To: Members of the Development Management Committee

Councillors: Chair – T McCarthy
Deputy Chair – J Grime
P Carey, D Keane, L Morgan, K Mundry,
S Wright, C Mitchell, J Flaherty, J Wheeler,
B Barr and S Woodyatt.

11 October 2016

Development Management Committee

Wednesday, 19 October 2016 at 6.30pm

The Council Chamber, Town Hall, Sankey Street, Warrington

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 28 September 2016 as a correct record.

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

**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

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**Agenda Item 3**

**DEVELOPMENT MANAGEMENT COMMITTEE**

28 September 2016

**Present:**
Councillor T McCarthy (Chairman)
Councillors J Grime, J Flaherty, J Wheeler, B Barr, K Buckley (Substituted for Cllr S Woodyatt), S Wright, L Morgan, K Mundry and P Carey.

**DM78 Apologies for Absence**

Apologies were received from Councillors D Keane, S Woodyatt and C Mitchell.

**DM79 Code of Conduct – Declarations of Interest**

<table>
<thead>
<tr>
<th>Councillor</th>
<th>Minute</th>
<th>Reason</th>
<th>Action</th>
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<tbody>
<tr>
<td>Cllr K Buckley</td>
<td>DM83 /</td>
<td>Cllr Buckley was a Ward Councillor for the area but had no discussions</td>
<td>Cllr Buckley remained in the meeting and took part in the discussion and vote</td>
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<tr>
<td></td>
<td>DM84</td>
<td>or involvement with the applications</td>
<td></td>
</tr>
<tr>
<td>Cllr J Wheeler</td>
<td>DM82 /</td>
<td>Cllr Wheeler was a Parish Councillor for the area but had no discussions</td>
<td>Cllr Wheeler remained in the meeting and took part in the discussion and vote</td>
</tr>
<tr>
<td></td>
<td>DM85</td>
<td>or involvement with the applications</td>
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<tr>
<td>Cllr J Wheeler</td>
<td>DM86</td>
<td>Cllr Wheeler as a Ward Councillor had concerns over the premises future use.</td>
<td>Cllr Wheeler stood down from the committee and spoke against the application</td>
</tr>
<tr>
<td>Cllr J Flaherty</td>
<td>DM86</td>
<td>Cllr Flaherty was a LiveWire Board Member.</td>
<td>Cllr Flaherty stood down from the committee and did not take part in the discussion or the vote</td>
</tr>
<tr>
<td>Cllr J Grime</td>
<td>DM86</td>
<td>Cllr Grime had recently objected to the LiveWire consultation on the library service.</td>
<td>Cllr Grime stood down from the committee and did not take part in the discussion or the vote</td>
</tr>
<tr>
<td>Cllr J Flaherty</td>
<td>DM88</td>
<td>Cllr Flaherty was a LiveWire Board Member.</td>
<td>Cllr Flaherty stood down from the committee and did not take part in the discussion or the vote</td>
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</tbody>
</table>
Resolved,

That the minutes of the meeting held on 7 September 2016 were agreed as a correct record and signed by the Chairman.

DM81 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.

DM82 2016/27976 - Ego, Units 1 and 2, Church Farm Shopping Precinct, Walton road, Warrington, WA4 6NJ - Proposed retractable awning with sliding glass front & sides over existing public outside seating area

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

A site visit took place on Friday, 23 September 2016.

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

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

Resolved,

That application 2016/28356 be refused.

Reason,

The decision to refuse this application was due to harm to the street scene, visual amenity, unacceptable impact on appearance of existing building and impact on adjacent businesses.

DM83 2016/28419 - 19 Foxley Close, Lymm, Warrington, WA13 0BS - Proposed two storey rear extension with gable end roof.

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

A site visit took place on Friday, 23 September 2016.

Resolved,
Agenda Item 3

That application 2016/28419 be approved as per the officer recommendation.

DM84  2016/27994 - Land to the rear of 59 Booths Hill Road, Lymm, Warrington, WA13 0DN - Proposed construction of new dwelling on land at rear of existing dwelling including new access from Wychwood Avenue to serve the new dwelling.

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

A site visit took place on Friday, 23 September 2016.

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

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

Resolved,

That application 2016/27994 be approved as per the officer recommendation.

DM85  2016/28485 - 81A Grappenhall Road, Stockton Heath, Warrington, WA4 2AR - Outline application for Residential Development of up to 9 no. dwellings, including site access (re-submission of application: 2016/28012)

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

A site visit took place on Friday, 23 September 2016.

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

Resolved,

That application 2016/28485 be deferred.

Reason,

The decision to defer this application was due to the need to gather further advice on highway matters, to gain further detailed highways / access plans and the feasibility of an access point from Hollow Drive.

DM86  2016/28562 - Unit 108 (Funky Dory Shoes), Golden Square Shopping Centre, Warrington, WA1 1TD - Proposed Change of use from A1 (retail) to a flexible use for A1 (retail) or D1 (non-residential institution)
The Executive Director of Economic Regeneration, Growth and Environment submitted the above application with a recommendation of approval subject to conditions.

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

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

Resolved,

That application 2016/28562 be deferred as per the officer recommendation.

Reason,

The decision to defer this application was due to the need to gather further details of exact proposed uses and division of floor space.

DM87 2016/28606 - Land off Dolmans Lane between Bridget Street and Union Street, Warrington - Proposed Demolition of existing on-site buildings and structures, the construction of new two-storey retail/commercial units for Class A1 (retail), A2 (financial and professional services), A3 (restaurants and cafés) and B1 (office) uses, and associated works.

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

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

Representations were heard in support of the officer recommendation.

Resolved,

That application 2016/28606 be approved as per the officer recommendation but subject to a revised condition as set out in the written update report.

DM88 2016/28806 - Pyramid, Palmyra Square South, Bewsey and Whitecross, Warrington, WA1 1JP - Listed Building application to create a heritage mural on the gable end of the Pyramid Arts Centre on the elevation facing Museum Street.

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

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

Representations were heard in support of the officer recommendation.

Resolved,
That application 2016/28806 be approved as per the officer recommendation.

**DM89 Section 106 Report 2015/2016**

The Executive Director of Economic Regeneration, Growth and Environment submitted the Section 106 report for consideration by the committee, it was noted that the report provided an update for Members in relation to planning obligations and S106 agreements signed for the year 2015/2016 and monies received.

Resolved,

That the report be noted.

Signed…………………………

Dated…………………………
# DEVELOPMENT MANAGEMENT COMMITTEE

**Wednesday 19th October 2016**

**Start 18:30**

<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>2016/28485</td>
<td>81A Grappenhall Road, Stockton Heath, Warrington, WA4 2AR</td>
<td>Approve</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Outline application for residential development of up to 9. No dwellings including site access (resubmission of 2016/28012)</td>
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<tr>
<td>2</td>
<td>28</td>
<td>2016/27387</td>
<td>Land adjacent to Culcheth Arms, Church Lane, Warrington, WA3 5DL</td>
<td>Approve</td>
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<td></td>
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<td>Outline Planning (Major) Application for construction of ten dwellings with associated access and parking (landscaping only is a reserved matters)</td>
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<tr>
<td>3</td>
<td>59</td>
<td>2016/28682</td>
<td>St Gregory’s Catholic High School, Cromwell Avenue, Warrington, WA5 1HG</td>
<td>Approve</td>
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<td></td>
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<td>Full Planning – Temporary sitting of mobile classroom units</td>
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<tr>
<td>4</td>
<td>67</td>
<td>2016/28685</td>
<td>DW Sports Fitness, 2 Bank Street, Warrington, WA1 2AS</td>
<td>Approve</td>
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<td></td>
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<td></td>
<td>Full Planning – Proposed installation of a new gated entrance/exit with provision of drop kerb access and footway surfacing onto academy way</td>
<td></td>
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</tbody>
</table>
36 Alexandra Road, Stockton Heath, Warrington, WA4 2UT
Householder - Proposed demolition of single storey rear outriggers and side car port, construction of two storey side extension, two storey and single storey rear extensions and front porch

Approve
ITEM 1

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2016/28485</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>81A, Grappenhall Road, Stockton Heath, Warrington, WA4 2AR</td>
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<tr>
<td>Ward:</td>
<td>Stockton Heath</td>
</tr>
<tr>
<td>Development:</td>
<td>Outline application for Residential Development of up to 9 no. dwellings, including site access (re-submission of application: 2016/28012)</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>13-Jul-2016</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Thomas Jones &amp; Sons</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>06-Sep-2016</td>
</tr>
</tbody>
</table>

Reason for Referral

Stockton Heath Parish Council object.

This application was deferred at the 28th September meeting of DMC, for further advice on Highways matters; for detailed highways/ access plans and for consideration of the feasibility of an alternative access proposal to the site from Hollow Drive.

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 application site is comprised of 81A Grappenhall Road and its curtilage. It is surrounded on all sides by residential development, with an existing access to the south off Grappenhall Road. Properties within the immediate locality are predominantly semi-detached or detached and generally two storeys in height.

This is an outline application for up to nine dwellings - with details of access
for consideration now. All other detailed matters are reserved for subsequent approval.

Illustrative plans have been submitted which shown one possible way in which seven detached houses and one pair of semi-detached houses might be accommodated on the site.

This is a re-submission of an earlier application (2016/28012) which was withdrawn.

It should also be noted that the previous application for residential development on this site was refused by Development Management Committee (Application reference: 2003/01270) with a subsequent appeal being dismissed in 2005 – on the sole ground of housing oversupply. As Members are aware, the current situation with housing supply is now completely different, and there is no basis at all to refuse residential applications merely because they would add to the housing supply. (Previously there was a known “over supply” of new housing in the Borough, and this surplus needed to be managed via the development control process).

The site is part previously developed and part greenfield, having regard to the definition of previously developed land (PDL) contained within the National Planning Policy Framework at Annex 2. This now excludes land in built up areas such as residential gardens. This is a significant change to the previous definition of PDL contained in the former PPG3 Annex C, where the whole site was considered to be PDL in an earlier planning application and subsequent appeal decision.

**Relevant Planning History**

2016/28012 Outline application for residential development for up to 9 dwellings including site access, all other details for subsequent applications. (Access from Grappenhall Road) Withdrewn 20th June 2016

2015/26891 Application for Prior Notification of proposed demolition of Laburnum Tree Farmhouse Prior Approval not Required 03/12/2015

2003/01270 Outline application for the erection of 9 detached houses. (Access from Hollow Drive) Refused by Development Management Committee on 30/06/2004 for the following reason:

‘The proposed development would result in the loss of open space which currently provides separation between existing housing, would result in additional vehicular and pedestrian activity along Hollow Drive, and would place residential properties with associated residential activity in an area where no such activity currently takes place. As consequence of this change the level of amenity currently enjoyed by the occupiers of neighbouring residential property will be significantly reduced. The development would
harm the character, quality and attractiveness of the residential area in which it is located and is unnecessary in terms of housing supply requirements. As such the development is considered to be contrary to the provisions of policies DCS1 and HOU2 of the emerging Warrington Unitary Development Plan’.

The decision was subsequently appealed, and the appeal was dismissed solely on grounds of oversupply of housing in the Borough.

Planning Policies

National Planning Policy Framework

Paragraph 14 of the NPPF states:
At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through plan-making and decision-taking.
For decision-taking this means:
- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
  - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
  - Specific policies in this Framework indicate development should be restricted.

Paragraph 17 sets out the core planning principles which should underpin both plan-making and decision-taking, and these include, amongst other things:
- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land) provided that it is not of high environmental value
- Actively manage patterns of growth to make the fullest possible use of public transport, walking, and cycling, and focus significant development which are or can be made sustainable

At paragraph 47 the NPPF advises Local Planning Authorities to boost significantly the supply of housing.

Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
Local Plan Core Strategy (adopted 2014)
CS1 (Overall Spatial Strategy – Deliver Sustainable Development)
CS2 (Overall Spatial Strategy and Distribution of Development)
SN1 (Distribution and Nature of New Housing)
SN2 (Securing Mixed and Inclusive Neighbourhoods)
QE4 (Flood Risk)
QE5 (Biodiversity and Geodiversity).
QE6 (Environment and Amenity Protection)
QE7 (Ensuring a High Quality Place)
QE8 (Historic Environment)
MP1 (General Transport Principles)
MP7 (Transport Assessments and Travel Plans)

Other Material Considerations
Supplementary Planning Document ‘Design and Construction’
Supplementary Planning Document ‘Environmental Protection’ (May 2013)
Supplementary Planning Document ‘Standards for Parking in New Development’ (March 2015)
Planning Practice Guidance

Consultation Responses

Education
No contributions required.

Highways
No objections subject to conditions.

Environmental Protection
No objection subject to conditions.

Trees
No objection subject to conditions.
Concern raised in relation to garden areas of proposed dwellings (1-4) to off-site trees along southern boundary and future pressures for substantial pruning.

Ecology
No objection, subject to conditions.

Planning Policy
In summary the planning policy response sets out the relevant policies for consideration and confirms the principle of development is acceptable.

Affordable housing is not required for a proposed development of this scale.

Provision of public open space, pitch sports or recreation is not required by Core Strategy policies.
United Utilities
No objection subject to conditions:

Flood Risk Team
No objection subject to condition.

Notification Responses

Ward Councillor(s):
No representations received at the time of report preparation.

Stockton Heath Parish Council
The Parish Council strongly objects on the grounds of access and highway safety as the proposed development would result in additional vehicular and pedestrian activity in the area. The narrow access road is onto the busy A56 Grappenhall Road, located near a bend with poor visibility and the splays detailed are questionable.

Neighbours

During the course of the application approximately 20 objections have been received and are summarised under the headings below:-

Highways Matters

Existing speeding traffic
Safety of proposed access
Hazardous / blind bend / incline in the road/ poor visibility
Existing volume of traffic
Existing track not suitable for 9 dwellings
Lack of pedestrian / safe crossings from Lumbrook traffic lights up to Stockton Heath village – another road would add to this significant issue
Difficulty accessing / exiting existing properties onto Grappenhall Road and turning right towards Stockton Heath
Accidents on this stretch of road – new access would exacerbate the situation
Impacts of construction traffic
Full traffic survey should be undertaken

Affordable Housing

Is affordable housing required?
Not an appropriate location for affordable housing

Trees

Omission of trees from the plans (rear of 85 Grappenhall Road and 89 Grappenhall Road)
Independent tree survey needs to be carried out
Wildlife

The site is a sanctuary for wildlife
Impact on trees / greenery / wildlife

Alternative use

The land could be put to better use for the benefit of local residents/ future generations/ Stockton Heath
Green space should be preserved

Construction works

Health risk from construction/demolition dust and dirt
Disturbance from timing of construction works

Noise

Impacts to neighbouring gardens / quality of life
Passing traffic, acceleration of vehicles
Cumulative impacts of noise and air pollution from vehicles that use Grappenhall Road

Amenity

Loss of privacy to neighbouring properties
Overlooking to neighbouring properties
Loss of open space

Design

Overdevelopment of the site

Heritage

Loss of the existing dwelling

Other Matters

Withdrawing the previous application and re-submitting is underhanded as people do not realise that they have to object again.
Discrepancies with the plans indicating a wall at the rear of 85 Grappenhall Road – it is a mound with wire fencing
Number of dwellings proposed
Security to existing dwellings

Appraisal

Principle

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

The Council cannot demonstrate a 5 year housing land supply of housing land and therefore any relevant policies 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 for the delivery of housing on previously developed land (80%) and greenfield sites (20%). Accordingly, 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 site is situated in a sustainable location within the settlement boundary, and is close to the District Centre of Stockton Heath where services and amenities are readily available. The sustainable location of the site was referenced in the 2005 appeal decision at paragraph 6, as agreed by the Inspector and the Council.

The principle of residential development on this site is therefore acceptable in policy terms.

Heritage

The existing dwelling is Locally Listed and is therefore a designated Heritage Asset as defined in the Local Plan Core Strategy. Historic England (former English Heritage) decided not to register the building as it was not of sufficient special architectural or historic interest to merit listing.

An application of Prior Notification was submitted to the Local Planning Authority (reference: 2015/26891) for the demolition of Laburnum Tree Farmhouse. The decision was that Prior Approval was not required and therefore the building can be demolished. Accordingly, the loss of the building is not a consideration in the determination of this application, given this “fall-back” position. The loss the heritage asset has already been established and is accepted as part of this proposal.

Design

The application is in outline form, with matters such as layout, scale and appearance being reserved for later consideration.

An indicative site plan has been submitted for illustrative purposes to provide an example of a layout that could be achieved. This is not for approval or detailed consideration at this stage.

The access into the site is a matter for consideration now. This involves the upgrading of the existing access which serves 81A Grappenhall Road and includes a footway for the length of the highway. The improvements and widening of the access would not detrimental to the streetscene which is
urban in character, with a number of roads and access points adjoining Grappenhall Road.

The application site is a backland site comprised of a dwelling house and its associated garden curtilage. The garden is defined as greenfield land (NPPF Annex 2) however it has no protection as open land or public open space, despite that value attached to the land by neighbouring residents. The proposal would result in the loss of greenfield land, however the contribution of the site to the character and appearance of the wider area is limited, given its backland location. The limited value of the site to the character and appearance of the area was noted by the Inspector in the 2005 appeal decision.

