 5 (Completion of remediation) on approved application 2014/24925.</td>
<td>Condition Not Discharged</td>
</tr>
<tr>
<td>02/05/2017</td>
<td>2017/30153</td>
<td>112, LIVERPOOL ROAD, GREAT SANKEY, WARRINGTON, WA5 1QX</td>
<td>42 Day Householder Prior Approval - Proposed single storey rear extension with rear facing skylights and bi-fold doors to extend beyond the rear wall by 3.038 metres, maximum height of 3.674 metres and height at the eaves 2.82 metres.</td>
<td>Prior Approval Not Required</td>
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<tr>
<td>26/04/2017</td>
<td>2017/29771</td>
<td>LAND OFF MARSDEN AVENUE/NOOK LANE, LATCHFORD, WARRINGTON, WA4 1UB</td>
<td>Full Planning - Retrospective unit Substation (resubmission of previously approved application 2016/28288)</td>
<td>Approved</td>
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## Latchford West

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<tr>
<td>13/04/2017</td>
<td>2017/29938</td>
<td>9, SILVERDALE ROAD, LATCHFORD, WARRINGTON, WA4 6BT</td>
<td>Householder - Proposed rear single storey extension and proposed pitched roof over existing side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>25/04/2017</td>
<td>2017/30044</td>
<td>29, ELGIN AVENUE, WARRINGTON, WA4 6BU</td>
<td>Householder - Proposed construction of a single-storey rear and side extension to enable creation of open plan kitchen family room, utility room and cloak room.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>28/04/2017</td>
<td>2017/30085</td>
<td>27, CRANBORNE AVENUE, LATCHFORD, WARRINGTON, WA4 6DE</td>
<td>Householder Prior Approval - Proposed single storey rear extension to extend beyond the rear wall by 4metres, maximum height of 3.96 metres and height at the eaves 2.66 metres.</td>
<td>Prior Approval Not Required</td>
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</table>
### Lymm North and Thelwall

<table>
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</thead>
<tbody>
<tr>
<td>13/04/2017</td>
<td>2017/29970</td>
<td>2, MILLBANK, LYMM, WARRINGTON, WA13 9DG</td>
<td>TPO Conservation Area - Proposed Lime (T1) crown thin by 25% and nip in lower laterals by 2 metres. Holly (T2) Remove this 3 metre tree which is diseased. Sycamore (T3) - reduce laterals overhanging drive by 2 metres. Turkey Oaks (T4, T5 and T6) Crown thin by 25% and nip in side laterals to R.H.S of T6 by 3 Metres. Cherry (T7) Crown reduction by 3 Metres.</td>
<td>Approved</td>
</tr>
<tr>
<td>19/04/2017</td>
<td>2017/29845</td>
<td>BRAYCREST, BELL LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2SY</td>
<td>Full Planning - Proposed first floor extension to side</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>24/04/2017</td>
<td>2017/30077</td>
<td>221, RUSHGREEN ROAD, LYMM, WARRINGTON, WA13 9QY</td>
<td>42 Day Householder Prior Approval - Proposed rear orangery to extend beyond the rear wall by 4 metres, maximum height of 3.4 metres, and height at the eaves 2.2 metres.</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>24/04/2017</td>
<td>2017/29682</td>
<td>1, MOSS GROVE, LYMM, WARRINGTON, WA13 9ET</td>
<td>Householder - Proposed single storey side extension forming new bedroom, bathroom and utility.</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>24/04/2017</td>
<td>2017/30013</td>
<td>47, SPRINGBANK GARDENS, LYMM, WARRINGTON, WA13 9GR</td>
<td>Householder - Proposed demolition of existing conservatory and construction of single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>26/04/2017</td>
<td>2017/29911</td>
<td>33, WOODLANDS DRIVE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2JL</td>
<td>TPO - Oak (G1/2) Proposed fell, Oak (G1/1) Proposed pruning, Oak (G1/4) Proposed pruning</td>
<td>Approved</td>
</tr>
<tr>
<td>27/04/2017</td>
<td>2017/29948</td>
<td>68, SANDY LANE, LYMM, WARRINGTON, WA13 9HR</td>
<td>Householder - Proposed single storey side and rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/04/2017</td>
<td>2017/29935</td>
<td>24, OUGHTRINGTON CRESCENT, LYMM, WARRINGTON, WA13 9JD</td>
<td>Section 192 Certificate - Proposed loft conversion and rear roof dormer with juliet balcony</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>28/04/2017</td>
<td>2017/29895</td>
<td>10, WOODFORD CLOSE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2NA</td>
<td>Householder - Proposed single storey rear extension.</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Lymm North and Thelwall

