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.

19 July 2016

Development Management Committee

Wednesday, 27 July 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 6 July 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
DEVELOPMENT MANAGEMENT COMMITTEE

6 July 2016

Present: Councillor T McCarthy (Chairman)

DM37 Apologies for Absence

Apologies were received from Councillor B Barr and Councillor L Morgan.

DM38 Code of Conduct – Declarations of Interest

No declarations of interests were received.

DM39 Minutes

Resolved,

That the minutes of the meeting held on 15 June 2016 were agreed as a correct record and signed by the Chairman subject to an amendment in relation to minute reference DM22, it was stated that Councillor was a member of Penketh Parish Council, it should have read, Councillor Grime was a member of Culcheth and Glazebury Parish Council.

DM40 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.

DM41 2016/27318 - 36, Common Lane, Culcheth and Glazebury, Warrington, WA3 4HA - Re-building of part of the former single storey side extension, erection of a single storey side extension and amendments to the car park to provide additional car parking, cycle storage and motorcycle parking

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

Members visited the site on Thursday, 30 June 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 2016/27318 be approved as per the officer recommendation but subject to an additional condition as set out in the written update report.

DM42 2016/27791 - Beamont Community Primary School, O'leary Street, Warrington, WA2 7RQ - Proposing Demolition of existing school boundary and replace with 2.4M High Mesh welded Paladin Classic Fencing. Boundary Wall to O'Leary street, Garner Street and Wilkinson Street to be demolished to ground level.

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

Members visited the site on Thursday, 30 June 2016.

Resolved,

That application 2016/27791 be deferred to enable further discussions in relation to the amended plan.

DM43 2016/27793 - Land at Fowley Common Lane, to the rear of 364 Warrington Road, Warrington, WA3 5JH - Proposed Erection of a single dwelling

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

Members visited the site on Thursday, 30 June 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 2016/27793 be refused as per the officer recommendation.

DM44 2016/28103 - Pavillion, Bank Park, Sankey Street, Warrington, WA1 1UH - Full Planning - Proposal to install two external wireless access points

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

Resolved,
That application 2016/28103 be approved as per the officer recommendation.

Signed………………………

Dated…………………………
### Development Management Committee

**Wednesday 27th July 2016**

**Start 18:30**

<table>
<thead>
<tr>
<th>Item</th>
<th>Page</th>
<th>App number</th>
<th>App Location/Description</th>
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<tr>
<td>1</td>
<td>3</td>
<td>2016/27791</td>
<td>Beamont Community Primary School, O'leary Street, Warrington, WA2 7RQ</td>
<td>Approve</td>
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<td>Full Planning – Proposed demolition of existing school boundary and replace with 2.4m high mesh welded paladin classic fencing. boundary wall to o'leary street, garner street and wilkinson street to be demolished to ground level</td>
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<td>15</td>
<td>2016/27188</td>
<td>Moss Farm, Moss Lane, Rixton-With-Glazebrook, Warrington, WA3 6LG</td>
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<td>25</td>
<td>2016/27976</td>
<td>Ego, Units 1 and 2, Church Farm Shopping Centre Precinct, Walton Road, Warrington, WA4 6NJ</td>
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<td>Full Planning – Proposed retractable awning with sliding glass front and sides over existing public outside seating area</td>
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<td>9 Grange Green Manor, Mill Lane, Walton, Warrington, WA4 6SH</td>
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<td>Householder – Proposed single storey rear extension</td>
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<td>Hope Farm, Warrington Road, Risley, WA3 6BG</td>
<td>Refuse</td>
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<td>5</td>
<td>45</td>
<td>2016/28256</td>
<td>Full Planning – Erection of single new dwelling (part retrospective)</td>
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<td>The Bungalow, Woolston Learning Village, Holes Lane, Woolston, Warrington, WA1 4LS</td>
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<td>6</td>
<td>66</td>
<td>2016/28253</td>
<td>Full Planning – Proposed conversion of existing residential bungalow on the Woolston learning village site into a commercial/community café and installation of disabled access ramp on the northern elevation of the building</td>
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<td>Moonacre, Cliff Lane, Grappenhall and Thelwall, Warrington, WA4 3LD</td>
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<td>Proposed demolition of dwelling and erection of 4 no. detached dwellings</td>
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<td>12 Mitton Close, Culcheth and Glazebury, Warrington, WA3 4EU</td>
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<tr>
<td>8</td>
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<td>2016/28233</td>
<td>Householder – Proposed two storey front and rear extension</td>
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DEVELOPMENT CONTROL COMMITTEE DATE 27-Jul-2016

ITEM 1

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<th>2016/27791</th>
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<td>Location:</td>
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<td>Ward:</td>
<td>Orford</td>
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<tr>
<td>Development</td>
<td>Full Planning - Proposed demolition of existing school boundary and replace with 2.4M High Mesh welded Paladin Classic Fencing. Boundary Wall to O'Leary street, Garner Street and Wilkinson Street to be demolished to ground level.</td>
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<td>Date Registered:</td>
<td>01-Apr-2016</td>
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<td>Applicant:</td>
<td>Warrington Borough Council</td>
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<td>8/13/16 Week Expiry Date:</td>
<td>26-May-2016</td>
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Reason for Referral

The application site is owned by the Council. The application was previously deferred at the 6th July meeting of DMC, to allow time for the applicant to amend the proposals to retain the existing brick/railings frontage facing onto O'Leary Street. Amended plans indicating the retention of the original brick wall/railings facing onto O'Leary Street have now been received.

Human Rights

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

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

Site and surroundings

This application relates to Beamont Community Primary school which is located on O'Leary Street in Orford.