**Amenity**

The application is in outline form (including access), with matters such as scale, layout and appearance being reserved for later approval. The submitted site plan includes details of the access which is a matter for consideration, but also shows an illustrative site layout. The layout is shown for indicative purposes in order to demonstrate an example of how up to a maximum of nine dwellings can be achieved on site.

The application site is surrounded by residential properties on all sides, mainly bounded by the rear gardens of these properties. This is with the exception of 10 and 11 Hollow Drive which are side facing to the site. The proposal would result in an intensification of domestic activity with up to nine dwellings, on a site which has been occupied by only one residential unit previously. The proposed residential development would however, be compatible with the surrounding residential use. This was accepted by the Inspector in the appeal decision of 2005.

Although the Local Plan Core Strategy does not specify separation standards, it is generally accepted that 21m should be achieved between directly facing principal windows, and 13m between a principal window and a flank elevation (i.e. one with no principal windows). Such separation distances ensure that the privacy and living conditions of neighbouring properties are adequately protected. The illustrative layout does demonstrate that acceptable separation distances could be achieved between existing properties and the proposed dwellings, assuming that they would be two storeys in height and that habitable windows would be located appropriately. The current layout is for illustrative purposes only, and any future reserved matters application would address residential amenity impacts when full details are known.
A comparison of application 2003/01270 and the current indicative layout is shown below:

2003/01270:

2016/28485:
The access is a matter for approval and this is an upgrading and widening of the existing access off Grappenhall Road. A footpath is also proposed along the length of the road to the east, with a green verge to the west. The existing track serves 1No dwelling and the intensity of the use of the access would increase as a result of 8No additional dwellings and their associated vehicle / pedestrian movements. The garden boundaries of 79 and 81 Grappenhall Road would be altered to accommodate the access improvements, and the boundary treatments are identified on the plan as being a new brick wall and new timber fence. These treatments would provide a buffer zone to the rear garden areas of these properties, in addition to the side garden of number 79. Although the level of activity and use associated with this access, it is not considered that this would be detrimental to the living conditions of the adjoining properties to render the proposal unacceptable (79 and 81).

Loss of outlook is a key issue raised in neighbouring objections. Any residential development on this site would undoubtedly change the outlook currently afforded to neighbouring properties, given that the site is relatively open due to the relatively large garden curtilage serving 81A. This is a point acknowledged by the Inspector in the 2005 appeal decision, however the change in outlook was not considered to be a sufficient detriment to the living conditions of neighbouring occupiers to render the proposal unacceptable (paragraph 11). Furthermore the Inspector also considered that the value of the site was limited to individuals living around the site (para 10) and that the general public value of the site as an open space and to the character and appearance of the area is limited (para 11).

The land is not afforded any protection as open / green space as it is not designated as such, and is not accessible to the public. The site is overgrown and untidy, and has been subject to trespass and anti-social behaviour. Documentation has been provided by the applicant which references police matters and unauthorised access of the site by young people. Provided that adequate separation distances can be achieved, (as detailed above), the change from an ‘open outlook’ currently afforded to neighbours is not considered to be an adverse impact that would warrant refusal of the application.

Construction related activity, noise and dust has also been raised as a concern in neighbouring objections. A Construction Environmental Management Plan (CEMP) would cover matters such as acoustic mitigation, dust and air quality during construction.

**Trees**

The Council’s Tree Officer has assessed the planning application and raises no objection to the proposal subject to a number of conditions requiring further information to be submitted.

The access road passes through the root protection area (RPA) of off-site trees and as such details of construction within the RPA including excavation depths, materials and protective measures would be conditioned.
The Tree Officer notes that the only access to the site for utilities appears to be along the access road. This is currently unknown, but in line with the Tree Officer comments, a condition could be attached for the submission of details of the intended route of services and installation methods in relation to RPA's.

The Tree Officer has raised concern in relation to the proximity of proposed dwellings to the third party trees along the southern boundary of the site. Although the dwellings (1-4) could be constructed without damage to the root systems, this may result in pressure for substantial pruning on third party land due to the vigorous nature of these trees and the potential for reduced light levels to the rear gardens. At this current stage, the layout is indicative only and this is a matter that would be considered in any reserved matters application when the layout is known.

A tree protection scheme would be conditioned accordingly, in the interests of the well-being of trees during site works.

**Highways**

During the course of the application, discussions have taken place in order to develop an acceptable solution to the proposed access arrangements and the internal highway layout. The Highways team are satisfied that the proposal can achieve an acceptable vehicular and pedestrian access to serve the proposed development of up to nine dwellings, with satisfactory visibility splays and internal layout.

Following the Development Management Committee of 28/09/2016, the matters of highway visibility (from the proposed access); parking provision for existing properties; width of the access road; and the hypothetical use of an alternative access to the site from Hollow Drive (as was proposed previously as part of the 2005 appeal), are explored further below:-

1. Highway visibility from the proposed access

The Manual for Streets (MfS) document is the Department for Transport’s over-arching guidance for urban highway design. Where a new junction or access is to be created, satisfactory visibility, based on the speed of the main road, must be provided to allow a driver exiting the access road to see oncoming traffic. MfS states that in the case of a 30mph road, as Grappenhall Road is in this location, a distance of 43m must be achievable. Drawings have been submitted which demonstrate that the required visibility can be achieved at the access. Whilst there are a number of trees present along the footway, these are not considered to significantly affect visibility, especially as the relatively wide footway affords a driver the ability to see behind / beyond the trees.

It has been asserted by objectors that significant levels of on-footway parking occurs which would affect and impede visibility. Highways Officers have confirmed that they have undertaken numerous site visits at various times of the day, from 07:15 in the morning until 10:30 in the evening and have not observed any noticeable level of on-footway parking. At most, Highway
officers have observed 1–vehicle parked on-footway in the vicinity of the proposed access; parked outside number 81. Number 81 is to be provided with dedicated off-street parking as part of the proposals; this would therefore more than likely remove the on-footway parking. Based on the Highways Officers extensive observations, they do not consider there to be an on-footway parking issue that would affect visibility.

2. Parking provision

The submitted plan also demonstrates that the parking requirements as set out in the Supplementary Planning Document ‘Standards for Parking in New Development’ (March 2015) could be achieved for the proposed development. This is based on an indicative number of nine units based on 7No x 4 bedroom dwellings and 2No x 3 bedroom dwellings. This is of course subject to change once full details are known in any reserved matters application and would need to accord with the relevant parking standards.

In terms of property number 79 Grappenhall Road, off-street parking provision would be retained within the curtilage of the dwelling.

Although the boundaries of number 81 Grappenhall Road would be altered, it is proposed to provide 2No off-street parking spaces to the rear of the property within the curtilage of the dwelling and off the access road into the proposed site. There would be sufficient space to theoretically provide 2 off-street parking spaces within the curtilage of number 81; however this will not be necessary, given the proposed re-provision.

3. Width of the proposed access road

The access road is proposed to be 4.8m wide, as shown on the submitted plan. Warrington Borough Council’s Design Guide states that for minor residential access roads serving less than 50 dwellings, the minimum acceptable width is 4.8m. This is sufficient to allow two cars to pass each other without issue (a ‘large’ car being typically 1.8m wide). This width is also sufficient to allow a car and a refuse vehicle to pass (a refuse vehicle is typically 2.5m wide). A footway of 2m width has also been provided, again as required by the Design Guide. As the proposed access road meets the requirements of the Council’s Design Guide, the Highways Officer considers that the proposal is acceptable.

4. Hypothetical alternative access via Hollow Drive

An access connecting to Hollow Drive would, unlike the access onto Grappenhall Road, have no requirement for junction visibility (i.e. visibility to the side), as there would effectively be no junction. There would however still be a requirement to achieve suitable forward visibility. As this is a hypothetical access with a hypothetical internal layout, it cannot be assumed that this would be achievable, although it would appear possible.

Hollow Drive is adopted highway from its junction with Willow Drive only as far as the boundary between numbers 1 and 3. From this point to the west Hollow
Lane is unadopted, and as can be seen, is of a different design to the public highway. No footways are provided on this section and this does not comply with the Council’s design standards. This section would therefore need to be converted to an adoptable standard and subsequently adopted for this option to be acceptable to Highways. This would also be subject to approval / purchase from the current owner (at nil cost to the Council).

Although highways safety is a key concern raised in objection, the Highways team are satisfied that the proposal is acceptable and accords with the relevant standards. A reason for refusal on these grounds could not therefore be sustained. Plans showing the existing and proposed access arrangements are shown at Appendix 1 for comparison.

It is considered that the proposal would provide a safe and suitable access in line with the NPPF at paragraph 32 and policies QE6 and MP7 of the Local Plan Core Strategy (2014).

Ecology

The Council’s appointed ecologist at GMEU has assessed the application and provides that the site is not designated for its nature conservation value and is considered to have only low potential to support any specially protected species, except for foraging bats. The ecologist advises that there is sufficient available foraging habitat for bats available locally in nearby garden spaces and public open spaces, such that the local nature conservation status of bats will not be significantly harmed by the loss of greenspace.

The site is noted for supporting locally important typical garden wildlife which will have benefited from the existing unmanaged nature of the site. During the ecologist’s site visit, nesting blackbirds and wrens were recorded and in addition to the likely nesting of robins. The protection of birds can be secured by ensuring that no tree felling or vegetation removal takes place during the optimum period for bird nesting (March to July). An appropriate landscaping scheme (a reserved matter) would also provide biodiversity enhancements.

The appointed ecologist recommends that the site is developed to allow for the provision of new garden spaces to allow for some of the wildlife interest of the site to be retained. Layout is a reserved matter, but garden areas would be provided in a residential scheme of up to 9No dwelling. Biodiversity enhancement could be secured through an appropriate landscaping scheme, which again is a reserved matter.

A condition would also be attached in relation to best avoidance measures for hedgehogs during construction works and their hibernation period of October - March.

The ecologist raises no objection to the proposal and having regard to the above, it is not considered that the proposed development would adversely affect nature conservation interests. The proposal would comply with Local Plan Core Strategy policy QE5 (Biodiversity and Geodiversity).
Affordable Housing

The application proposes market housing and is not an affordable housing scheme. Nonetheless, schemes have a requirement to provide a level of affordable housing where they meet specific criteria.

Planning Practice Guidance sets out that contributions for affordable housing or tariff style planning obligations should not be sought from small scale developments of 10 units or less, and which have a maximum combined gross floor space of no more than 1000sqm.

The application proposes less than 10 units; however the floor space is unknown given that the application is in outline form, with all matters except access being reserved. A condition would be attached accordingly to enable affordable housing to be dealt with at reserved matters stage if the floor space exceeds 1000 sqm.

Flood Risk

Conditions would be attached for details of foul and surface water drainage to be submitted. A scheme for surface water drainage would be expected to follow the sustainable drainage principles as set out in Planning Practice Guidance.

Land Quality

A land contamination would be required by condition, including details of remediation and verification, reporting of unexpected contamination, and long-term monitoring and maintenance of remedial measures. This condition would ensure that the proposal accords with Local Plan Core Strategy policy QE6 (Environment and Amenity Protection).

Loss of Open Space

The application site is comprised of a private residential property and its curtilage, and is not designated public open space and there is no right of public access.

Other Matters

Loss of property value

This is not a material planning consideration in the determination of this application.

Alternative use

A number of objections suggest alternative uses for the land, however the application must be determined as it is submitted i.e. for a residential development for up to 9 dwellings.
Objections to 2016/28012

A neighbour objection has requested that all comments received for the previous application 2016/28012 should be taken into account in this current planning application. Comments can only be taken into account where they are submitted for the relevant planning application – primarily to ensure that these reflect the up-to-date attitude of the community towards the development, and so that the specifics of the current proposals – rather than previous ones – are taken into account by Members.

Withdrawn application

The previous application was withdrawn so that the applicant could address outstanding matters, with a view to re-submitting the application.

Conclusions

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 the presumption in favour of sustainable development. The Council cannot demonstrate a 5 year housing land supply and therefore any relevant policies for the supply of housing as contained in the Local Plan Core Strategy are not to be considered up-to-date. The principle of residential development on this site is acceptable and would make a positive contribution to the supply of housing in the Borough. The application proposes a sustainable form of development and there are no adverse impacts which would significantly and demonstrably outweigh the benefits of planning permission being granted. The application is recommend for approval accordingly, subject to conditions.

Recommendation

Approve subject to Conditions

Conditions & Reasons

1. The development hereby approved shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined by condition 3 below, whichever is the later.

   Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 92 (as amended) of the Town & Country Planning Act 1990

2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details insofar as the plans relate to access; and any subsequently approved reserved matters:
Drawing number 2007-101A
Drawing number 118 (received by the Local Planning Authority on 06/10/2016)
Drawing number 110 REV D (received by the Local Planning Authority on 10/08/2016)

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

3. a) Details of the reserved matters set out below (“the reserved matters”) shall be submitted to the Local Planning Authority for approval within three years from the day of this permission:
(i) layout;
(ii) scale;
(iii) appearance;
(iv) landscaping.

b) The reserved matters shall be carried out as approved.

c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town & Country Planning Act 1990.

4. The details submitted in pursuance of condition 3 of this consent shall include plans showing existing and proposed levels across the site and including finished slab levels of all proposed buildings. Proposed plans shall include a level (eg. highway or footpath) adjacent to the site that will remain fixed/ unchanged and shall include levels of existing dwellings adjoining the site.

Reason: No details of these matters have been submitted with the application and bearing in mind the topography of the site and in the interests of neighbouring residential amenity. In accordance with Local Plan Core Strategy (2014) policy QE6 (Environment and Amenity Protection)

5. 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 (Environment and Amenity Protection), Supplementary Planning Document: Environmental Protection (May 2013) and the Framework at paragraph 121.

6. 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 (Environment and Amenity Protection), Supplementary Planning Document: Environmental Protection (May 2013) and the Framework at paragraph 121.

7. Prior to the commencement of any works on site, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. This shall include the following:

A review of all construction operations proposed on site which shall cover the following areas of work on a phase by phase basis, and 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
- Noise
- Control of dust, air quality and odour
- Control of waste materials
- Vibration
- Consideration of joining a Considerate Contractors Scheme

The development shall be carried out in accordance with the approved CEMP details, unless otherwise agreed in writing by the Local Planning Authority.

The CEMP shall be reviewed on a regular basis during the duration of construction works and in case of receipt of any justified complaint. Any changes to the approved CEMP 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 protect residential amenity from adverse impacts on amenity through noise, dust, air quality and general disturbance during the construction phase. Having regard to Local Plan Core Strategy (2014) policy QE6 (Environment and Amenity Protection), Supplementary Planning Document: Environmental Protection (May 2013) and the Framework.
8. Prior to the commencement of development, full construction details of the proposed site access and internal highway layout shall be submitted to and agreed in writing by the Local Planning Authority. The development shall not be occupied until site access and internal highway layout have been constructed in accordance with the approved details, and shall be retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highways safety and in accordance with Local Plan Core Strategy (2014) policies QE6 and MP7.

9. Prior to the occupation of the development, details of cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: In the interest of sustainable transport and to accord with the provisions of Supplementary Planning Document 'Standards for Parking in New Development' (March 2015)

10. Prior to the occupation 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 be carried out in accordance with the approved scheme.

Reason: In the interest of sustainable transport and to accord with the provisions of Supplementary Planning Document 'Standards for Parking in New Development' (March 2015)

11. 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 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: In the interests of the well-being of existing trees due to their proximity to construction works or utilities / services and the visual amenities of the area having regard to Local Plan Core Strategy (2014) policy QE7 and QE5.
12. Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a schedule of planting; including species, size and number and shall provide biodiversity enhancement. 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: In the interests of the appearance of the development in the locality and to accord with Local Plan Core Strategy (2014) policy QE7 and QE5.

13. Full details of all surfacing materials to be used on all hard-surfaced areas of the development shall be submitted to and approved by the local planning authority prior any such works being undertaken on the application site. The development shall be carried out in accordance with the approved details.

Reason: In the interest of the appearance of the development in the locality and to comply with Local Plan Core Strategy (2014) policy QE7 (Ensuring a High Quality Place).

14. 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 to be 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), Local Plan Core Strategy (2014) policy QE5 (Biodiversity and Geodiversity) and the Framework

15. Foul and surface water shall be drained on separate systems.

Reason: 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

16. Prior to the commencement of any development, a 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.
The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 25l/s. The development shall be completed in accordance with the approved scheme and maintained thereafter.

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.

17. Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. 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 concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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

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

18. At reserved matters stage or prior to commencement of development (whichever is the soonest) should the combined floorspace of the development exceed 1000sqm, a scheme for the provision of affordable housing as part of the development shall have been submitted to the Local Planning Authority for approval. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing as set out in the NPPF. The scheme shall include:
   i. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 20
per cent on site capacity comprising affordable rented and intermediate housing;
i.i.the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
ii.the arrangements for the transfer of the affordable housing to an affordable housing provider[or the management of the affordable housing] (if no RSL involved);
iv.the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
v.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 Local Plan Core Strategy (2014) policy SN2, the National Planning Policy Framework and Planning Practice Guidance. A pre-commencement condition is necessary as the 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.