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
</tr>
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<tbody>
<tr>
<td>02/05/2017</td>
<td>2017/30022</td>
<td>11, BEECH AVENUE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2HU</td>
<td>Lawful Development Certificate (Section 192)- Proposed single storey rear extension with mono-pitched roof</td>
<td>Approved</td>
</tr>
<tr>
<td>03/05/2017</td>
<td>2017/29937</td>
<td>24, OUGHTRINGTON CRESCENT, LYMM, WARRINGTON, WA13 9JD</td>
<td>Householder - Proposed single storey kitchen/garden room extension to rear elevation to replace existing conservatory</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>05/05/2017</td>
<td>2017/30107</td>
<td>7, SCHOOL DRIVE, LYMM, WARRINGTON, WA13 9UR</td>
<td>Householder - Proposed single storey rear lounge extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>20/04/2017</td>
<td>2017/29891</td>
<td>11, RECTORY LANE, LYM, WARRINGTON, WA13 0AJ</td>
<td>Householder - Proposed two storey rear extension and front porch</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/04/2017</td>
<td>2017/29864</td>
<td>2, CHURCH ROAD, LYM, WARRINGTON, WA13 0QH</td>
<td>Advertisement - Proposed installation of fascia sign to be illuminated externally by existing swan neck lights</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/04/2017</td>
<td>2017/29755</td>
<td>56A, HIGHER LANE, LYM, WARRINGTON, WA13 0BG</td>
<td>Householder - Proposed two storey side and front extension, single storey rear extension, roof alterations and gated access.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>03/05/2017</td>
<td>2017/29985</td>
<td>56A, HIGHER LANE, LYM, WARRINGTON, WA13 0BG</td>
<td>TPO Pine - Proposed fell</td>
<td>Refused</td>
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<tr>
<td>05/05/2017</td>
<td>2017/29974</td>
<td>1, RACEFIELD CLOSE, LYM, WARRINGTON, WA13 0JF</td>
<td>Householder - Proposed single storey front extension and conversion of existing garage</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>27/04/2017</td>
<td>2016/29495</td>
<td>Former Public Convenience, Bluecoat Street/ Winwick Road, Warrington, WA2 7PF</td>
<td>Full Planning - Proposed demolition of former public convenience building, erection of 4 storey apartment building for 7 residential units with accommodation in the roof space and car park</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
### Penketh and Cuerdley

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<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
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<tbody>
<tr>
<td>18/04/2017</td>
<td>2017/29875</td>
<td>Friends Lane Stables, Friends Lane, Warrington, WA5 3LE</td>
<td>Variation of Condition - Proposed variation of condition 4 (Appointment System) on previously approved application 2015/25661 to allow for, four people to be taught at the same time</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/04/2017</td>
<td>2017/30094</td>
<td>39, NEWLYN GARDENS, WARRINGTON, WA5 2UX</td>
<td>Section 192 (Lawful Development Certificate) - Proposed construction of single storey rear extension.</td>
<td>Approved</td>
</tr>
<tr>
<td>24/04/2017</td>
<td>2017/29949</td>
<td>8, DRURIDGE DRIVE, PENKETH, WARRINGTON, WA5 2EF</td>
<td>Replacement of flat roofs with hipped roofs on canopy and garage to front elevation</td>
<td>Approved</td>
</tr>
<tr>
<td>24/04/2017</td>
<td>2017/30033</td>
<td>2A, THE DALE, GREAT SANKEY, WARRINGTON, WA5 2BH</td>
<td>Full Planning - Proposed dwelling</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/04/2017</td>
<td>2017/30007</td>
<td>10, PHYTHIAN CRESCENT, PENKETH, WARRINGTON, WA5 2BT</td>
<td>Householder - Proposed two storey side extension, rear conservatory and front porch</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/04/2017</td>
<td>2017/30015</td>
<td>49, GRANGE DRIVE, PENKETH, WARRINGTON, WA5 2JN</td>
<td>Householder - Proposed two Storey part side/part rear extension (Resubmission of 2013/21907, amendment to include the front elevation to be a flush finish and single corner roof hip detail)</td>
<td>Refused</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>02/05/2017</td>
<td>2017/30161</td>
<td>Footpath adjacent to 57, Warrington Road, Penketh, Warrington, WA5 2JT</td>
<td>Non-Material Amendment - Application for non-material amendment for proposed relocation of approved slim line streetworks column following approval 2016/28679</td>
<td>Refused</td>
</tr>
</tbody>
</table>
## Poplars and Hulme

<table>
<thead>
<tr>
<th>Decision date</th>
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</thead>
<tbody>
<tr>
<td>20/04/2017</td>
<td>2017/29804</td>
<td>12, CHETHAM COURT, WARRINGTON, WA2 8RF</td>
<td>Full Planning - Proposed Change of Use to form a swimming pool in building (already designated D2 use) and external fire escape staircase</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>03/05/2017</td>
<td>2017/30132</td>
<td>101, SANDY LANE, WARRINGTON, WA2 9HS</td>
<td>Demolition - Proposed demolition of former Parish centre building to the rear of church and presbytery</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>05/05/2017</td>
<td>2017/29724</td>
<td>NEXT, CALVER PARK ROAD, WINWICK, WARRINGTON, WA2 8RB</td>
<td>Full Planning (Major) - Proposed New Warehouse HGV access from Calver Road together with 6 additional car parking spaces to the rear staff car park.</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Poplars and Hulme.

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<tr>
<td>05/05/2017</td>
<td>2017/29724</td>
<td>NEXT, CALVER PARK ROAD, WINWICK, WARRINGTON, WA2 8RB</td>
<td>Full Planning (Major) - Proposed New Warehouse HGV access from Calver Road together with 6 additional car parking spaces to the rear staff car park.</td>
<td>Approved with Conditions</td>
</tr>
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<tr>
<td>21/04/2017</td>
<td>2017/29879</td>
<td>POULTON PARK GOLF CLUB, DIG LANE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA2 0SH</td>
<td>Full Planning - Continued use of marquee (planning previously approved on 2014/23622 for 3 year period)</td>
<td>Approve for a Limited Period</td>
</tr>
<tr>
<td>24/04/2017</td>
<td>2017/29778</td>
<td>5, Greyfriars Close, Poulton-With-Fearnhead, Warrington, WA2 0WS</td>
<td>Householder - Proposed two storey side extension and front extension with canopy</td>
<td>Refused</td>
</tr>
<tr>
<td>25/04/2017</td>
<td>2017/30227</td>
<td>41, MONTROSE CLOSE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA2 0SD</td>
<td>Section 192 (Lawful Development Certificate) - Proposed new single storey extension to the rear of the existing dwelling</td>
<td>Approved</td>
</tr>
<tr>
<td>Decision date</td>
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Poulton South
### Poulton South