19. Reasonable Avoidance Measures (RAMs) for hedgehogs shall be carried out during all site and construction works between October and March. Any wood piles or other suitable materials and vegetation within the area should be checked for hibernating hedgehogs before disturbance/clearance. Other working practises should be adopted to ensure no harm comes to hedgehogs on site these should include:

- All excavations on site should be covered at night or a ramp should be provided to allow hedgehogs/mammals to exit excavations.
- All excavations should be checked for hedgehogs/mammals each morning prior to the re-commencement of any works.
- All stored building materials that might be used as temporary resting places by hedgehogs/mammals should be stored off the ground on pallets or similar.
- If any hedgehogs are found then they should be carefully moved to a safe area.

Reason: In the interest of nature conservation as hedgehogs are a species of Principle Importance having regard to Local Plan Core Strategy (2014) policy QE5, the Wildlife and Countryside Act 1981 (as amended), Schedule 6 and the Framework.

**Informatives**

1. To create the new access junction a Road Opening Permit must be applied for and approved by the Highway Authority. The applicant should contact John Drake in the Council’s Highway team on 01925 442628 to start this process
Appendix 1
Existing Access and Arrangements:
Proposed Access and Arrangements:
**DEVELOPMENT CONTROL COMMITTEE DATE 19th October 2016**

**ITEM 2**

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2016/27387</th>
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</thead>
<tbody>
<tr>
<td>Location:</td>
<td>Land adjacent to. Culcheth Arms, Church Lane, Warrington, WA3 5DL</td>
</tr>
<tr>
<td>Ward:</td>
<td>Culcheth, Glazebury and Croft.</td>
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<tr>
<td>Development</td>
<td>Outline Planning (Major) - Application for construction of ten dwellings with associated access and parking (landscaping only is a reserved matter).</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>12-Feb-2016</td>
</tr>
<tr>
<td>Applicant:</td>
<td>James A Baker</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>12-May-2016</td>
</tr>
</tbody>
</table>

**Reason for Referral**

Objections from the Parish Council and from Cllr M Smith.

**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 application site is a former garden centre and car parking areas, which is accessed via two separate accesses from Church Lane, Culcheth. The site extends to 0.25 hectares. Dilapidated polytunnels and some fencing exist on part of the site, and much of the site is laid to hardstanding. The site is generally level and is enclosed with a mixture of fencing and brick walls. Some mature landscaping exists along the north west site boundary, and there are a couple of trees on the site.

The site lies within a mixed use area. There are residential properties adjacent the site to the east on Newsholme Close, commercial properties to
the north including the Pit Smokehouse restaurant, the Culcheth Arms Public House and its car park to the west and north west. Church Lane runs along the southern site boundary with a mix of residential and commercial premises including a garage on its southern side.

The site is not allocated for any particular use, but is within Culcheth - which is an inset village, not in green belt. The site also lies within Culcheth Village Neighbourhood Centre as identified by Policy SN 4 of the adopted Warrington Local Plan Core Strategy. Under the Historic Environment Record the site has a record of possible interest in relation to accommodation for Risley North. The south eastern part of the site is also potentially contaminated land.

This is an outline application with only landscaping reserved for future consideration. Detailed matters of access; appearance; layout and scale are for consideration now.

Ten 10 dwellings with associated access and parking are proposed.

There are two main house types proposed with plots 1-8 being house type 1 (subdivided into house types 1.1 and 1.2) and plots 9 & 10 (at the rear of the site) being house type 2.

House type 1 would be a 3 bed property which would be two storey and L shaped. Plots 1-6 would have a private passageway providing access to the rear; plots 7-8 would not need this as a side footpath would provide rear access. House type 1.1 would be 7.65m wide by 10.0m long. House type 1.2 would be 5.9m wide by 7.5m long. Both house types 1.1 and 1.2 would be 7.6m high to the highest part of the roof.

House type 2 would be a 2 bed property which would be two storey and rectangular in shape. These would be 4.2m wide by 9.7m long by 7.6m high.

Each property would be provided with 2 in curtilage car parking spaces, and a further 4 visitor parking spaces including 1 accessible parking bay are proposed adjacent the private drive. All properties would have rear gardens at least 8m deep, and plots 1-8 would be provided with front gardens.

Plots 1-7 would front Church Lane, with a private unadopted access road between plots 6 and 7 providing access to plots 8 -10 at the rear of the site as well as the visitor parking spaces.

The application is accompanied by a number of supporting documents, including a Design and Access Statement, Travel Statement, Noise Screening Assessment and a Flood Risk Assessment and Drainage Strategy.

Planning History

2005/06506 - 14 Mews dwellings and off street car park. Refused and dismissed on appeal. Appeal Inspector determined that the proposed scheme was unacceptable for two reasons, which were harm to the street scene and
unsatisfactory parking provision.

2006/08138 - Erection of 10 semi-detached houses, together with car parking. Refused.

**Planning Policy**

**National Planning Policy Framework (NPPF)**
Chapter 4 - Promoting sustainable transport
Chapter 6 - Delivering a wide choice of high quality homes
Chapter 7 – Requiring good design

**Local Plan Core Strategy (LPCS)**
Policy CS1 Overall Spatial Strategy – Delivering Sustainable Development
Policy SN1 Distribution and Nature of New Housing
Policy QE4 Flood Risk
Policy QE6 Environment and Amenity Protection
Policy QE7 Ensuring a High Quality Place
Policy MP1 General Transport Principles
Policy CC1 Inset and Green Belt Settlements

**Notification Responses**

**Ward Councillors**
Cllr Smith objects. No objections to the principle of housing here but raises concerns in relation to parking. Considers parking provision is inadequate, and providing the minimum required by the Council is not sufficient in this particular location given that Church Lane and Culcheth has inadequate parking.

**Parish Council**
Originally raised no objections but now formally object for the following reasons. The Parish Council argued for more visitor parking, which is inadequate and in poorly accessible places. The proposal needs to not just meet minimum requirements but must not make the serious problem of parking on Church Lane worse in any way.

The position of house 10 in relation to the Pit Smokehouse has not been addressed.

The access is not suitable on a dangerous part of Church Lane due to traffic coming off Warrington Road.

**Neighbours**
The application has been publicised by neighbour notification letter, press notice and the display of site notices on Church Lane.

2 letters received do not object in principle and one says that the site is an eyesore and in need of redevelopment and given the urgent need for housing the proposal should be looked on favourably. However, both letters refer to
parking needing to be resolved, with one referring to the provision of parking for two cars for each house.

5 objections have been received which outline the following issues:

- Potential for loss of sunlight to rear gardens
- Overdevelopment as a result of tandem driveways onto Church Lane
- Opposite very busy garage and adjacent pub and takeaway and restaurant
- Takeaway at 3a Church Lane had permission refused for restaurant use due to lack of parking but was allowed on appeal
- Previous housing applications have been refused on this site
- The proposal would only make existing parking issues on Church Lane worse
- Parking for existing facilities on Church Lane is poor
- The access is only a short distance from a sharp corner off the A574 Warrington Rd
- Clarification of the boundary treatment to Newsholme Close in particular would be welcome, and if possible should be a continuation of the existing brick wall, or a high fence.

Consultation Responses

Highways
No objections – conditions recommended relating to visibility splays (Vehicular and pedestrian) closure of redundant vehicular accesses, access and internal highway construction details, electric vehicle charging points, lighting design, management and maintenance of the private road, scheme for removal of parking restrictions on Church Lane to enable the residential frontage to be formed, and informatives regarding a S38 Agreement for footway adoption, a road opening permit and relocation of street lighting column.

Environmental Protection
No objections – comments regarding the acoustic fence discussed further below. Conditions recommended regarding land remediation (both preparatory works and completion), room ventilators, glazing, acoustic fence, a construction environmental management plan, and informatives regarding wood burning stoves, lighting and SPD.

Families & Wellbeing
No objections.

Lighting
No objections - a condition can be attached to ensure if lighting is provided it would not cause light spillage.

Drainage
No objections – subject to adhering to the recommendations made in the FRA. Condition recommended regarding detailed design for the drainage
layout and attenuation.

**United Utilities**
No objections – conditions recommended regarding development in accordance with principles set out in FRA (surface water to be limited to 5l/s) and management and maintenance for SUDs. Informatives regarding metered water supply and mapping service.

**Archaeology**
No objections.

**Observations**

**Principle**

The Local Plan Core Strategy housing target was quashed by the High Court in February 2015. In the absence of a housing target the Council is not currently able to demonstrate a 5 year housing land supply.

Until the Council can demonstrate a 5 year housing supply paragraph 49 of the NPPF confirms that relevant policies for the supply of housing should not be considered up-to-date. Effectively Policy SN 1 of the LPCS is therefore superseded and the presumption in favour of sustainable development as set out in paragraph 14 of the NPPF will apply.

Paragraph 14 of the NPPF advises that where the development plan is 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 taken as a whole” or “specific policies in this Framework indicate development should be restricted”.

The application site is located in Culcheth, where Policy CC 1 of the LPCS supports new build developments subject to them complying with national policy and ensuring they are sustainable in terms of Policy CS 1 of the LPCS. It is considered that the site lies in a sustainable location close to the village centre, and would provide a housing density of 40 dwellings per hectare, which is considered acceptable given densities on Hampson Avenue are approximately 37 dwellings per hectare and on Newsholme Close they are higher at 46 dwellings per hectare. Subject to the proposal according with other Policies in the LCPS, and taking into account any other material considerations, the principle of the proposal is acceptable, as it would redevelop a brownfield vacant site which currently has a poor appearance and would therefore accord with Policy CC1 and CS 1 of the LCPS.

**Affordable housing / Education**

In this case there is no requirement for affordable housing or an education contribution given that the proposal is for 10 houses and would have a floor space of 823 sq. m, which is below the trigger of 11 units or 1000m2 set out in the Draft Planning Obligations SPD.
**Design**

Policy CS1 identifies the need to deliver high standards of design that have regard to local distinctiveness. Policy QE7 states that proposals should reinforce local distinctiveness and enhance character, appearance of the area, and harmonise with the scale, proportions and materials of adjacent and existing buildings. The NPPF identifies that decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment, while permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

The application is accompanied by a comprehensive Design and Access Statement, some extracts are provided in appendix 1.

The previous appeal scheme (see appendix 1) was considered unacceptable for two reasons which were harm to the street scene as a result of the visual intrusion of two of the dwellings about 1m from the back of the footway and unsatisfactory and insufficient parking provision. The proposal has sought to address the issues raised at the appeal. It is considered that the set back from Church Lane that has been achieved (6-7m) would mean that the properties would not appear intrusive in the street scene and in addition would provide dwellings facing the Lane giving an active street frontage rather than blank gables as was the case in the appeal scheme. In addition the design of the properties with a stagger to their fronts would help to screen some of the car parking from views along Church Lane. In design terms the arrangement of the parking provision for the properties fronting Church Lane is considered acceptable with driveways providing 2 car parking spaces in a tandem arrangement rather than side by side because this enables front gardens to be provided, enriching the street scene, rather than the frontage being dominated by car parking provision. Adequate parking provision would be provided which it to be discussed in further detail later.

The proposal has evolved from original designs of terraced properties addressing the street with a rear parking courtyard (see appendix 1), which was not ideal, to the current proposal.

There is a range of building types on Church Lane with varying setbacks from the road. It is considered that the proposed properties fronting the Lane would provide a strong frontage to it and an active street scene which would be acceptable. The proposals would provide a variation in the building line along the northern side of Church Lane with the properties set back 4m compared to the Culcheth Arms to the west but slightly in front of 3a and 3 Church Lane to the east. This is considered to be appropriate and in keeping with these adjacent properties and would not lead to the development appearing overly intrusive in the street scene. In addition their shape with projecting gable elements would provide variation and interest.
The height of the proposed properties is also considered appropriate in terms of the street scene along Church Lane, because their highest points would be 0.1m lower than 3 and 5 Church Lane and in line with the height of the roof of the Culcheth Arms (see appendix 1). Further to this their design means that there would be a variation in their height helping to break up their mass and providing interest.

In terms of the appearance of the dwellings the design seeks to integrate the scheme into its surroundings by reflecting the traditional forms of gables and pitched roofs, as well as using red brick and clay plain tiles. It is also considered that the use of gables fronting the street would provide interest and identity to the scheme. The shape of the dwellings proposed would form “book ends” to the row of terraces and the dwellings on either side of the access road would be treated specially with slot windows within a recessed brick feature, providing interest in the facade and natural surveillance.

Whilst the architecture of the dwellings is traditional in form, it seeks to use contemporary detailing including interesting fenestration design. In this sense the design does not seek to replicate pastiche detailing, but dwellings with their own character and identity. An example of this is the recessed entrance and cantilevered first floor within the front gables. This provides shelter to the main dwelling entrance and creates a distinct silhouette to the primary building form when viewed along the street.

The dwellings provide generous sized rooms for modern homes and those fronting Church Lane would be provided with wheelie bin storage adjacent the main entrance hidden behind a timber screen which would help to soften the appearance of the dwellings.

Overall it is considered that the design of the proposal would provide a high quality modern looking development which would reinforce local distinctiveness and enhance the character and appearance of the area. Given the variety of styles of buildings in the surrounding area it is considered that the chosen style and design is acceptable because it would provide dwellings with their own identity but one that would still harmonise with the scale, proportions and materials of adjacent and existing buildings.

**Residential Amenity**

The National Planning Policy Framework states that planning should seek to secure a good standard of amenity for all existing and future occupants. Core Strategy Policy CS1 identifies the need to safeguard public amenity, while QE6 identifies that consideration should be had to the need to respect the living conditions of existing neighbouring residential occupiers and future occupiers of new housing schemes in relation to overlooking/loss of privacy, outlook, sunlight, daylight, overshadowing, noise and disturbance. The adopted Household Guidelines SPG sets out appropriate separation distances which can be used as a useful guide in the case of new developments. These are 13m between habitable room windows and blank
gables, and 21m between facing habitable rooms, in the case of two storey development.

In the case of separation between the dwellings fronting Church Lane and properties on the opposite side of this road these are mainly commercial properties at ground floor. 28 Church Lane is the exception being a dwelling known as Smithy Cottage. This does not have any windows at ground floor level but has a window set towards its western side at first floor level. Separation between this and the proposed plot 2 which would have a bedroom window at the front to first floor would be 16.3m. The front of plot 2 would have two windows serving the lounge at ground floor. Given that there are two windows serving this room they would not be treated as primary habitable room windows. Although this separation does not meet the guidelines set out in the SPD the windows in the two properties would be separated by Church Lane and would also be offset rather than directly facing each other. The bedroom window in the new property would also be quite narrow (0.75m wide) due to the brick plinth and timber screen on either side. Therefore, on balance, it is considered that this relationship would be unlikely to be seriously detrimental to the residential amenities of those occupying these properties.

A similar separation distance of 16.6m would be maintained between the nearest rear bedroom window of plot 7 and the rear bedroom window of 27 Newsholme Close. In this case the relationship is on balance considered acceptable because the orientation of the properties would mean that views would be off set to a substantial degree with the rear elevation of plot 7 facing towards the north/northeast and the rear elevation of 27 Newsholme Close facing south/southeast, and this means that the relationship would be unlikely to undermine the residential amenities of occupiers of either property.

Within the site plot 4 would back onto plot 8. There would be a separation of 9.6m between these properties, which is below the guidelines set out in the SPD. However, plot 8 would have a gable closest to plot 4 which would only be 4.2m deep and 7m high, and it would also be set 1.3m from the boundary. Therefore it is not considered that plot 8 would serve to dominate plot 4 or undermine the amenities of its occupiers to any substantial degree.

Although the rear garden of 27 Newsholme Close would lose some light and its outlook would change as a result of the siting of plot 7 to its southwest, because it would come within 4.5m of the rear garden boundary. However, the rear garden of 27 Newsholme Close is one of the larger ones in the area being between 8-9m wide and 9-10m long. Therefore it is considered unlikely that this garden as a whole would suffer from a significant loss of light or outlook.

An objector has questioned what the boundary treatment would be to the eastern site boundary. Currently there is a mixture of timber fencing and brick wall. Given the application has reserved landscaping (which would normally include consideration of boundary treatments); this is a matter that can be dealt with either at reserved matters stage or through the imposition of a
condition. However, the applicant has suggested that new timber fencing can be installed in areas where brick walling does not exist to the same height as the brick wall which they estimate is 1.4-1.6m high, and this is indicated on the proposed site layout plan.

Culcheth Parish Council has raised concerns about the proximity of plot 10 to the Pit Smokehouse restaurant to the north of the site. It is considered adequate separation exists as plot 10 is located over 50m from the nearest part of this commercial building and would not have habitable room windows in the side elevation facing towards that premises. Although the curtilage of the Pit Smokehouse restaurant abuts the site close to plot 10, the area closest to the boundary appears to be used for car parking, and this relationship would not be unusual.

The Council’s Environmental Protection team have not raised any concerns over amenity. They stated that the acoustic fence proposed (location is shown in appendix 1) would protect residential amenity of future occupiers from potential impacts of noise both internally and externally primarily from the Culcheth Arms. Originally this was proposed to be 2.5m high, but has been reduced to 2m high so that it did not dominate the rear gardens of plots 1 and 8-10. This may mean that requirements for glazing and ventilators would need to be more robust, and the Environmental Protection team considers that it would be advisable for the acoustic barrier to be extended. These issues can be resolved via the imposition of conditions.

In terms of lighting, the applicant has said that there are no lights such as street lights shown to the access road which would not be adopted. Should any be required details of these can be dealt with via the imposition of a condition.

A Construction Environmental Management Plan is also to be conditioned to ensure that amenity is protected during construction.

Overall, therefore it is considered that the proposal would not have a detrimental impact on the residential amenities of occupiers of properties surrounding the site or those who would occupy properties on the site, and would accord with Policy QE 6 of the adopted LPCS in this regard.

Highways

Highways consider that the majority of issues which were identified in the original submission have been satisfactorily addressed. Those that remain are of a suitable level of detail / importance as to be addressed by condition. Highways therefore do not raise any objections to the proposals.

Highways concerns over parking provision within the rear area of the development have been addressed and parking provision now accords with requirements of the Warrington Borough Council SPD. Were the application to be refused on the basis that the site should provide an overprovision of parking, as some objector’s have raised, it is considered that this would be
unlikely to be defended given the site’s sustainable location in the village, and
given that it would undermine the promotion of sustainable transport.

Highways had previously raised concerns over bin storage locations. Although
ideally these should be provided at the site frontage adjacent Church Lane for
ease of collection, a collection point for plots 8-10 is provided adjacent the
access road. This is considered to be a workable arrangement.

The current scheme proposals involve widening the existing footway adjacent
to the development to 2m width which is welcomed as a positive proposal. As
part of this proposal, existing street furniture, including a lighting column and
other features such as existing gullies would require relocation to the new
back-of-footway, at the applicant’s expense. An informative is to be included
drawing attention to this.
These works will also create a gap between the adoption boundary and the
boundary of the proposed dwellings, which would need to be adopted via a
Section 38 agreement to ensure the full extent of the footway is adopted
highway. An informative is to be included regarding this.

A condition is to be imposed to ensure that a scheme is submitted to ensure
that the parking restrictions on Church Lane are removed to facilitate the
change to the new residential frontage. This would require the revocation and
alteration of existing Traffic Regulation Orders (TROs).

It is clear that the applicant intends that no part of the internal road will be
adopted. An effective management company must therefore be established,
and this can be conditioned.

The creation of the new access with Church Lane will require a Road Opening
Permit prior to any work being undertaken, and an informative is to be
attached regarding this. It is important to note that there are two existing
vehicular accesses to the site. The nearest of these to the junction of Church
Lane and Warrington Rd is 90m away. The proposed access into the site
would be 107m from this junction. Therefore the new access would be
provided in a location further away from the sharp corner identified by
objectors at the junction of Church Lane and Warrington Rd. In addition the
proposal would replace two separate accesses which served areas providing
car parking. Therefore it is likely that the proposal and its new access
(replacing two existing accesses) would improve the situation in relation to
highway safety, compared to the fall back position if a garden centre with
associated parking were to reopen on the site utilising two accesses.

Given the above, it is considered that the proposal is acceptable and would
not be detrimental to highway safety in accordance with Policy MP 1 of the
adopted LPCS.

**Flooding / Sustainability**

The NPPF and adopted LPCS support developments which seek to maximise
use of decentralised renewable and low carbon energy. They also seek to
reduce issues of flood risk.

The submitted Flood Risk Assessment and Drainage Strategy concludes that the site is not at risk of flooding from fluvial, coastal, groundwater, sewers, highway drains or infrastructure failure. It sets out that surface water flows are to be restricted to UU and Warrington Council SFRA requirements which state developments should discharge at Greenfield run-off rate and attenuation provided on site to accommodate the 1 in 100 + climate change storm event. Given the site is less than 1 ha a rate of 5l/s has been assumed. It has also been assumed infiltration will not be viable and therefore surface water is proposed to discharge to the existing 600mm combined sewer in Church Lane, as no suitable watercourses are close to the site to allow discharge. However, further testing is required to confirm this. Foul water would discharge to the 600mm combined sewer in Church Lane.

Drainage and United Utilities do not raise any objections to the proposals and it is considered that the Flood Risk Assessment and Drainage Strategy submitted is acceptable. However, Drainage recommends that a detailed design for the drainage layout and attenuation is submitted and approved, which can be dealt with by condition.

Section 4 of the DAS indicates that the general approach to energy would be to provide systems in line with the energy hierarchy and to adopt a fabric first approach to the design of the buildings. Whilst, this approach accords with the LPCS policy requirements no specific details of what measures will be introduced into the design of the buildings are provided. Therefore a condition is recommended to require the submission of an Energy Statement prior to the commencement of development that explains what measures will be introduced into the design of the building in order to minimise its energy demand, maximise the efficiency of its use in accordance with the principles of the energy hierarchy and indicate what percentage improvement over and above the requirements of the current Building Regulations will be achieved in terms of carbon savings. As such the proposals are acceptable.

Given the above it is considered that the proposals satisfy the Council’s sustainability and energy performance requirements and would not lead to issues of flooding or drainage problems, and would accord with Policies CS1, QE 1 and QE 4 of the adopted LPCS.

Contamination

Environmental Protection has not raised any objections to the proposals on the basis of contamination, and conditions regarding preparatory works and completion are recommended. Therefore it is considered that the proposal would be deal with contamination appropriately and would accord with Policy QE 6 in this regard.

Archaeology

The Archaeology Officer considers that there are no significant archaeological
implications, and no archaeological mitigation is necessary. Therefore the proposal would not have an implications in terms of Policy QE 8 of the adopted LCPS.

Summary

It is considered that the principle of the proposal bringing forward housing is acceptable in principle as it would be on a vacant brownfield site, which has a poor appearance in a sustainable location in Culcheth.

The design would be of a high quality and would provide modern looking development which would reinforce local distinctiveness and enhance the character and appearance of the area.

It is considered that overall and on balance the proposal would not have a detrimental impact on the residential amenities of occupiers of properties surrounding the site or those who would occupy properties on the site.

Overall it is considered that sufficient car parking would be provided to serve the development so that it would not undermine highway safety, and the proposals would improve the situation in relation to access by providing one vehicular access to the site instead of the existing two.

Issues of flood risk and drainage have been adequately addressed subject to the submission of detailed designs, and sustainability/energy requirements and contamination are acceptable subject to the imposition of a condition. There are no issues regarding archaeology.

As such the proposal is considered to be consistent with the objectives of the NPPF and generally complies with policies set out in the Local Plan Core Strategy.

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 or two years from the approval of the last of the reserved matters as defined by condition 2 below, whichever is the later.

   Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 92 (as amended) of the Town & Country Planning Act 1990

2. a)Details of the reserved matters set out below (“the reserved matters”) shall be submitted to the Local Planning Authority for approval within three years from the day of this permission:
(i) landscaping.

b) The reserved matters shall be carried out as approved.

c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town & Country Planning Act 1990.

3. The development shall be carried out in accordance with the following approved plans:

015024_AL(0)001 – Site Location Plan
015024_AL(0)002 – Existing Site Block Layout
015024_AL(0)003 – Existing Site Layout
015024_AL(0)010 Rev. A – Proposed Site Layout
015024_AL(0)011 Rev. C – Proposed Site Plan Ground Floor Layout
015024_AL(0)012 Rev. B – Proposed Site Roof Plan
015024_AL(0)020 – Existing Street Elevations
015024_AL(0)023 Rev. A – Proposed Street Elevations
015024_AL(0)030 Rev. A – House Type 1.1 Plans
015024_AL(0)031 Rev. A – House type 1 Elevations
015024_AL(0)032 Rev. B – House Type 2 Plans
015024_AL(0)033 Rev. C – House Type 2 Elevations
015024_AL(0)034 - House Type 1.1 & 1.2 Plans
015024_AL(0)035 - House Type 1.1 & 1.2 Elevations

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.

4. 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. 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

5. Contaminated Land – Preparatory Works

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

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

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

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

The site shall not be taken into use until the investigations, remediation and verification are completed. 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: This is required prior to commencement of development 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 Warrington 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.

6. Contaminated Land Condition - Completion

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

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

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

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

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

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

In accordance with Policy QE6 of the Adopted Warrington 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. Noise – Room Ventilators
Prior to the first occupation of any dwelling, written details of the proposed room ventilators shall be submitted to and approved in writing by the local planning authority. The details shall include the specification of the acoustic properties of the ventilators as detailed by the MillerGoodall Acoustic report reference ‘Land at Church Lane, Culcheth, Report date 24 July 2015, Report Number 101149. Once approved in writing, the ventilators shall be implemented prior to first occupation of any dwelling and shall be retained and maintained thereafter.

Reason: To protect residential amenity from the impacts of nearby commercial noise in accordance with Policy QE 6 of the adopted Warrington Local Plan Core Strategy.

8. Noise – Glazing
Prior to the first occupation of any dwelling, written details of the proposed glazing shall be submitted to and approved in writing by the local planning authority. The details shall include the acoustic properties of the proposed glazing to habitable rooms and the positions of such windows as detailed by the MillerGoodall Acoustic report reference ‘Land at Church Lane, Culcheth, Report date 24 July 2015,
Report Number 101149. Once approved in writing, the acoustic glazing shall be implemented prior to first occupation of any dwelling and shall be retained and maintained thereafter.

Reason: To protect residential amenity from the impacts of nearby commercial noise in accordance with Policy QE 6 of the adopted Warrington Local Plan Core Strategy.

9. Noise – Acoustic Fence
Prior to the first occupation of any dwelling, details of the proposed acoustic fence shall be submitted to and approved in writing by the local planning authority. The details shall include the specification of the fence including proposed height, density and level of attenuation as detailed by the MillerGoodall Acoustic report reference ‘Land at Church Lane, Culcheth, Report date 24 July 2015, Report Number 101149. Once approved in writing, the acoustic fence shall be implemented prior to first occupation of any dwelling and shall be retained and maintained thereafter.

Reason: To protect residential amenity from the impacts of nearby commercial noise in accordance with Policy QE 6 of the adopted Warrington Local Plan Core Strategy.

10. Prior to the commencement of any works on site, the applicant shall provide in writing a Construction Environmental Management Plan (CEMP) to the LPA for written approval.

The CEMP shall review all construction operations proposed on site and shall cover as a minimum the following areas of work 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, dust, odour, control of waste materials and vibration on existing nearby dwellings.

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: This is required prior to commencement of development to protect residential amenity from adverse impacts on amenity through noise, dust, air quality and general disturbance over a prolonged build and demolition process in accordance with Policy QE 6 of the adopted Warrington Local Plan Core Strategy.

11. Prior to the commencement of development an Energy Statement shall be submitted to and approved in writing to explains the measures to be introduced to minimise the development’s energy demand, maximise its efficiency in accordance with the principles of the energy hierarchy and indicate what percentage improvement over and above the requirements of the current Building Regulations would be achieved in terms of carbon savings. Development shall be carried out in accordance with the approved details, and retained thereafter.

Reason: This is required prior to commencement of development to ensure that the proposal would reduce its energy demand and maximise its efficiency in accordance with Policy QE 1 of the adopted Warrington Local Plan Core Strategy.

12. Prior to the commencement of the development, a plan showing visibility splays of 2.4 metres by 33 metres at the site access junction on to Church Lane shall be submitted to and approved in writing by the Local Planning Authority. The visibility splays shall be implemented in accordance with the approved plan prior to first occupation of any dwelling and nothing shall be subsequently erected or allowed to grow to a height in excess of 0.6 metres within the splays.

Reason: This is required prior to commencement of development to ensure that the splays can be achieved in the interests of highway safety in accordance with Policy MP 1 of the adopted Warrington Local Plan Core Strategy.

13. Prior to the commencement of the development, a plan showing pedestrian intervisibility splays of 2 metres by 2 metres on both sides of each driveway shall be submitted to and approved in writing by the Local Planning Authority. The splays shall be implemented in accordance with the approved plan prior to first occupation of any dwelling and nothing shall be subsequently erected or allowed to grow to a height in excess of 0.6 metres within them.

Reason: This is required prior to commencement of development to ensure that the splays can be achieved in the interests of highway safety in accordance with Policy MP 1 of the adopted Warrington Local Plan Core Strategy.

14. Prior to the commencement of the development, a scheme for the full highway construction details of the closure of redundant vehicular accesses, including pedestrian crossing points / dropped kerbs / tactile

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paving, shall be submitted to and approved in writing by the Local Planning Authority. The closure of the redundant vehicular accesses shall be implemented in accordance with the approved details prior to first occupation of any dwelling.

Reason: This is required prior to commencement of development to ensure that the closures can be achieved in the interests of highway safety in accordance with Policy MP 1 of the adopted Warrington Local Plan Core Strategy.

15. Prior to the commencement of development, full construction details of the proposed site access and internal highway layout shall be submitted to and agreed in writing by the Local Planning Authority. The development shall not be occupied until site access and internal highway layout have been constructed in accordance with the approved details, and shall be retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: This is required prior to commencement of development as it is an integral part of the scheme and in the interests of highway safety in accordance with Policy MP 1 of the adopted Warrington Local Plan Core Strategy.

16. Prior to the occupation 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 approved details shall be implemented prior to occupation of the 6th dwelling.

Reason: To ensure that electric vehicle charging points are provided in accordance with Policy MP 1 of the adopted Warrington Local Plan Core Strategy and the adopted Parking Standards SPD.

17. Prior to the occupation of the development, a scheme of lighting design for the development, which shall include isolux drawings showing any light spillage onto the adopted highway or surrounding properties, shall be submitted to and agreed in writing by the Local Planning Authority. Prior to first occupation of the development the lighting shall be implemented in accordance with the approved details, and shall be retained as such thereafter.

Reason: To ensure any lighting on the site is appropriate in accordance with Policy QE 6 of the adopted Warrington Local Plan Core Strategy.

18. No dwelling shall be occupied until details of the proposed arrangements for the future management and maintenance of the proposed private road within the development have been submitted to and approved by the Local Planning Authority. The road shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company has been established.
Reason: To ensure that the private road is adequately maintained in accordance with Policy MP 1 of the adopted Warrington Local Plan Core Strategy.

19. Prior to the first occupation of any dwelling a scheme to ensure that the parking restrictions on Church Lane are removed to facilitate the change to the new residential frontage shall be submitted and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the first occupation of any dwelling.

Reason: To ensure that the new residential frontage can be properly implemented in accordance with Policy MP 1 of the adopted Warrington Local Plan Core Strategy.

20. Prior to the commencement of development a detailed design for the drainage layout and attenuation based on the principles set out in the submitted Flood Risk Assessment (Project No. 15237, Dated December 2015) shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water shall be limited to a maximum pass forward flow of 5 l/s, unless otherwise agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to the first occupation of any dwelling.

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 in accordance with Policy QE 4 of the adopted Warrington Local Plan Core Strategy.

21. Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing.

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 Resident’s Management Company; and
b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial woks and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.
Reason: This is required prior to the commencement of development as drainage is an early activity in the construction process and in order to manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development in accordance with Policy QE 4 of the adopted Warrington Local Plan Core Strategy.

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification): (i) no external alterations shall be carried out to the dwelling(s) (ii) no extensions shall be carried out to the dwelling(s) (iii) no garages or outbuildings shall be erected within the curtilage of the dwelling(s) (iv) no vehicle standing space or hardstanding shall be provided within the curtilage of the dwelling(s) (v) no means of vehicular access shall be constructed to the curtilage of the dwelling(s) (vi) no windows or dormer windows shall be added to the dwelling(s) other than those expressly authorised by this permission, unless planning permission for such development has been granted by the Local Planning Authority.

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

Informatives

1. Supplementary Planning Document Advice
   For further advice concerning Contaminated Land Assessments, Air Quality Assessments, Odour Assessments, Noise or Lighting requirements, please refer to the Environmental Protection Supplementary Planning Document for further detail (http://www.warrington.gov.uk/downloads/download/1212/spd_environmental_protection)
   For further verbal advice please contact Mrs Angela Sykes regarding Contaminated Land on 01925 442557, Mr Richard Moore regarding Air Quality on 01925 442596 or Mr Steve Smith regarding Odour, Noise or Lighting on 01925 442589.

2. Woodburning Stove – Informative
   The applicant is advised that the property is located within a Smoke Control Zone (The Warrington BC No 3 (Culcheth/Glazebury) Smoke Control Order 1976 (Postponed 01/03/1978)). As such, it is important to ensure that any wood burning appliance is either an ‘exempted appliance’ or is only going to burn an approved smokeless fuel. For further advice and guidance on Smoke Control Areas and subsequent requirements, please contact Steve Smith on 01925 442589 or Richard Moore on 01925 442596.
3. Lighting Informative
   The external lighting should be designed and installed by competent persons. The system should be designed according to best practice in respect of glare, light spill and efficiency. Advice can be obtained from:

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

4. In order for the new footway to be adopted, an agreement under Section 38 of the Highways Act 1980 will need to be entered into with the Council. The applicant should contact the Council’s highway adoption engineer, Chris Bluck on 01925 442688 to start this process.