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</thead>
</table>
| 21/04/2017    | 2017/29907         | 510, MANCHESTER ROAD, WARRINGTON, WA1 3TZ | **TPO** - Proposed T1 Ash: Crown lift to approximately 6 M. Crown thin by approximately 20% to increase wind and light permeation and remove deadwood  
**T2 Elm** (twin stemmed poor specimen): Fell to ground level and stump treat with a translocated herbicide to prevent re-growth  
**T3 Holly**: Reduce by approximately 113rd and shape as possible  
**T4 Sycamore**: Crown lift to approximately 6 M. Crown thin by approximately 25% to increase wind and light permeation and remove deadwood  
**T5 Ash**: Crown lift to approximately 6 M. Crown thin by approximately 20% to increase wind and light permeation and remove deadwood  
**T6 Ash adjoining the highway, in severe decline/ dead**: Fell to ground level for safety and stump treat with a translocated herbicide to prevent re-growth  
**T7 Sycamore adjoining the highway**: Crown lift to approximately 6 M. Crown thin by approximately 20% to increase wind and light permeation and remove deadwood  
**T8 Ash**: Crown lift to approximately 6 M removing lowest limb. Crown thin by approximately 20% to increase wind and light permeation and remove deadwood  
**T9 Sycamore**: Crown lift to approximately 6 M. Crown thin by approximately 20% to increase wind and light permeation and remove deadwood  
**T10 Ash In severe Decline**: Fell to ground level for safety and stump treat with a translocated herbicide to prevent re-growth  
**T11 Beech**: Remove low limb encroaching the drive, remove deadwood and thin  
**T12 Hawthorn**: Fell to ground level and stump treat with a translocated herbicide to prevent re-growth  
**T13 Ash**: Crown lift to approximately 6 M. Crown thin by approximately 20% to increase wind and light permeation and remove deadwood | Approved with Conditions |
<table>
<thead>
<tr>
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<th>Application number</th>
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<th>Decision type</th>
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</thead>
</table>
| 24/04/2017    | 2017/29955         | 19, TREETOPS CLOSE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 3JA | T14 Holly: Reduce by approximately 113rd and shape as possible  
T15 Ash: Crown lift to approximately 5M  
T16 Sycamore: Crown lift to approximately 6 M. Crown thin by approximately 20% to increase wind and light permeation and remove deadwood  
T10 Ash: Fell to ground level and stump treat with a translocated herbicide to prevent re-growth  
G1 Holly: Reduce by approximately 1/3rd and shape as possible  
G2 Holly: Reduce by approximately 1/3rd and shape as possible | Approved with Conditions      |
| 04/05/2017    | 2017/30162         | 2, BEECH GROVE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 3EL | Householder - Proposed single storey rear and side extension  
42 Day Householder Prior Approval - Proposed single storey rear orangery to extend beyond the rear wall by 4.9 metres, maximum height of 3.5 metres, and height at the eaves 2.75 metres. | Prior Approval Not Required    |
<table>
<thead>
<tr>
<th>Decision date</th>
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<th>Decision type</th>
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</thead>
<tbody>
<tr>
<td>20/04/2017</td>
<td>2017/29819</td>
<td>15, CARLTON WAY, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 5BG</td>
<td>Full Planning - Proposed demolition of existing conservatory and construction of a single storey rear extension with mono-pitched roof</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>24/04/2017</td>
<td>2017/30076</td>
<td>1, CLARES FARM CLOSE, WOOLSTON, WARRINGTON, WA1 4QE</td>
<td>42 Day Householder Prior Approval - Proposed single storey rear extension to extend beyond the rear wall by 7 metres, maximum height of 3.7 metres and height at the eaves 2.3 metres.</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>27/04/2017</td>
<td>2017/29979</td>
<td>3, NOTTINGHAM CLOSE, WOOLSTON, WARRINGTON, WA1 4QY</td>
<td>Householder - Retrospective application for garden wall to front of dwelling</td>
<td>Refused</td>
</tr>
<tr>
<td>27/04/2017</td>
<td>2017/29795</td>
<td>40, CARLTON WAY, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 5BG</td>
<td>Householder - Proposed replacement flat roof to mono-pitched roof over existing single storey rear and side wrap round extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>28/04/2017</td>
<td>2017/29978</td>
<td>MERCEDES BENZ, JUNIPER LANE, WOOLSTON, WARRINGTON, WA1 4DP</td>
<td>Advertisement - Proposed 1 x Free standing Smart Pylon sign and 1 x Smart flagpole</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>03/05/2017</td>
<td>2017/29983</td>
<td>COLLIER TIP, MOSS SIDE LANE, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 6EF</td>
<td>Discharge of Conditions- Proposed discharge of Conditions 4(Schemes for balancing ponds, screening of any leachate treatment plan, screening of landfill gas flare stacks, details of noise monitorin.), 7(site fence, private access road surface, wheel wash facilities, regular plant and machinery maintenance), 12(), 13(), 15(), 21(), 23() and 51(). On application 2015/25816</td>
<td>Cancelled</td>
</tr>
<tr>
<td>03/05/2017</td>
<td>2017/30141</td>
<td>133, HILLOCK LANE, WOOLSTON, WARRINGTON, WA1 4PJ</td>
<td>42 Day Householder Prior Approval - Proposed single storey rear kitchen extension with roof lights to extend beyond the rear wall by 5.0 metres, maximum height of 3.9 metres and height at the eaves 2.5 metres.</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>05/05/2017</td>
<td>2017/29956</td>
<td>14, LAWSON CLOSE, WOOLSTON, WARRINGTON, WA1 4EG</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
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<td>03/05/2017</td>
<td>2017/29983</td>
<td>COLLIER TIP, MOSS SIDE LANE, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 6EF</td>
<td>Discharge of Conditions- Proposed discharge of Conditions 4(Schemes for balancing ponds, screening of any leachate treatment plan, screening of landfill gas flare stacks, details of noise monitorin.), 7(site fence, private access road surface, wheel wash facilities, regular plant and machinery maintenance), 12(), 13(), 15(), 21(), 23() and 51(). On application 2015/25816</td>
<td>Cancelled</td>
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<tr>
<td>13/04/2017</td>
<td>2016/29334</td>
<td>Land at Bridgewater Mews and to the rear of, 102-114, London Road, Stockton Heath, Warrington, WA4 6LE</td>
<td>Full Planning - Proposed 2 storey building comprising of 3No 1 bedroom executive suites at ground floor with office accommodation at first floor, and associated parking</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>20/04/2017</td>
<td>2017/29880</td>
<td>29, WHITEFIELD ROAD, STOCKTON HEATH, WARRINGTON, WA4 6NA</td>
<td>Householder-Proposed single storey rear extension with mono-pitched roof</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>24/04/2017</td>
<td>2017/29947</td>
<td>1, CAMBRIDGE CLOSE, STOCKTON HEATH, WARRINGTON, WA4 6SF</td>
<td>Householder - Proposed rear and side two storey extension, single storey rear extension and dormer rear extension.</td>
<td>Refused</td>
</tr>
<tr>
<td>24/04/2017</td>
<td>2017/30000</td>
<td>2, BEDFORD STREET, STOCKTON HEATH, WARRINGTON, WA4 6LY</td>
<td>Lawful Development Certificate - Proposed single storey extension to the rear of the property</td>
<td>Approved</td>
</tr>
<tr>
<td>24/04/2017</td>
<td>2017/29950</td>
<td>37, BROOK AVENUE, STOCKTON HEATH, WARRINGTON, WA4 2RY</td>
<td>Householder - demolition of existing garage and proposed two storey side extension with hipped roof</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>26/04/2017</td>
<td>2017/29946</td>
<td>28, WALTON ROAD, WARRINGTON, WA4 6NL</td>
<td>Change of Use - From Beauty Salon to A2 (Financial and Professional Services)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>02/05/2017</td>
<td>2017/30078</td>
<td>54, KINGSLEY DRIVE, APPLETON, WARRINGTON, WA4 5AF</td>
<td>Householder- Proposed construction of a pitched roof over existing flat roofed garage to facilitate first floor accommodation within roof space, front/rear dormers and front porch</td>
<td>Refused</td>
</tr>
<tr>
<td>03/05/2017</td>
<td>2017/30008</td>
<td>12, RAYMOND AVENUE, STOCKTON HEATH, WARRINGTON, WA4 2UZ</td>
<td>Section 192 (Lawful Development Certificate) - Proposed conversion of roof void into two bedrooms and bathroom, with store room Installing Velux rooflights into existing roof.</td>
<td>Cancelled</td>
</tr>
<tr>
<td>03/05/2017</td>
<td>2017/29748</td>
<td>30, FAIRFIELD GARDENS, STOCKTON HEATH, WARRINGTON, WA4 2BX</td>
<td>Householder - Proposed two storey extension to side and rear and single storey rear extension</td>
<td>Refused</td>
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### Stockton Heath.

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<tbody>
<tr>
<td>13/04/2017</td>
<td>2016/29334</td>
<td>Land at Bridgewater Mews and to the rear of, 102-114, London Road, Stockton Heath, Warrington, WA4 6LE</td>
<td>Full Planning - Proposed 2 storey building comprising of 3No 1 bedroom executive suites at ground floor with office accommodation at first floor, and associated parking</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>13/04/2017</td>
<td>2016/29110</td>
<td>LAND BOUNDED BY WESTBROOK CRESCENT, CROMWELL AVENUE, WESTBROOK WAY, &amp; DELTA CRESCENT, WESTBROOK, WARRINGTON</td>
<td>Full Planning (Major) - Proposed Development of a food store (Use Class A1) and a retail terrace of up to six retail units (Use Class A1, A2, A3, A5 and D1); and specialist care residential facility (Use Class C2), including sub-station, access, car parking, servicing and landscaping.</td>
<td>Refused</td>
</tr>
<tr>
<td>25/04/2017</td>
<td>2017/29685</td>
<td>UNIT 6, TAURUS PARK, EUROPA BOULEVARD, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 7ZT</td>
<td>Full Planning - Proposed Removal of the existing roller shutter door to replace with a non-opening curtain walling.</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
Item 1 – 2016/28810 Land bounded by Admirals Road