5. To create the new access junction a Road Opening Permit must be applied for and approved by the Highway Authority. The applicant should contact John Drake in the Council's Highway team on 01925 442628 to start this process.

6. At the full expense of the applicant, the proposal will require the relocation of a lighting column. This should be arranged by contacting the Council’s Street Lighting Team on 01925 443074.

7. A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.

   The applicant should contact United Utilities on 03456 723 723 regarding connection to the water mains or public sewers.

8. It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offers a fully supported mapping service and we recommend the applicant contact the Property Searches Team on 03707 510101 to obtain maps of the site.

   Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

   Further information regarding Developer Services and Planning, can be found at http://www.unitedutilities.com/builders-developers.aspx.

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

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

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

12. All new developments must meet the requirements of Part H6 of the Building Regulations 2010 (Solid Waste Storage) and Section 46 (Receptacles for Household Waste) of the Environmental Protection Act 1990. Accordingly, Warrington Borough Council requires all new developments to make provision for modern and appropriate waste and recycling storage and collection facilities.

All containers for waste and recycling are subject to a charge to cover their provision and delivery. Advice on the provision, sizes and costs of suitable storage containers as well as general advice is available from the Council’s Waste Services Team on; Tel: 01925 443048 or email: nsdwasteteam@warrington.gov.uk.

Developers should purchase containers directly from the Council’s Waste Services Team as the containers must meet exact specifications related to the size of collection vehicle (as specified in the Council’s
Design & Construction SPD). Failure to adhere to these specifications or to notify the Waste Services Team when residents take up occupation of individual properties will result in none collection of waste from a property.
Appendix 1 – Photographs and other information

Previous appeal scheme with blank gable fronting Church Lane

Pre-application enquiry proposal
Proposed Site Plan
Artwork showing proposal viewed along Church Lane

Proposed Street Scene
Extract from noise screening assessment showing proposed location of acoustic fence

Western end of the site viewed from Church Lane
Eastern end of the site viewed from Church Lane

Polytunnels and structures on the site
Site viewed from the north adjacent pub car park
Views along Church Lane
DEVELOPMENT CONTROL COMMITTEE DATE 19th October 2016

ITEM 3

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<th>Application Number:</th>
<th>2016/28682</th>
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<tr>
<td>Location:</td>
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<td>Ward:</td>
<td>Great Sankey South</td>
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<tr>
<td>Development</td>
<td>Full Planning Permission - Temporary siting of mobile classroom units</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>08-Aug-2016</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Tuneside Ltd</td>
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<td>8/13/16 Week Expiry Date:</td>
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Reason for Referral

The Council has a significant interest in the proposal.

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 application site is St Gregory’s High School which is situated within the defined settlement boundary. To the north beyond Cromwell Avenue are residential properties, to the east and south are school playing fields, and to the west is the Peace Centre.

The application seeks planning permission to site mobile classrooms to the east of the school on the existing tennis courts for a temporary period of 20 months.

The mobile classrooms are already present on site but in a different location. These have had numerous planning permissions for temporary periods, with
the last permission expiring in 2012. This permission has not been renewed. The application seeks to utilise these mobiles elsewhere on site in order to facilitate the proposed development which is currently being considered under planning 2016/28867.

The mobile unit provides 840 sqm of floor space providing 8No classrooms and ancillary accommodation.

During the course of the application, a revised plan has been submitted which re-orientates the mobile unit to avoid the consultation zone of the pipeline and to satisfy the concerns of the Health and Safety Executive.

Plan showing existing location of mobile classroom and proposed location outside the pipeline exclusion zone.

Policies

National Planning Policy Framework
The main thrust of the NPPF is a presumption in favour of sustainable development, which should be seen as the golden thread running through both plan-making and decision-taking.

Paragraph 17 sets out the core planning principles which should underpin both plan-making and decision-taking, and these include, amongst other things:
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings
- Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

At paragraph 72 the NPPF is clear that the Government attaches great
importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. It states Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should, amongst other things give great weight to the need to create, expand or alter schools.

Warrington Local Plan Core Strategy (adopted 2014)
Policy CS1 (Overall Spatial Strategy – Deliver Sustainable Development)
Policy CS2 (Overall Spatial Strategy – Quantity and Distribution of Development)
Policy QE6 (Environment and Amenity Protection)
Policy QE7 (Ensuring a High Quality Place)

Material Considerations
Policy Statement – Planning for Schools Development
This statement sets out the Government’s Commitment to support the development of state-funded schools and their delivery through the planning system, enabling new schools to open, good schools to expand and all schools to adapt and improve their facilities. It also states, amongst other things, that the planning system should operate in a positive manner when dealing with proposals for the creation, expansion and alteration of state-funded schools.

Supplementary Planning Document ‘Design and Construction’
Supplementary Planning Document ‘Environmental Protection’ (May 2013)

Relevant History

2016/28867 Full Planning (Major) - Proposed Formation of new four court sports hall and conversion/adaptation of existing sports hall to provide teaching accommodation.
Pending

2009/14675 Proposed replacement double mobile unit.
Approved for limited period – expired 20/06/2012

2007/11289 Proposed extension to existing car park to create additional bays, creation of cycle path, cycle storage facilities and 2.4m high galvanised fencing round tennis courts.
Approved 12/10/2007

2007/11076 Proposed re-location of mobile store
Approved for limited period – expired 19/09/2010

2006/08440 Proposed alterations to the existing kitchen bin store & erection of new bin store
Approved 23/08/2006
2004/03294 Proposed installation of mobile classrooms & Admin Facilities
Approved 27/07/2004

A02/44749 Siting of double mobile in rear playground
Approved 25/06/2002

91/28303 Full application for extension to existing school
Approved 05/02/1992

90/26066 Erection of four mobile classrooms with associated site works
Approved 08/08/1990

Consultation Responses

Health and Safety Executive
Based on the revised plans, the HSE do not advise, on safety grounds, against the granting of planning permission.

Notification Responses

Ward Councillor (s)
No comments received at time of report preparation.

Great Sankey Parish Council –
No comments received at time of report preparation.

Neighbours –
No representations received at the time of report preparation.

Appraisal

Principle

The application site is an existing established school complex which is situated within the defined settlement boundary. The NPPF and the Policy Statement for School Development is clear that great weight should be attached to school proposals. The principle of the proposed development is acceptable, subject to key considerations of design, amenity and safety due to the proximity to the existing Trans Pennine Ethylene Pipeline which runs through the school site.

Amenity

The mobile units would be situated within the school grounds and in excess of 80 metres from the nearest residential property. Given the separation of the proposal from neighbours, it is not considered that there would be any adverse amenity impacts, over and above the existing arrangements. The proposal would comply with Local Plan Core Strategy policy QE6 (Environment and Amenity Protection) in respect of amenity, noise and air quality impacts.
Design

The mobiles are a temporary form of development and are towards the end of their lifespan. They are of a standardised design, but given the temporary timeframe for their use it is considered that they would have an acceptable impact on the character and appearance of the area. In view of the proposal being for a temporary period of 20 months and in order to facilitate other proposed development on site (subject to planning permission), the application would be acceptable. The proposal would comply with Local Plan Core Strategy QE7 (Ensuring a High Quality Place).

![Typical elevation of the mobile classrooms.](image)

Health and Safety Executive

The Trans Pennine Ethylene Pipeline runs through the school site, underneath the school playing fields to the east and south of the site. An exclusion zone exists around the pipeline in the interests of safety, as advised by the Health and Safety Executive. The original proposal was to site the mobile classroom within the exclusion zone which triggered an objection from the HSE. A revised plan was subsequently submitted to re-site the mobile outside of the pipeline exclusion zone. This satisfies the concerns of the Health and Safety Executive, who now raise no objection to the application. The original location and revised location are shown below:

Conclusions

The National Planning Policy Framework and the Policy Statement for School Development is clear that great weight should be attached to school proposals. The mobile classrooms are required for a further period of 20 months in order to facilitate the proposals which are currently proposed under planning ref: 2016/28867. In view of the temporary nature of the proposal, the application is considered to accord with the relevant policies of the Development Plan and is recommended for approval accordingly, subject to a temporary permission.

Recommendation

Approve subject to Conditions
Conditions & Reasons

1. The mobile classroom hereby permitted shall be removed and the land restored to its former condition on or before the expiration of two years from the date of this permission.

   Reason: In accordance with the application and because the building hereby approved is not considered suitable as a permanent form of development, having regard to Local Plan Core Strategy (2014) policy QE7.

2. The development hereby permitted shall be carried out in accordance with the following approved drawings:

   Drawing No 5692 P06 (M)
   Drawing No 5692 P04 (M) / A
   Drawing No 5692 P05 (M) / A

   Reason: For the avoidance of doubt and to specify the plans to which the permission relates.
Superseded plan

Revised Plan
DEVELOPMENT CONTROL COMMITTEE DATE 19th October 2016

ITEM 4

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<tr>
<th>Application Number:</th>
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<tbody>
<tr>
<td>Location:</td>
<td>DW Sports Fitness, 2, Bank Street, Warrington, WA1 2AS</td>
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<tr>
<td>Ward:</td>
<td>Bewsey and Whitecross</td>
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<tr>
<td>Development</td>
<td>Full Planning - Proposed Installation of a new gated entrance/exit with provision of drop kerb access and footway surfacing onto Academy Way</td>
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<td>Date Registered:</td>
<td>31-Aug-2016</td>
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<tr>
<td>Applicant:</td>
<td>I &amp; H Brown Ltd.</td>
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<td>8/13/16 Week Expiry Date:</td>
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Reason for referral

The Executive Director of Economic Regeneration, Growth and Environment considers it expedient to refer this application to Development Management Committee for decision.

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 surroundings

This application relates to a retail unit called DW Sports located between Bank Street, Academy Way, Mersey Street and Academy Street.

The existing access is onto Bank Street and the proposal is to close this existing access and create a new vehicular access onto Academy Way.
The proposal

Planning permission is sought for the closure of the existing access onto Bank Street and the creation of a new vehicular access onto Academy Way.

Relevant site history

No relevant planning history

Planning Policies

National Planning Policy Framework

Local Plan Core Strategy
CS1 – Delivering Sustainable Development
QE6 – Environment and Amenity Protection
QE7 – Ensuring a high quality place
CS7 – The Town Centre
CS9 – Strategic Location Inner Warrington
MP1 – General Transport Principle
MP7 – Transport Assessments and Travel Plans

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

Consultation Responses

Highways
No objection.

Notification Responses

Ward Councillors
No responses received

Neighbours
Neighbour consultations have been undertaken and a site notice displayed. No representation have been received.

Observations

Visual Amenity

One of the 12 core planning principles of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 17). Paragraph 56 of the NPPF states that the Government attaches great importance to the design of the built environment - good design is a key aspect of sustainable
development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 64 of the NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Policy CS1 of the Warrington Borough Council Core Strategy identifies the need to deliver high standards of design that have regard to local distinctiveness.

Policy QE7 of the Warrington Borough Council Core Strategy states that development proposals should reinforce local distinctiveness and enhance the character, appearance and function of the street scene, local area and wider townscape. It also advises that any new development should harmonise with the scale, proportions and materials of adjacent and existing buildings and maintain and respect the landscape character of the area where they are located.

Planning permission is sought for the closure of the existing access to a site, new fencing to close this access and a new access. The design of the fencing is proposed to be matching the existing on the site and is therefore considered to be in keeping with the character of the area.

For these reasons the proposal is 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.

Residential Amenity

One of the 12 core planning principles of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 17).

Policy CS1 of the Warrington Borough Council Core Strategy identifies the need to safeguard public amenity.

Policy QE6 of the of the Warrington Borough Council Core Strategy identifies that consideration should be had to the need to respect the living conditions of existing neighbouring occupiers in relation to overlooking/loss of privacy, outlook, sunlight, daylight, overshadowing, noise and disturbance.

The application site is a retail units with no residential properties in close proximity. The new access and the closure of the existing access is not considered to result in neighbouring residents experiencing a loss of amenity by virtue of loss of light, privacy and/or overbearing impact.

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

Policy QE6 of the Warrington Borough Council Core Strategy identifies the need to consider the effect and timing of traffic movements to, from and within the site, and whether adequate car parking is proposed in order to ensure that any new development does not have an adverse impact upon highway safety.

Policy MP1 of the Warrington Borough Council Core Strategy states that in order to secure sustainable development the Council will support proposals where they adhere to locally determined car and cycle parking standards.

Policy MP7 of the Warrington Borough Council Core Strategy states that the Council will require all development to (a) demonstrate that it will not significant harm highway safety and (b) show that all trips generated by development can be adequately served by Warrington’s Transport Network. Where a development will have a significant effect on the transport network policy MP7 advises that appropriate mitigation measures, including any necessary transport infrastructure, will need to be put in place before the development is used or occupied.

The proposals seek to close the existing access off Bank Street and create a new access off Academy Way. The redundant access is to be replaced with 7 new parking spaces that comply with the standard off-street parking bay dimension of 2.5 x 5m. The parking provision for the development would not be reduced by the proposals.

It is considered that the proposed new access off Academy Way is sufficient to accommodate two-way traffic flow as it 5.5m wide. Tactile paving has been provided at appropriate locations to facilitate the crossing movement for pedestrians.

It is anticipated that servicing will continue to operate on-street.

Academy Way is subject to a 20mph speed limit. To meet the requirements for Manual for Streets an intervisibility splay of 2.4 metres by 25 metres on both sides of the access should be demonstrated. Nothing should be subsequently erected or allowed to grow to a height in excess of 0.6 metres within the splays which must be within land under the control of the applicant. Drawing no. L(00)185 Revision C demonstrates that the proposed access is able to achieve the required visibility splay.

The proposal does not impact on the existing parking arrangement on the site and the new access complies with the visibility spay requirement, therefore the proposal is not considered to have an detrimental impact on Highway Safety. The proposal is therefore considered to be in accordance with policies QE6, M1 and M7 of the Warrington Borough Council Core Strategy.

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 05/08/2016
(b) Submitted drawing Nos 2194-DW-GA-100 Revision B and 7459-L(00)186B received 03/08/2016; and
(c) Submitted drawing No's L(00) 185 Revision C received on 04/10/2016.

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

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

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

Informatives

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

2. Prior to the commencement of development, an agreement under Section 278 of the Highways Act 1980 shall be entered into with the Council. This agreement will cover works to the adopted highway
adjacent to the site frontage on Bank Street/Academy Way. The applicant should contact John Drake (telephone no. 01925 442668) to action.
Appendix 1 - Proposed site plan

- Proposed new permanent entrance to car park.
  - Section of existing railing to be removed.

- Proposed dropper bar and tactile p.
  - Please refer to separate WSP d.

- New gates to connect.
- Loss of 2 car park spaces.

- Proposed new gate and post to match existing metal railing.
Appendix Two – Site Photographs
DEVELOPMENT CONTROL COMMITTEE DATE 19th October 2016

ITEM 5

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<td>Ward:</td>
<td>Stockton Heath</td>
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<tr>
<td>Development</td>
<td>Householder - Proposed demolition of single storey rear outriggers and side car port, construction of two storey side extension, two storey and single storey rear extensions and front porch</td>
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<td>Date Registered:</td>
<td>27-Jul-2016</td>
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<tr>
<td>Applicant:</td>
<td>Scott Terron</td>
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<td>8/13/16 Week Expiry Date:</td>
<td>20-Sep-2016</td>
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Reason for referral

Stockton Heath Parish Council has objected to the application as amended and as such the application will be referred to Development Management Committee for a decision.

Site

The applicant property is a semi-detached dwelling located on Alexandra Road in the residential area of Stockton Heath. To the front of the property there is a small garden and an area of hardstanding with a wide access to the side of the property. To the rear there is an average sized garden. The property has a car port to the side, a bay window serving the dining room to the side elevation and a single storey outrigger to the rear. Additionally to the rear there is an existing conservatory.

The neighbouring property No.53 Victoria Road is oriented at 90 degrees to the applicant property. The property to the rear No.51 Victoria Road is also sited at 90 degrees to the applicant property and is situated at a higher level approximately 1.5m above the applicant land level.

Proposal

This proposal represents a resubmission of the previously withdrawn application 2016/28229. This proposal has been redesigned to address the issues raised with the previous application.
The applicant proposes to erect a two storey side and rear extension, and single storey rear extension. The proposed extension would allow internal reconfiguration to create a sitting room, kitchen/dining/living room, toilet, garage and utility to the ground floor and four bedrooms, two with en suite and a family bathroom to the first floor.

Amended plans were received, which set the two storey side extension back at first floor level. Neighbours re-notified for an extended period of 14 days to allow additional comments on the revised scheme.

Relevant Planning History

Ref 2016/28229
Proposal Full Planning - Proposed demolition of single storey rear outriggers and side car port. Construction of two storey side and rear extension and single storey rear extension.
Decision Withdrawn

Planning Policies

National Planning Policy Framework

Local Plan Core Strategy
CS1 Overall Spatial Strategy – Delivering Sustainable Development
QE6 – Environment and amenity protection
QE7 – Ensuring a high quality place

SPG2 – House Extension Guidelines

WBC Standards for parking in new development

Notification Responses

Four objections to the application have been received. Find below a list of summarise points detailing the concerns raised in the objections received:

- The size of the extension is out of character with the plot
- The extension will encroach onto the rear elevation of no.53 Victoria Road, creating a terracing effect
- The proposed extension will overshadow the two neighbouring properties No.53 and No.34 to their significant detriment
- Frontage design is not subordinate in scale and is not in keeping with the locality and existing designs
- Overpowers adjoining property resulting in a loss of symmetry and degradation of the buildings character
- The pair of 1930’s semi-detached houses show a great example of period and symmetrical architecture- the addition of the proposed building is not in keeping with the character of the building/ architecture or townscape
• It is hoped there would be no projection of the extension but the proposal pushes the extension right up to the building line gaining little square footage for the occupant but leaving a significant negative visual impact.

• No dimensions on the plans making it difficult to interpret

• The existing ‘arch porch’ synonymous with many local semi-detached houses is replace by a protruding glass porch and garage- this unnecessary protrusion from the current building destroys the architectural symmetry

• The protrusion beyond the front elevation still overpowers the adjoining property and is in conflict with the character of the 1930s architecture

• The proximity of the proposed extension to the adjoining neighbour will result in significant loss of daylight and sunlight giving rise to significant overshadowing.

• The velux windows proposed in the single storey rear extension would cause a loss of privacy for neighbouring residents- The roof lantern in the single storey rear extension would allow neighbours to look directly into the applicant property.

• The Juliette balcony to the rear would cause a significant loss of privacy to the neighbouring property No.51 Victoria Road

• The single storey rear extension has moved closer to the common boundary and has not taken into consideration concerns previously raised

• The amount of glazing has been increased in the rear elevation giving rise to an increased loss of privacy for neighbouring residents

• The proposal represents overdevelopment of the plot disproportionate to the size of the neighbouring properties

• The plans submitted go beyond permitted development appearing to build, extend and infill all available gaps, up to building lines, to the 45 degree rule and generally ‘squeezing’ as much space as possible from the plot

• Increasing from a three to four bedroom home would potentially increase traffic on what is already a busy corner junction.

• The proposal would result in the unacceptable loss of garden land

• The proposed extension is completely unrelated to the distinctive local style of building

Amended plans have been received since the above neighbour objections were received. Neighbours were re-notified for an extended period of fourteen days to allow for consideration of the amendments and further objections/comments. The amended plans reduce the first floor element back behind the existing front elevation and remove the first floor bay window feature. To date three additional comments or objections have been received from previous objectors affirming their objections. These additional points are summarised below.

• The revisions made to the proposal are minimal and do not reduce the overall impact, the extension remains out of keeping with the character of the area and would be intrusive for neighbours
- The Juliette balcony to the rear will result in a significant loss of privacy for neighbouring residents
- Concerns have not yet been addressed through the diminutive amendments

The proposal will be assessed on its own merits against relevant planning policy taking into consideration both the planning history of the site and objections and comments received to both the original and the amended plans received.

Consultation Responses

Stockton Heath Parish Council- objection
The Parish Council has viewed the amended plans and continues to object to the proposal on the grounds of its overbearing nature and its design and appearance. The proposed extension by virtue of its size, scale and massing would appear overly prominent and out of character with the property and street scene. The proposed side extension would fail to appear subservient to the host dwelling, disrupting the visual symmetry of the semi-detached pair and would not reflect the built form along Alexandra Road. The scale of the proposal and proximity to the site boundary would detract from the sense of space around the dwelling. The Parish Council has received a number of complaints from residents regarding this application and in addition to the above objections, would ask the planning officer to consider whether the projection from the rear elevation and proximity to the boundary, would result in loss of outlook, loss of light and overbearing impact to the neighbouring properties.

The proposal will be assessed in the observation section of the report below.

Observations

Residential Amenity

SPG C sets out the 45 degree code which seeks to protect the amenity of the neighbouring residents. Applying the 45 degree code from the ground floor of the adjoining neighbour (No.34) the proposed single storey rear element intersects the line by 0.4m. While this is a contravention of the guidance, considering the single storey element would be built on the footprint of the existing single storey outrigger it is considered that the proposed single storey extension would not represent a significant increase on the existing situation.

Applying the code from the adjoining neighbour (No.34) at first floor level the proposed extension does not intersect the 45 degree line. Applying the 45 degree code from both the ground floor and first floor of the adjacent neighbour (No.53 Victoria Road) the proposed extension would not intersect the 45 degree line. It is therefore considered that the proposal accords with the principles of SPG C.
SPG 2 provides guidance on privacy/separation distances for habitable room windows. 21m is considered the minimum to ensure no loss of amenity for neighbouring and resident occupiers for facing habitable room windows.

The proposed extension would introduce a habitable room window into the front elevation at first floor level. The proposed window would serve the study and would maintain a distance of 9m to the front boundary and in excess of 16m to the park to the opposite side of the road.

Two large sets of patio doors and a window would be introduced into the rear elevation at ground floor level serving habitable rooms. A distance of 11.5m would be maintained to the rear boundary. The boundary at this point consists of approximately 2m fencing. It is considered that the boundary treatment would offer adequate screening. At first floor level a set of patio doors with Juliette balcony and a window would be introduced serving the master bedroom and a small non-habitable room window serving the en suite. A distance of approximately 15m would be maintained to the rear boundary and in excess of 20m to the facing windows of the buildings to the rear. Additionally it is noted that the property located at No.51 Victoria Road is set at a slightly higher land level, by approximately 1m than the applicant property.

No new habitable room window would be introduced into the side elevation. There are two windows in the rear elevation of the neighbouring property No.53 Victoria Road, which are believed to serve a stairway and landing and as such are not serving habitable rooms.

The roof lights proposed in both the two storey side extension side roof plane and in the single storey rear extension side roof plane are not considered to result in a detrimental loss of privacy given that the main outlook would be towards the sky and not directly into neighbouring properties windows.

The proposal therefore accords with the guidance of SPG 2 and it is considered that there would be no significant detrimental loss of privacy or amenity as a result of the proposed extension to neighbouring residents and the proposal therefore accords with policy QE6 of the core strategy.

Parking

The proposed extension would result in an increased number of bedrooms and the loss of parking provision. The number of bedrooms would increase from three to four. It is therefore considered that the proposal would result in the requirement to provide three onsite parking spaces. It is proposed that the area of hardstanding to the front of the property would be increased to allow for the provision of two onsite parking spaces, additionally the garage created as part of the two storey side extension would create one garage space. The proposal would therefore accord with the Parking Standards SPD and with policy QE6 of the core strategy.
Design

The area is characterised by properties of a variety of size, scale and design some of which are considerable larger than the applicant property.

SPG B recommends that a side extension be set back from the front elevation and have a ridge line lower than that of the existing property; additionally the extension should maintain a distance of 1m at first floor level to the common boundary. The aim is to ensure that the extension appears subservient to the host dwelling ensuring that the main dwelling does not lose its original character and appearance. The proposed extension would be set back from the front elevation by 0.2m and has a ridge line that would be considerably lower than the existing property. While the proposed side extension is not set in from the common boundary at first floor level by 1m, it is considered that the neighbouring property being set closer to the street, and therefore forward of the applicant property, and the lower ridge and set back at first floor level, would result in the proposal appearing subordinate to the original dwelling and such would not imbalance the symmetry of the semi-detached pair to the detriment of the wider street scene. It is considered that the proposed extension would accord with the principles of SPG B.

SPG A sets out guidance for front porches stating that a front porch must be cohesive with the main dwelling, have a minimal projection so as not to dominate neighbouring properties and not appear overly prominent in the street scene.

The proposed front porch and garage would project 0.9m at ground level from the front elevation and extend 5.4m in width. The proposed front porch roof would be hipped to appear cohesive with the main dwelling roof form. The scale of the porch and garage projection is considered to be in keeping with the original dwelling and would not appear alien or incongruous in the street scene.

The two storey and single storey rear elements will not be visible in the street scene. The single storey elements to the rear will comprise of a flat roof with roof lantern and closest to the common boundary with the adjoining neighbour a mono-pitched roof with two roof lights. Two roof lights would also be introduced into the side plane of the two storey side extension roof.

It is therefore considered that the proposed extension would accord with the guidance of SPG A, SPG B and Policy QE7 of the Local Plan Core Strategy.

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 23/08/2016
   (b) Submitted drawing No's 1138-01, 1138-2B, proposed roof plan, received on 23/08/2016.

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

3. The facing and roofing materials to be used in the construction of the extension hereby approved shall match in colour, texture and coursing those used on the existing building.

   Reason: To ensure the use of appropriate materials, in the interests of the visual amenities of the locality and in order to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction

Informatives

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

2. The Local Planning Authority worked positively and proactively with the applicant to ensure that the proposal would not cause harm to the character/appearance of the area, the existing property or the living conditions of neighbouring properties. The proposal therefore accords with the development plan. The Local Planning Authority has therefore implemented the requirements in paragraphs 186-187 of the national Planning Policy Framework.
Appendix 1 – photos

Appendix 2 – Site Plan
<table>
<thead>
<tr>
<th>Item</th>
<th>Page</th>
<th>App number</th>
<th>App Location/Description</th>
<th>Recommendation</th>
</tr>
</thead>
</table>
| 1    | 3    | 2016/28485 | 81A Grappenhall Road, Stockton Heath, Warrington, WA4 2AR  
Outline application for residential development of up to 9. No dwellings including site access  
(resubmission of 2016/28012)  
REFUSE – OVERDEVELOPMENT AND INADEQUATE ACCESS                                                                                                                   | Approve         |
| 2    | 28   | 2016/27387 | Land adjacent to Culcheth Arms, Church Lane, Warrington, WA3 5DL  
Outline Planning (Major) Application for construction of ten dwellings with associated access and parking  
(landscaping only is a reserved matters  
APPROVE AS RECOMMENDATION AND SUBJECT TO REVISED CONDITIONS AS SET OUT IN WRITTEN UPDATE REPORT                                                                 | Approve         |
| 3    | 59   | 2016/28682 | St Gregory’s Catholic High School, Cromwell Avenue, Warrington, WA5 1HG  
Full Planning – Temporary sitting of mobile classroom units  
APPROVE AS REC                                                                                                                                                    | Approve         |
| 4    | 67   | 2016/28685 | DW Sports Fitness, 2 Bank Street, Warrington, WA1 2AS  
Full Planning – Proposed installation of a new gated entrance/exit with provision of drop kerb access and footway surfacing onto academy way  
DEFER FOR MORE INFORMATION AS TO HOW THE PROPOSED WORKS RELATE TO THE PROPOSED MULTI STOREY CAR PARK AND WIDER TOWN CENTRE RE-DEVELOPMENT | Approve         |
Householder - Proposed demolition of single storey rear outriggers and side car port, construction of two storey side extension, two storey and single storey rear extensions and front porch

DEFER FOR SITE VISIT
## Delegated Decisions

### Delegated 19th October 2016

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
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<th>Decision type</th>
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<tr>
<td>20/09/2016</td>
<td>2016/28699</td>
<td>29, FIELD LANE, APPLETON, WARRINGTON, WA4 5JR</td>
<td>Householder - Proposed two storey side extension with dormer window to front elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/09/2016</td>
<td>2016/28404</td>
<td>Lyndon Lea, Warrington Road, Hatton, WARRINGTON, WA4 5NU</td>
<td>Householder - Proposed single storey rear &amp; side extension and conversion of Garage to Kitchen, Utility Room, Store &amp; WC with structural alterations</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>22/09/2016</td>
<td>2016/28697</td>
<td>50, WILLOW LANE, APPLETON, WARRINGTON, WA4 5EA</td>
<td>Lawful Development Certificate (Section 192 Certificate) - Proposed single storey extension to side elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/09/2016</td>
<td>2016/28635</td>
<td>PEAR TREE HOUSE, HATTON LANE, HATTON, WARRINGTON, WA4 4BY</td>
<td>Householder - Proposed Two storey side extension, front porch and window above</td>
<td>Refused</td>
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<tr>
<td>27/09/2016</td>
<td>2016/28650</td>
<td>9, BEECHWAYS, WARRINGTON, WA4 5EL</td>
<td>Householder - Proposed part two storey and part single storey side/rear extension and porch extension to front</td>
<td>Refused</td>
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<tr>
<td>27/09/2016</td>
<td>2016/28669</td>
<td>41, GOOSE LANE, HATTON, WARRINGTON, WA4 5PA</td>
<td>Lawful Development Certificate - Proposed hip to gable dormer extension, single storey flat roof rear extension and replacement porch</td>
<td>Approved</td>
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<tr>
<td>04/10/2016</td>
<td>2016/28767</td>
<td>10, Ashford Drive, Stretton, WARRINGTON, WA4 5GG</td>
<td>Lawful Development Certificate -Proposed rear conservatory</td>
<td>Approved</td>
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<tr>
<td>05/10/2016</td>
<td>2016/28708</td>
<td>403, LONDON ROAD, WARRINGTON, WA4 5DN</td>
<td>Householder - Retrospective application for single storey rear extension and garage conversion with new pitch roof</td>
<td>Approved with Conditions</td>
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<tr>
<td>05/10/2016</td>
<td>2016/28686</td>
<td>Fox Hill, Chester Road, WARRINGTON, WA4 5LP</td>
<td>TPO - Proposed felling of 2 Beech Trees</td>
<td>Approved with Conditions</td>
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<tr>
<td>05/10/2016</td>
<td>2016/28626</td>
<td>1, HATTON LANE, WARRINGTON, WA4 4BY</td>
<td>Householder - Proposed two storey side and single storey rear extension</td>
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## Delegated Decisions

### Appleton

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<th>Decision date</th>
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<td>05/10/2016</td>
<td>2016/28649</td>
<td>61, DUDLOW GREEN ROAD, APPLETON, WARRINGTON, WA4 5EQ</td>
<td>TPO-T1 Oak Crown lift and reduce away from property reason for tree work to remove encroachment towards property</td>
<td>Approved with Conditions</td>
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<tr>
<td>06/10/2016</td>
<td>2016/28808</td>
<td>41, GOOSE LANE, HATTON, WARRINGTON, WA4 5PA</td>
<td>Householder - Proposed single storey rear lean-to extension, new porch and extended flat roof rear dormer over current lawful development certificate application 2016/28669</td>
<td>Approved with Conditions</td>
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<td>Decision date</td>
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<td>04/10/2016</td>
<td>2016/28131</td>
<td>43, LYONS LANE, APPLETON, WARRINGTON, WA4 5JH</td>
<td>Householder - Proposed demolition of existing conservatories and replacement with single storey side and rear extension.</td>
<td>Approved with Conditions</td>
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<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>21/09/2016</td>
<td>2016/28460</td>
<td>8-10 and 6a, Old Market Place, Bewsey and Whitecross, WARRINGTON, WA1 1QB</td>
<td>Advertisement Consent - Proposed advertisement consent detailed on fabric awning</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>21/09/2016</td>
<td>2016/28341</td>
<td>THE MARKET MULTI STOREY CAR PARK, MOULDERS LANE, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2FA</td>
<td>Discharge of Condition - Proposed discharge of condition 4(Contaminated Land - Preparatory Works) following previously approved application 2015/27031</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>23/09/2016</td>
<td>2016/28631</td>
<td>95, THE MALL, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1QE</td>
<td>Full Planning - Proposed Change of use from A1 (retail) to a flexible use for A1 (retail), A3 (café/restaurant) and A5 (hot food take-away).</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/09/2016</td>
<td>2016/28390</td>
<td>127 - 129, BEWSEY ROAD, WARRINGTON, WA5 0JT</td>
<td>Full Planning - Proposed Extension to existing Sales Building</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/09/2016</td>
<td>2016/28614</td>
<td>4B Rylands Street/Studio 1, Rylands Street, Bewsey and Whitecross, Warrington, WA1 1EN</td>
<td>Full Planning - Proposed change of use from Office to a hairdressing salon</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/09/2016</td>
<td>2016/28722</td>
<td>51, BEWSEY STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA2 7JQ</td>
<td>Discharge of Condition - Proposed discharge of Condition 1 (Completed in accordance with approved documents), Condition 2 (Completion within 3 Years) and Condition 3 (Windows to be set back approximately 100mm from the front edge of the brick work) on previously approved application 2015/26441</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>23/09/2016</td>
<td>2016/28459</td>
<td>8-10 and 6a, Old Market Place, Bewsey and Whitecross, WARRINGTON, WA1 1QB</td>
<td>Full Planning - Proposed change of use to form extended external seating area with new shopfront alterations, following amalgamation of units</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/09/2016</td>
<td>2016/28734</td>
<td>Eric Moore Health Centre, Tanners Lane, Bewsey &amp; Whitecross, Warrington, WA2 7LY</td>
<td>Discharge of condition - Proposed discharge of condition 12 (Redundant pedestrian crossing point) on previously approved application 2014/23979</td>
<td>Condition Discharged</td>
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<tr>
<td>27/09/2016</td>
<td>2016/28560</td>
<td>Alban Retail Park, 11, Hawleys Lane, Bewsey and Whitecross, WARRINGTON, WA2 8TW</td>
<td>Advert Consent - Proposed internally illuminated hanging sign and various non illuminated/illuminated other signs</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>27/09/2016</td>
<td>2016/28687</td>
<td>11, Bridge Street, Bewsey and Whitecross, WA1 2EY</td>
<td>Listed Building - Listed building consent for proposed replacement of existing external signage and internal decorations.</td>
<td>Approved with Conditions</td>
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<tr>
<td>27/09/2016</td>
<td>2016/28688</td>
<td>11, Bridge Street, Bewsey and Whitecross, WA1 2EY</td>
<td>Advertisement - Proposed replacement of existing external illuminated and non-illuminated signage</td>
<td>Approved with Conditions</td>
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<tr>
<td>29/09/2016</td>
<td>2016/28714</td>
<td>49, MUSEUM STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1LD</td>
<td>Full Planning - Proposed change of use from offices to 2 residential properties</td>
<td>Approved with Conditions</td>
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<tr>
<td>29/09/2016</td>
<td>2016/28524</td>
<td>LIDL, OLD LIVERPOOL ROAD, WARRINGTON</td>
<td>Variation of Condition (Major) - Proposed variation to Condition 5 (Opening Hours) on previously approved application 2016/27213 from 08:00 to 21:00 Monday to Saturday to 07:00 to 22:00 Monday to Saturday</td>
<td>Approved with Conditions</td>
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<tr>
<td>29/09/2016</td>
<td>2016/28638</td>
<td>1010, SLUTCHERS LANE, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1QL</td>
<td>Full Planning - Proposed installation of four electricity generators within an industrial unit with associated roof-mounted chimney stacks, ventilation flues and external radiators, an electricity sub-station, gas meter cabinet and other ancillary development.</td>
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### Bewsey and Whitecross.