A meeting has been held between the applicants, Ward Councillor, Town Council and Officers requested as part of the deferral from the previous planning committee meeting and the outcome of the meeting will be verbally reported to Members.

Item 2 – 2017/29897 Land off Chester Road, Slutchers Lane and Wilson Patten Street

Additional responses have been received and they are:
  National Casework Unit – No objection
  Ecology Team – No objection subject to the following conditions:
    It is recommended that permission be granted with the addition of the additional conditions and the conditions are available in full in the appendix attached to this report.

Site Location Plan attached for clarification (not contained in agenda report).

Full list of recommended conditions attached to this update report.

Item 4 – Cherry Nurseries, Kay Lane, Lymm

Unilateral Undertaking to be submitted;
The Very Special Circumstances put forward by the applicant is based on the potential for extensions and outbuildings to be erected at the existing property and the size of the replacement dwelling is accepted based on the ability to remove permitted development rights. There is however potential for outbuildings to be erected as permitted development under Class E of the GPDO 2015 (as established by the Certificate of Lawfulness (2016/28250)) prior to the implementation of the replacement dwelling applied for in this application.

To avoid this potential occurrence whereby the result sees new outbuildings erected as well as the larger replacement dwelling, the applicant has confirmed that they will submit a Unilateral Undertaking which is a legally binding document which will restrict the permitted development rights for outbuildings under Class E from the date of consent for the replacement dwelling if granted.

Recommendation:
For Members to delegate approval to officers in accordance with the recommendation and conditions set out in report and subject to receipt of signed unilateral undertaking from applicant to confirm that they will not carry out works under Class E of the GPDO 2015 prior to implementation of this consent.
Item 5 - Land adjacent to 90 Priestley Street, Bewsey and Whitecross

Additional representation received;
An objection has been received, the contents of which can be summarised as follows:

- Since the construction of the office building on the site, there has been an increase in articulated lorries and tankers parked on both sides of Priestly Street and articulated lorries sometimes reverse into the site causing harm to highway safety
- The proposed car park will not alleviate the situation
- There should be space within the site for lorries to wait, make deliveries and then be able to turn around

Officer comment – As detailed in the main report, the purpose of the proposed car park is to allow the reorganisation of the existing car parking within the site and improve manoeuvring space for service vehicles on-site.