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<tr>
<td>21/09/2016</td>
<td>2016/28341</td>
<td>THE MARKET MULTI STOREY CAR PARK, MOULDER LANE, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2FA</td>
<td>Discharge of Condition - Proposed discharge of condition 4(Contaminated Land - Preparatory Works) following previously approved application 2015/27031</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>23/09/2016</td>
<td>2016/28722</td>
<td>51, BEWSEY STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA2 7JQ</td>
<td>Discharge of Condition - Proposed discharge of Condition 1 (Completed in accordance with approved documents), Condition 2 (Completion within 3 Years) and Condition 3 (Windows to be set back approximately 100mm from the front edge of the brick work) on previously approved application 2015/26441</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>23/09/2016</td>
<td>2016/28614</td>
<td>4B Rylands Street/Studio 1, Rylands Street, Bewsey and Whitecross, Warrington, WA1 1EN</td>
<td>Full Planning - Proposed change of use from Office to a hairdressing salon</td>
<td>Approved with Conditions</td>
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<tr>
<td>27/09/2016</td>
<td>2016/28617</td>
<td>Calver Park, Calver Park Road, Warrington, WA2 8TL</td>
<td>Advertisement - Proposed non illuminated totem sign, non-illuminated car park sign, illuminated welcome totem sign, illuminated building signs, non-illuminated car park signs, non-illuminated lamppost signs, non-illuminated <em>save</em> signs, non-illuminated building sign and non-illuminated flags/banners.</td>
<td>Approved with Conditions</td>
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<tr>
<td>28/09/2016</td>
<td>2016/28080</td>
<td>78, BRIDGE STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2RF</td>
<td>Change of Use - Proposed change of use ground floor and basement from a bank to A3/A4 and upper floors from A2 (offices) to C3 (8 no self contained apartments).</td>
<td>Approved with Conditions</td>
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<tr>
<td>28/09/2016</td>
<td>2016/28083</td>
<td>78, BRIDGE STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2RF</td>
<td>Listed Building - Listed Building consent for proposed change of use ground floor and basement from a bank to A3/A4 and upper floors from A3 (offices) to C3 (8 no self contained apartments).</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>29/09/2016</td>
<td>2016/28524</td>
<td>LIDL, OLD LIVERPOOL ROAD, WARRINGTON</td>
<td>Variation of Condition (Major) - Proposed variation to Condition 5 (Opening Hours) on previously approved application 2016/27213 from 08:00 to 21:00 Monday to Saturday to 07:00 to 22:00 Monday to Saturday</td>
<td>Approved with Conditions</td>
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### Bewsey and Whitecross.

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<tr>
<td>04/10/2016</td>
<td>2016/28642</td>
<td>Calver Park Road, Winwick, Warrington, WA2 8TL</td>
<td>Discharge of Condition - Proposed Discharge of Condition 8 Construction Environmental Management Plan (CEMP) following previously approved application 2013/22533 &amp; 2015/26685</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<td>30/09/2016</td>
<td>2016/28671</td>
<td>61, APPLECROSS CLOSE, BIRCHWOOD, WARRINGTON, WA3 6XB</td>
<td>Householder - Proposed Single storey extension to side and rear of house including garage extension</td>
<td>Approved with Conditions</td>
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<tr>
<td>30/09/2016</td>
<td>2016/28659</td>
<td>15, Cadshaw Close, Birchwood, WARRINGTON, WA3 7LR</td>
<td>Lawful Development Certificate - Proposed single storey side extension</td>
<td>Approved</td>
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<tr>
<td>Decision date</td>
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<td>Development description</td>
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<td>20/09/2016</td>
<td>2016/28654</td>
<td>4, Lockheed Road, Omega North, Burtonwood and Westbrook, Warrington, WA5 4AH</td>
<td>Advertisement - Proposed 3x symbol signs, 3x separate lightbox and 1x Totem entrance signage.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>22/09/2016</td>
<td>2016/28748</td>
<td>8, RECTORY CLOSE, WINWICK, WARRINGTON, WA2 8LD</td>
<td>Outline Planning Application - Proposed erection of one detached bungalow (access and siting only; details of appearance, landscaping and scale are reserved for subsequent approval).</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>03/10/2016</td>
<td>2016/28539</td>
<td>Omega, Phases 1 &amp; 2, West side of Burtonwood, Warrington, WA5 4AH</td>
<td>Discharge of condition - Proposed discharge of Condition 6vi (Tree protection), Condition 6vii (Car parking details), Condition 6x (Archaeological works) on previously approved application 2015/26475</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<tr>
<td>04/10/2016</td>
<td>2016/28801</td>
<td>72, SUNNINGDALE CLOSE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 4NS</td>
<td>Lawful Development Certificate - Proposed single storey rear extension</td>
<td>Approved</td>
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<tr>
<td>04/10/2016</td>
<td>2016/28800</td>
<td>72, SUNNINGDALE CLOSE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 4NS</td>
<td>Householder - Proposed conversion of garage to form study and widening of driveway to provide additional parking space.</td>
<td>Approved with Conditions</td>
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<tr>
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<td>29/09/2016</td>
<td>2016/28610</td>
<td>18, CLAY LANE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 4HG</td>
<td>Discharge of condition - Proposed discharge of condition 3 (Proposed surfacing materials) Condition 4 (Characterisation and remediation and verification), Condition 5 (Remediation and verification, contamination, long term monitoring and maintenance), Condition 6 (Finished floor levels), Condition 7 (Roofing and facing materials) on previously approved application 2015/26640</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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Chapelford and Old Hall

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<td>2016/28563</td>
<td>47, HARROGATE CLOSE, GREAT SANKEY, WARRINGTON, WA5 3AU</td>
<td>Householder - Proposed single storey rear extension, garage conversion and proposed infill of existing porch</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Delegated Decisions

### Culcheth, Glazebury and Croft

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
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</thead>
<tbody>
<tr>
<td>20/09/2016</td>
<td>2016/28575</td>
<td>6, GLAZEBURY MILL CLOSE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5PD</td>
<td>Householder - Proposed construction of hardstanding patio/gravelled areas at rear/side of property, replacing turf and paving laid by house developer</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/09/2016</td>
<td>2016/28522</td>
<td>BROSELEY HALL FARM, BROSELEY LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4HP</td>
<td>Full Planning - Retrospective application for retention of new barn within the farm yard to facilitate the storage of farm machinery, hay and seasonal lambing and shearing.</td>
<td>Approved</td>
</tr>
<tr>
<td>21/09/2016</td>
<td>2016/28364</td>
<td>EAVES BROW FARM, SPRING LANE, CROFT, WARRINGTON, WA3 7AT</td>
<td>Householder - Proposed Single storey extension to rear to replace conservatory</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>21/09/2016</td>
<td>2016/28365</td>
<td>EAVES BROW FARM, SPRING LANE, CROFT, WARRINGTON, WA3 7AT</td>
<td>Listed Building - Proposed Single storey extension to rear to replace conservatory</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>23/09/2016</td>
<td>2016/28583</td>
<td>4, NEW HALL LANE, WARRINGTON, WA3 5EW</td>
<td>Householder - Proposed single storey side extension with mono-pitched roof and single storey rear extension with hipped roof</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/09/2016</td>
<td>2016/28683</td>
<td>7, ARKENSHP ROAD, CROFT, WARRINGTON, WA3 7HN</td>
<td>Householder - Proposed two storey side extension with gable end, front porch extension with ridged roof and new brick wall to existing conservatory</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/09/2016</td>
<td>2016/28531</td>
<td>26, HOB HEY LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4NQ</td>
<td>Householder - Proposed enclosed front porch, rear orangery, first floor side extension, loft conversion &amp; garage conversion</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>28/09/2016</td>
<td>2016/28844</td>
<td>Former Kenyon Railway Junction, Land south of Wilton Lane, Nr Culcheth, Warrington, WA3 4HR</td>
<td>Prior Notification of forestry development - Proposed building to assist in the active management of the woodland</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>29/09/2016</td>
<td>2016/28660</td>
<td>FORMER HMS GOSLING, LADY LANE, WARRINGTON, WA3 7AY</td>
<td>Non-Material Amendment: Proposed omission of electricity sub-station (previously approved as part of planning permission 2012/20047); and installation of information boards/lecterns and three hardwood seating benches</td>
<td>Approved</td>
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</tbody>
</table>
## Culcheth, Glazebury and Croft

<table>
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<tbody>
<tr>
<td>04/10/2016</td>
<td>2016/28546</td>
<td>Land adjacent to 49 Brookfield Road, Brookfield Road, Culcheth and Glazebury, WARRINGTON, WA3 4PA</td>
<td>Discharge of Condition - Proposed discharge of Condition 4 (Materials), Condition 5 (Preparatory works) and Condition 6 (Completion) on previously approved application 2016/27957</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>05/10/2016</td>
<td>2016/28534</td>
<td>OAKDENE NURSING HOME, TWISS GREEN LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4DJ</td>
<td>Full Planning - Proposed Change of use and conversion of the former care facility to seven residential units. Demolition of the plant building and part of Tarvin House. Construction of 1No detached dwelling. Construction of 3 detached double garages, reconfiguration of the access road and associated landscaping. (Resubmission of 2016/27939)</td>
<td>Approved subj. to Section 106 Agreement</td>
</tr>
<tr>
<td>05/10/2016</td>
<td>2016/28680</td>
<td>40, SANDFIELD CRESCENT, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5NF</td>
<td>Householder - a two storey side wrap round and part two part single storey rear extension with part gable end and part mono-pitched roof, rear roof dormer and front extension with mono-pitched roof.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>05/10/2016</td>
<td>2016/28710</td>
<td>91, HEATH LANE, CROFT, WARRINGTON, WA3 7DT</td>
<td>TPO - Proposed removing of dead branches to Ash tree</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>06/10/2016</td>
<td>2016/28681</td>
<td>40, SANDFIELD CRESCENT, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5NF</td>
<td>Lawful Development Certificate - Proposed garden room</td>
<td>Refused</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
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<tr>
<td>05/10/2016</td>
<td>2016/28710</td>
<td>91, HEATH LANE, CROFT, WARRINGTON, WA3 7DT</td>
<td>TPO - Proposed removing of dead branches to Ash tree</td>
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## Fairfield and Howley

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<tbody>
<tr>
<td>29/09/2016</td>
<td>2016/28839</td>
<td>14-18, Crossley Street, Fairfield and Howley, WARRINGTON, WA1 2PF</td>
<td>Discharge of Condition - Proposed Discharge of Conditions 3 (Details of facing and roofing materials), Condition 4 (Plan showing visibility splay at junction onto Crossley Street), Condition 6 (Details of foul drainage scheme), Condition 7 (Details of surface water drainage scheme), Condition 8 (A: Characterisation and B: Remediation and Verification) and Condition 10 (Floor plan detailing proposed Ancillary retail/display area.) on previously approved application 2014/24499</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>04/10/2016</td>
<td>2016/28545</td>
<td>30-31, Cleeves Close, Fairfield and Howley, Warrington, WA1 2JH</td>
<td>Full Planning - Proposed conversion of semi-detached dwellings into a single detached dwelling, demolition of rear conservatory at 31 Cleeves Close and erection of a single storey extension across the rear of the new unit</td>
<td>Approved with Conditions</td>
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<tr>
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<tr>
<td>20/09/2016</td>
<td>2016/28668</td>
<td>34, DENBURY AVENUE, STOCKTON HEATH, WARRINGTON, WA4 2BW</td>
<td>Householder - Proposed Double Storey Kitchen And Bedroom Extension to Side and Rear</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/09/2016</td>
<td>2016/28726</td>
<td>37 , Denbury Avenue, Stockton Heath, WARRINGTON, WA4 2BW</td>
<td>Lawful Development Certificate - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>04/10/2016</td>
<td>2016/28837</td>
<td>Land at Lyncastle Road, Appleton, WA4 4ST</td>
<td>Full Planning - Proposed installation comprises a 27.50m lattice tower, supporting 3 no.antenna ,2 no.dishes, associated equipment cabinets and ancillary development</td>
<td>Approved with Conditions</td>
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<tr>
<td>05/10/2016</td>
<td>2016/28812</td>
<td>13, YORK DRIVE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2EJ</td>
<td>TPO - Works to tree's in a conservation area</td>
<td>Approved</td>
</tr>
<tr>
<td>05/10/2016</td>
<td>2016/28665</td>
<td>THE EDGE, Balmoral Road, Grappenhall and Thelwall, Warrington, WA4 2EB</td>
<td>TPO - Proposed works to trees covered by TPO order 115, works including T24 and T23 Beech</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>06/10/2016</td>
<td>2016/28735</td>
<td>1, HALCROFT PLACE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2JX</td>
<td>Householder - Proposed single storey rear extension and alterations</td>
<td>Refused</td>
</tr>
<tr>
<td>Decision date</td>
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<td>05/10/2016</td>
<td>2016/28665</td>
<td>THE EDGE, Balmoral Road, Grappenhall and Thelwall, Warrington, WA4 2EB</td>
<td>TPO - Proposed works to trees covered by TPO order 115, works including T24 and T23 Beech</td>
<td>Approved with Conditions</td>
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## Great Sankey North and Whittle Hall

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<tr>
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<tbody>
<tr>
<td>30/09/2016</td>
<td>2016/28696</td>
<td>48, WEDNESBURY DRIVE, GREAT SANKEY, WARRINGTON, WA5 3EW</td>
<td>Householder - Proposed single storey side and rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>03/10/2016</td>
<td>2016/28539</td>
<td>Omega, Phases 1 &amp; 2, West side of Burtonwood, Warrington, WA5 4AH</td>
<td>Discharge of condition - Proposed discharge of Condition 6vi (Tree protection), Condition 6vii (Car parking details), Condition 6x (Archaeological works) on previously approved application 2015/26475</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>04/10/2016</td>
<td>2016/28825</td>
<td>63, KINTORE DRIVE, WARRINGTON, WA5 3NP</td>
<td>Lawful Development Certificate - Proposed single storey side extension to form garage</td>
<td>Approved</td>
</tr>
<tr>
<td>05/10/2016</td>
<td>2016/28536</td>
<td>8, WOODALE CLOSE, GREAT SANKEY, WARRINGTON, WA5 3GL</td>
<td>Householder - Proposed single storey extension to rear of dwelling</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
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<td>05/10/2016</td>
<td>2016/27284</td>
<td>WALTON LODGE, HILL CLIFFE ROAD, WALTON, WARRINGTON, WA4 6EQ</td>
<td>TPO - Proposed felling of Lime tree to the rear of Walton Lodge with proposal to plant a replacement within the back garden area</td>
<td>Approved with Conditions</td>
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</tbody>
</table>
## Latchford East