Amended plan/ Additional information -
Amended layout plan received which replaces the two parking spaces on the western edge of the car park with landscaping to improve the relationship with 4 Manley Gardens. These spaces are replaced with tandem spaces in the centre of the site.

The applicant has also confirmed that the landscaping will be implemented when the permanent car park is formed following eradication of Japanese Knotweed.

Updated drainage details have also been submitted which have been confirmed as being acceptable by the Council’s Engineering and Flood Risk Team.

Conditions:
Condition 2 is to be updated to reflect the amended and additional information submitted. The following two additional conditions are recommended covering landscaping implementation, and drainage implementation.

1. During the first planting season following the commencement of works to form the permanent car park (following eradication of Japanese Knotweed) hereby approved, the landscaping details as indicated on the approved plans shall be carried out to the satisfaction of the local planning authority. Any trees, plants or shrubs so planted which die or are felled, uprooted, willfully damaged or destroyed within five years of the date of planting shall be replaced by the applicants or their successors in title.
   **Reason:** To ensure a satisfactory form of development and to enhance the visual amenities of the locality, and to comply with Policy QE7 of the Warrington Local Plan Core Strategy and the Warrington SPD: Design and Construction.

2. Prior to the first use of the temporary car park (Phase 1), the surface water drainage scheme detailed on drawing no. C-010 Rev P2 shall be implemented in accordance with the plan and retained and maintained until such time that works commence to form the permanent car park (Phase 2). Prior to the first use of the permanent car park (Phase 2), the surface water drainage scheme
detailed on drawing no. C-011 Rev P2 shall be implemented in accordance with the plan and retained and maintained as such at all times thereafter. 

**Reason:**  In order to comply with the NPPF, Policy QE6 of the Warrington Local Plan Core Strategy and the Warrington SPD: Design and Construction.
Item 2 - Application 2017/29897

Site location plan

Wilson Patten Street
Slutchers Lane
Chester Road
Gainsborough Road
Item 2 - Proposed Conditions for 2017/29897

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, environmental impact assessment and additional information received by Warrington Borough Council on 06/03/2017;
   (b) Submitted drawing numbers CPL-RAM-ZZ-ZZ-DR-EN-0101 Revision S0; CPL-RAM-ZZ-ZZ-DR-EN-0109 Revision S0; CPL-RAM-ZZ-01-DR-S-0002 Revision O3; CPL-RAM-ZZ-ZZ-DR-EN-0110 Revision S0; CPL-RAM-ZZ-ZZ-DR-EN-0102 Revision S0; and CPL-RAM-ZZ-01-DR-S-1001 Revision D1 received on 06/03/2017.
   (c) Submitted drawing number CPL-RAM-XX-ZZ-SK-J-0026 revision D1.1 received on 28/04/2017.

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

3. None of the bridge hereby approved shall be constructed until written and photographic details of the external 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 any works on site, the applicant shall provide in writing a Construction Environmental Management Plan (CEMP) to the Local Planning Authority for written approval. The CEMP shall review all construction operations proposed on site and shall cover as a minimum the following areas of work on a phase by phase basis, identifying appropriate mitigation measures as necessary:
   Proposed locations of Site Compound Areas;
   Proposed Routing of deliveries to Site Compounds or deliveries direct to site;
   Proposed delivery hours to site, Proposed Construction Hours, Acoustic mitigation measures, Control of Dust and Air Quality on site and consideration for joining a Considerate Contractors Scheme.
   The CEMP shall consider in each case issues relating to construction and demolition - noise, dust, odour, control of waste materials and vibration - where
not detailed in a separate condition. Once approved in writing, all identified measures within the CEMP shall be implemented in accordance with the requirements therein and shall be reviewed on a regular basis and in case of receipt of any justified complaint.