<table>
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<tbody>
<tr>
<td>30/09/2016</td>
<td>2016/28389</td>
<td>North of Mersey Walk and north and west of Cardinal Newman, Catholic High School, Warrington, Latchford</td>
<td>Discharge of Condition - Proposed Discharge of Conditions 8 (Risks associated with contamination), Condition 11 (Construction environmental management plan) and 19 (Construction management plan) attached to 2015/26544.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<tr>
<td>06/10/2016</td>
<td>2016/28775</td>
<td>LIDL, THELWALL LANE, WARRINGTON, WA4 1LW</td>
<td>Variation of Condition - Proposed variation to Condition 6 (Opening Hours) on previously approved application 98/38929. Consent to permit extended opening hours to 07:00 to 22:00 Monday to Saturday &amp; 10:00 to 17:00 on a Sunday</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>23/09/2016</td>
<td>2016/28667</td>
<td>12, COPELAND ROAD, LATCHFORD, WARRINGTON, WA4 6DF</td>
<td>Householder - Proposed single storey side/rear extension with gable end roof structures</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>04/10/2016</td>
<td>2016/28769</td>
<td>3, ST JOHN AVENUE, LATCHFORD, WARRINGTON, WA4 6DG</td>
<td>Householder - Proposed single storey side extension</td>
<td>Approved with Conditions</td>
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## Lymm North and Thelwall

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<tr>
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<tbody>
<tr>
<td>22/09/2016</td>
<td>2016/28607</td>
<td>Laskey House, Laskey Lane, Grappenhall and Thelwall, WARRINGTON, WA4 2TF</td>
<td>Householder - Proposed two storey extension to side of outbuilding to replace existing extension</td>
<td>Refused</td>
</tr>
<tr>
<td>26/09/2016</td>
<td>2016/28624</td>
<td>26, CHURCH VIEW, LYMM, WARRINGTON, WA13 9ES</td>
<td>Householder - Proposed single storey rear extension with gable end roof, removal of juliet balcony and insertion of window at first floor existing rear elevation</td>
<td>Refused</td>
</tr>
<tr>
<td>27/09/2016</td>
<td>2016/28581</td>
<td>Land adjacent to, The Nook, 10, Stage Lane, Lymm, Warrington, WA13 9JB</td>
<td>Full Planning - Proposed new 3 bedroom dwellinghouse and garage/car port within residential curtilage of existing detached dwellinghouse (Resubmission of 2015/26662).</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>27/09/2016</td>
<td>2016/28608</td>
<td>33, SPRINGFIELD AVENUE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2NW</td>
<td>Householder - Proposed part two part single storey side and rear extension with hipped and gable end roof structures</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>04/10/2016</td>
<td>2016/28516</td>
<td>5, DUNMOW ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2HQ</td>
<td>Householder - Proposed single storey side and rear wrap round extension with mono-pitched roof</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<td>Decision type</td>
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<tr>
<td>20/09/2016</td>
<td>2016/28673</td>
<td>SHELL LYMM, 39, HIGHER LANE, LYMM, WARRINGTON, WA13 0BA</td>
<td>Full Planning - Retention of an ATM</td>
<td>Approved</td>
</tr>
<tr>
<td>21/09/2016</td>
<td>2016/28611</td>
<td>238, HIGHER LANE, LYMM, WARRINGTON, WA13 0RJ</td>
<td>Full Planning - Proposed demolition of two-storey detached dwelling and the construction of a two-storey replacement dwelling with accommodation in the roof space, construction of detached garage and creation of new access (retrospective) (revision to approved application 2014/24304)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>22/09/2016</td>
<td>2016/28674</td>
<td>SHELL LYMM, 39, HIGHER LANE, LYMM, WARRINGTON, WA13 0BA</td>
<td>Advertisement - Retention of ATM fascia</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/09/2016</td>
<td>2016/28678</td>
<td>LAND OPPOSITE GRAMMER SCHOOL ROAD, LONGBUTT LANE, LYMM, WARRINGTON, WA13 0BN</td>
<td>Outline planning application for the erection of 2 bungalows with details of access, layout and scale. Details of appearance and landscaping reserved</td>
<td>Refused</td>
</tr>
<tr>
<td>27/09/2016</td>
<td>2016/28639</td>
<td>CHERRY NURSERIES, KAY LANE, LYMM, WARRINGTON, WA13 0TN</td>
<td>56 Day Prior Approval (Class Q)[a] - Proposed change of use &amp; alterations of Agricultural Building to a Dwelling House (Use Class C3)</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>30/09/2016</td>
<td>2016/28450</td>
<td>22 , Eagle Brow, Lymm, WARRINGTON, WA13 0LY</td>
<td>Listed Building Consent - Application for internal and external alterations and repairs</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>05/10/2016</td>
<td>2016/28712</td>
<td>5, THE CRESCENT, LYMM, WARRINGTON, WA13 0JY</td>
<td>Householder - Proposed single storey side and rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>06/10/2016</td>
<td>2016/28551</td>
<td>10, BRIDGEWATER STREET, LYMM, WARRINGTON, WA13 0AB</td>
<td>Full Planning - Proposed Change of use to form two residential apartments with a rear Extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>07/10/2016</td>
<td>2016/28743</td>
<td>4, MALTMANS ROAD, LYMM, WARRINGTON, WA13 0QP</td>
<td>Lawful Development Certificate - Existing works including changes to roof design on application A00/41902, remedial change to laundry/garden room door to UPVC, installation of windows in the west elevation and rebuild of the right-hand bay window dwarf wall</td>
<td>Approved</td>
</tr>
</tbody>
</table>
## Lymm.

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<tr>
<td>06/10/2016</td>
<td>2016/28551</td>
<td>10, BRIDGEBWATER STREET, LYMM, WARRINGTON, WA13 0AB</td>
<td>Full Planning - Proposed Change of use to form two residential apartments with a rear Extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>07/10/2016</td>
<td>2016/28743</td>
<td>4, MALTSMANS ROAD, LYMM, WARRINGTON, WA13 0QP</td>
<td>Lawful Development Certificate - Existing works including changes to roof design on application A00/41902, remedial change to laundry/garden room door to UPVC, installation of windows in the west elevation and rebuild of the right-hand bay window dwarf wall</td>
<td>Approved</td>
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<tr>
<td>22/09/2016</td>
<td>2016/28557</td>
<td>133, POPLARS AVENUE, POPLARS AND HULME, WARRINGTON, WA2 9LW</td>
<td>Full Planning - Proposed Change of Use to A5-Hot Food Take Away including brick enclosure tower for ducting</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/09/2016</td>
<td>2016/28421</td>
<td>55, LONG LANE, ORFORD, WARRINGTON, WA2 8PU</td>
<td>Outline Planning - Application for Outline Planning Permission for a detached residential property details include Access, Appearance, Layout &amp; Scale. Details of landscaping reserved for subsequent applications.</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>29/09/2016</td>
<td>2016/28648</td>
<td>135, ALDER LANE, ORFORD, WARRINGTON, WA2 8AG</td>
<td>Householder - Proposed Two Storey Side Extension with hipped roof</td>
<td>Approved with Conditions</td>
</tr>
<tr>
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<td>133, POPLARS AVENUE, POPLARS AND HULME, WARRINGTON, WA2 9LW</td>
<td>Full Planning - Proposed Change of Use to A5-Hot Food Take Away including brick enclosure tower for ducting</td>
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## Penketh and Cuerdley

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<tbody>
<tr>
<td>20/09/2016</td>
<td>2016/28445</td>
<td>162, LIVERPOOL ROAD, GREAT SANKEY, WARRINGTON, WA5 1QZ</td>
<td>Householder - Proposed single storey rear and two storey side extensions with dormer window to front elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>22/09/2016</td>
<td>2016/28824</td>
<td>73, CHAPEL ROAD, PENKETH, WARRINGTON, WA5 2NU</td>
<td>Prior Approval - 42 Day Householder Prior Approval - Proposed rear single storey to be extended beyond rear wall by 4.5m, maximum height of 3.35m and height of eaves at 2.1 metres</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>04/10/2016</td>
<td>2016/28414</td>
<td>8, DENHAM AVENUE, GREAT SANKEY, WARRINGTON, WA5 1LJ</td>
<td>Householder - Proposed single-storey side and rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>05/10/2016</td>
<td>2016/28664</td>
<td>8, ST MARYS ROAD, WARRINGTON, WA5 2DT</td>
<td>TPO - Proposed works to trees T1, T2 and T3 Sycamore Trees, Crown lift to around 4.5-5m, T4 Crown Lift to 4.5 - 5m, T5 Crown lift, T6 Birch - Removal of lower limbs touching house all round to a height of 4m and T7 Sycamore (Front Garden) Crown lift to 5m (removal of lower branches from road)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>06/10/2016</td>
<td>2016/28736</td>
<td>134, MEETING LANE, PENKETH, WARRINGTON, WA5 2BG</td>
<td>Householder - Proposed single storey side and rear extension</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
**Poplars and Hulme**

<table>
<thead>
<tr>
<th>Decision date</th>
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<tbody>
<tr>
<td>27/09/2016</td>
<td>2016/28617</td>
<td>Calver Park, Calver Park Road, Warrington, WA2 8TL</td>
<td>Advertisement - Proposed non illuminated totem sign, non-illuminated car park sign, illuminated welcome totem sign, illuminated building signs, non-illuminated car park signs, non-illuminated lamppost signs, non-illuminated 'save' signs, non-illuminated building sign and non-illuminated flags/banners.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>04/10/2016</td>
<td>2016/28642</td>
<td>Calver Park Road, Winwick, Warrington, WA2 8TL</td>
<td>Discharge of Condition - Proposed Discharge of Condition 8 Construction Environmental Management Plan (CEMP) following previously approved application 2013/22533 &amp; 2015/26685</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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</tbody>
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### Poplars and Hulme.

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<tbody>
<tr>
<td>20/09/2016</td>
<td>2016/28573</td>
<td>Phase 3a, Cinnamon Brow, Mersey Warrington Flood Risk Management Scheme, Warrington</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 3 (Landscape Management Plan) following Planning Approval 2014/24217.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>27/09/2016</td>
<td>2016/28617</td>
<td>Calver Park, Calver Park Road, Warrington, WA2 8TL</td>
<td>Advertisement - Proposed non illuminated totem sign, non-illuminated car park sign, illuminated welcome totem sign, illuminated building signs, non-illuminated car park signs, non-illuminated lamppost signs, non-illuminated 'save' signs, non-illuminated building sign and non-illuminated flags/banners.</td>
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<td>04/10/2016</td>
<td>2016/28642</td>
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<tr>
<td>20/09/2016</td>
<td>2016/28587</td>
<td>113, FEARNHEAD LANE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA2 0BH</td>
<td>TPO - Oak, Proposed 5% crown reduction</td>
<td>Approved</td>
</tr>
<tr>
<td>30/09/2016</td>
<td>2016/28694</td>
<td>41, KILSYTH CLOSE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA2 0SQ</td>
<td>Householder - Single Storey rear extension (alterations to roof from previous application 2016/28038)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>04/10/2016</td>
<td>2016/28670</td>
<td>CHRIST CHURCH C E PRIMARY SCHOOL, STATION ROAD, POULTON-WITH-FEARNHEAD, WARRINGTON, WA2 0QJ</td>
<td>Full Planning - Proposed Construction of single storey, pitched roof extension to enlarge 2 No existing classrooms</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
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<td>Discharge of Condition - Application for approval of details reserved by Condition 3 (Landscape Management Plan) following Planning Approval 2014/24217.</td>
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# Delegated Decisions

## Poulton South

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<tr>
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</thead>
<tbody>
<tr>
<td>20/09/2016</td>
<td>2016/28232</td>
<td>Former Police Training Centre, Greenway, Warrington, Poulton-With-Fearnhead, WA1 3EG</td>
<td>Discharge of condition - Proposed discharge of condition 14 (Site Characterisation, Remediation scheme, implementation of approved remediation, contamination, long term monitoring and maintenance) on previously approved application 2011/19313</td>
<td>Condition Not Discharged</td>
</tr>
<tr>
<td>21/09/2016</td>
<td>2016/28564</td>
<td>6, PADDDINGTON BANK, POULTON SOUTH, WARRINGTON, WA1 3PB</td>
<td>Householder - Proposed single storey side and rear wrap round extension with pitched roof and proposed pitched roof over existing single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/09/2016</td>
<td>2016/28645</td>
<td>Land at junction of Birchwood Way and, Orford Road, Warrington</td>
<td>Advertisement - The erection of one illuminated advertising hoarding</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
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<tr>
<td>20/09/2016</td>
<td>2016/28592</td>
<td>4, VAUDREY DRIVE, WOOLSTON, WARRINGTON, WA1 4HG</td>
<td>Householder - Proposed two storey side extension, single storey rear extension with hipped roofs and front porch extension with mono-pitched roof</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/09/2016</td>
<td>2016/28613</td>
<td>2, COTTERILL DRIVE, WOOLSTON, WARRINGTON, WA1 4AS</td>
<td>Householder - Proposed detached double garage</td>
<td>Refused</td>
</tr>
<tr>
<td>23/09/2016</td>
<td>2016/28713</td>
<td>84, Dam Lane, Woolston, Warrington, Cheshire, WA1 4EP</td>
<td>Full Planning - Proposed change of use from vacant shop (last used as a Tattoo Parlour) to Beauty Salon (Sui Generis)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>30/09/2016</td>
<td>2016/28789</td>
<td>MASCRT MANOR, MANCHESTER ROAD, WOOLSTON, WARRINGTON, WA3 6DR</td>
<td>Discharge of Condition - Proposed discharge of Condition 4 (Remedial specification, Verification and Contamination) on previously approved application 2016/28094</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>04/10/2016</td>
<td>2016/28641</td>
<td>15, WILLOW CRESCENT, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 4JS</td>
<td>Householder - Proposed single storey rear extension with pitched roofs</td>
<td>Approved with Conditions</td>
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</table>
# Rixton and Woolston.

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<td>30/09/2016</td>
<td>2016/28789</td>
<td>MASCARAT MANOR, MANCHESTER ROAD, WOOLSTON, WARRINGTON, WA3 6DR</td>
<td>Discharge of Condition - Proposed discharge of Condition 4 (Remedial specification, Verification and Contamination) on previously approved application 2016/28094</td>
<td>Condition Discharged</td>
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## Stockton Heath

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<tr>
<td>23/09/2016</td>
<td>2016/28869</td>
<td>49, WALTON ROAD, WARRINGTON, WA4 6NW</td>
<td>Non Material Amendment - Proposed reduction in new wall thickness to increase width of new ramp.</td>
<td>Approved</td>
</tr>
<tr>
<td>27/09/2016</td>
<td>2016/28148</td>
<td>13A, LONDON ROAD, WARRINGTON, WA4 6SG</td>
<td>Full Planning - Proposed change of use to upstairs area from residential to sports therapy clinic</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>30/09/2016</td>
<td>2016/28620</td>
<td>36, WEST AVENUE, STOCKTON HEATH, WARRINGTON, WA4 6HX</td>
<td>Section 192 Certificate - Proposed dormer extension of less than 50 cubic metres on the existing rear roof plane, set back from eaves and other edges of roof by 200mm(minimum) and no higher than existing roof ridge height.</td>
<td>Approved</td>
</tr>
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<tr>
<td>05/10/2016</td>
<td>2016/28665</td>
<td>THE EDGE, BALMORAL ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2EB</td>
<td>TPO - Proposed works to trees covered by TPO order 115, works including T24 and T23 Beech</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
Westbrook

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>05/10/2016</td>
<td>2016/28707</td>
<td>19, FALCONERS GREEN, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 7XF</td>
<td>Householder - Proposed single storey side extension</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
Item 2 - 2016/27387 - Land adjacent to Culcheth Arms, Church Lane, Warrington, WA3 5DL

Page 36 – Correction - Smithy Cottage is not a residential property but offices. Therefore the discussion regarding interface distances between this property and the proposed development is not relevant.

Page 37 – Correction – The separation distance between plot 10 and the Pit Smokehouse is over 22m and would not have primary habitable room windows facing that premises.

In relation to the Highways comments regarding a condition in relation to parking restrictions, it has been clarified that the restrictions relate to double yellow lines and parking bays. These would need to be revised, with the parking bays being removed to facilitate the new residential frontage.

Therefore condition 19 is recommended to read:

19. Prior to the first occupation of any dwelling a scheme to ensure that the parking restrictions on Church Lane are revised to facilitate the change to the new residential frontage shall be submitted and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the first occupation of any dwelling.

Some discrepancies on the plans have been altered in relation to house types. These have been corrected by way of the submission of updated drawings. Condition 3 is updated accordingly.

Item 5 – 36 Alexandra Road, Stockton Heath

One further neighbour objection:-

- Object to the plan as it goes out two rooms back and two above
- If my adjoining neighbours had done the same we would have been overshadowed very very badly with no sunlight into the back rooms as the sun comes up at the front of the house and sets at the back with NO sunlight at all down the side so the proposed extension will overshadow the back room at no. 34
- the same principle applies to the house on the corner as at the moment it gets day light only (again no sun because of where it comes up and sets) but with the proposed add on of two storeys out then even that light will be greatly reduced due to overshadowing
- very close to the boundaries on either side with no space for drainage as far as I can tell.