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

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

In accordance with: Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); Paragraph 123 of the National Planning Policy Framework (March 2012); and Sections 3 and 6 of the Environmental Protection Supplementary Planning Document (May 2013)

6. Contaminated land: Preparatory Works

   No development phase approved by this planning permission shall take place until a strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

   1. A preliminary risk assessment which has identified:
      • All previous uses;
      • Potential contaminants associated with those uses;
      • A conceptual model of the site indicating sources, pathways and receptors;
      • Potentially unacceptable risks arising from contamination at the site.

   2. Additional site investigation (where necessary), based on (1) and existing site investigations to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

   3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

   4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

   Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

   Reason: To mitigate risks posed by land contamination to human health, controlled waters and wider environmental receptors on the site (and in the vicinity) during development works and after completion and to comply with the provisions of the NPPF and policy QE6 of the Warrington Borough Council Core Strategy.

   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.

7. Contaminated land completion
No development phase of the permitted scheme shall be taken into use until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

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 and to comply with the provisions of the NPPF and policy QE6 of the Warrington Borough Council Local Plan Core Strategy.

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.

8. The development permitted by this planning permission shall only be carried out in accordance with the following mitigation measures:

1. The soffit level of the proposed road bridge is to be set no lower than 8.33 m above Ordnance Datum (AOD).
2. The new link road is to have a minimum level of 8.15 m above Ordnance Datum.

Reason: To reduce the risk of river flooding elsewhere and to provide safe access and egress in the event of severe river flooding and to comply with the provisions of the NPPF and policy QE4 of the Warrington Council Local Plan.

9. No development shall commence until a detailed method statement for removing or the long-term management / control of Japanese knotweed, Himalayan balsam and Giant hogweed on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures that will be used to prevent the spread of Japanese knotweed, Himalayan balsam and Giant hogweed during any operations e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in accordance with the approved method statement.

Reason: To prevent the spread of Japanese knotweed, Himalayan balsam and Giant hogweed which is an invasive species and to comply with the provisions of
10. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To prevent pollution of controlled waters from potential contamination on site and to comply with policy QE4 of the Warrington Council Local Plan.

11. No infiltration of surface water drainage into the ground where adverse concentrations of contamination are known or suspected to be present is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To prevent pollution of controlled waters from potential contamination on site and to comply with policy QE4 of the Warrington Council Local Plan.

12. No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to the Local Planning Authority for approval.

Reason: In order to provide a reasonable opportunity to record the history of the site and to comply with Policy QE8 of the Warrington Local Plan Core Strategy and the NPPF. A pre-commencement condition is necessary as it is essential to ensure that archaeological investigations take place before construction activity starts on site.

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

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

14. No development shall take place until it can be demonstrated that there will be no nett negative impacts on the ecological status/potential of the River Mersey as defined by the Water Framework Directive, resulting from the construction of the Bridge and approved in writing by the Local Planning Authority. The details, as approved, shall be implemented in full in accordance with a timetable which has first been agreed in writing by the Local Planning Authority.

Reason: To protect the ecological interest of the site and to comply with the provisions of the NPPF.
15. Prior to the commencement of development hereby approved a satisfactory programmed landscaping scheme which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of the development, shall be submitted to the Local Planning Authority for approval. The approved scheme shall be implemented during the first planting season following the completion of development and any tree or shrub planted which dies or is felled, uprooted, willfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced by the applicants or their successors in title.

Reason: 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.

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

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

17. Prior to the commencement of any development on site, full design details for the mammal passes shall be submitted to and approved in writing by the LPA. The details shall:
   • Include a pass on both sides of the river;
   • Demonstrate that both passes are above peak flood levels;
   • Demonstrate connectivity up and down stream with existing riparian and in-channel habitats;
   • Landscaping adjacent to the passes
   • Measures to prevent mammals attempting to cross over the bridge
   • Maintenance schedules during re-establishment of vegetation either side of the bridge
   • Include a timescale of implementation

The works shall be carried out strictly in accordance with the approved details.

Reason: To protect the ecological interest of the site and to comply with the provisions of the NPPF.