The school site comprises the main school building, which is locally listed, and
its associated play areas, together with the Sunshine Children’s Centre and the Beamont / Kids Planet Nursery, both of which operate from detached buildings located within the school grounds. The application site is bounded on all sides by residential properties.

**The proposal**

Beamont Community Primary school has a frontage to O'Leary Street, Garner Street and two frontages to Wilkinson Street.

The O’Leary Street boundary is marked by a low wall with railings above and the boundary to Garner Street is marked in part by a low wall with railings above and in part by a high boundary wall. The boundaries to Wilkinson Street are marked by 2.4m high paladin fencing (western boundary) and a mix of a low wall with fencing above and a high wall (northern boundary).

With the exception of the paladin fencing on the western stretch of the Wilkinson Street boundary the boundary treatments at the school site are in a poor condition, with several sections having been identified as needing to be replaced, with some areas having been secured by the erection of herras fencing.

It is proposed to retain the existing original boundary treatment to O'Leary Street, part of the eastern section of Garner Street and approximately 50% of the existing boundary to the northern part of Wilkinson Street, (as generally shown on the attached plan). The existing brick pillars, brick wall and railings facing onto O’Leary Street would be retained, repaired/renovated. New 2.4m high paladin fencing, (which would be colour treated in green) would be erected to the majority of the Garner Street boundary, the entire Garner Street (west) boundary and for approximately 50% of the Wilkinson Street (north) boundary.

The proposed fencing would be of the same design and appearance to the paladin fencing on the western boundary (Garner Street side) of the school site.
Areas of proposed new fencing and existing wall to be retained

Relevant site history

2014/23733 – Proposed Installation of modular classroom unit to provide designated pre-school accommodation for 19 no 3-5 year olds – Approved 6.6.2014

2009/15703 - Proposed canopy extension – Approved 1.3.2010

2008/12377 - Proposed access ramp and fire door – Approved 17.4.2008

2008/13085 - Proposed two additional external door openings and additional pedestrian gate in boundary wall to O'Leary Street – Approved 11.7.2008

2007/11666 - Proposed alterations to form entrance including new ramp and associated external works – Approved 3.12.2007

2005/06792 - Proposed demolition of existing nursery building & erection of children’s centre (within grounds of Beamont school) with new vehicular access (off Wilkinson Street) – Approved 7.12.2005
2003/00864 - Replacement of part of boundary wall with 2.4 metre high paladin fencing – Approved 17.2.2004

99/39748 - Single storey multi-purpose hall & kitchen, and new vehicular access onto Garner Street – Approved 2.8.1999

Planning Policies

National Planning Policy Framework
Core planning principles
Chapter 7 – Requiring Good Design
Chapter 11 – Conserving and enhancing the natural environment
Chapter 12 – Conserving and enhancing the historic environment

Local Plan Core Strategy
CS1 – Delivering Sustainable Development
QE3 – Green Infrastructure
QE5 – Biodiversity and Geodiversity
QE6 – Environment and Amenity Protection
QE7 – Ensuring a high quality place
QE8 – Historic Environment
MP7 – Transport Assessments and Travel Plans

Supplementary Planning Documents
Environmental Protection SPD
Design and Construction SPD

Consultation Responses

Highways
Advise that it is proposed to retain the existing vehicular and pedestrian access to the site from O’Leary Street, Wilkinson Street and Gardner Street and therefore, they do not envisage that visibility at the vehicular accesses would be reduced by the proposal.

State that the proposed fencing is located in acceptable areas outside of the adopted highway.

For these reasons they confirm that they have no objections to the proposal on highway grounds.

Tree Officer
Note that the majority of the affected tree stock is mature London Plane trees which appear to be regularly maintained through routine pruning. Advise that the species in general is hardy in its nature making it suitable for the urban environment.

Advise that the proposed works are likely to have minimal impact on the trees due to the limited excavations required and the existence of hardstanding around the trees, before confirming that they have no objections to the
proposal subject to the attachment of a condition which requires the developer to provide an arboricultural method statement prior to the commencement of development which includes details of the finished levels within the rooting area of the trees, the method of any excavation and installation of fencing within the rooting areas of the trees on site and the location of temporary protective fencing.

Notification Responses

Ward Councillors
No comments received to date

Neighbours
No letters of representation have been received in response to this application.

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.

One of the core planning principles of the NPPF which was published in March 2012, is to “conserve heritage assets in a manner appropriate to their significance”.

Paragraph 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. It then continues to say that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting and that as heritage assets are irreplaceable any harm or loss “should require clear and convincing justification”.

Paragraph 133 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, permission should be refused unless it can be demonstrated that substantial harm or loss is outweighed by substantial public benefits. Paragraph 134 states that where a proposal leads to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
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.

Policy QE8 of the Warrington Borough Council Core Strategy states that the Council will seek to ensure that the fabric and setting of heritage assets, including listed buildings, buildings within Conservation Areas and locally listed heritage assets, will be appropriately protected and enhanced in accordance with the principles set out in National Planning Policy.

The main school buildings at the site, which front onto O’Leary Street, are locally listed and therefore the retention (and repair/renovation) of those parts of the original wall/railings facing onto O’Leary Street would preserve the setting of the locally listed school building in accordance with Policy QU8. In this respect, the applicants have responded positively to the concerns previously expressed by members in response to the previously proposed removal of the original boundary features. The replacement paladin fencing would now therefore only be located to part of the Garner Street and Wilkinson Street boundary and the whole length of the Wilkinson Street (west) side. The proposed areas of new fencing are now only proposed to those parts of the boundary that do not contain the original boundary features and have either been previously replaced by more modern brick wall or have been previously replaced by similar green paladin fencing.

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 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 bounded on all sides by residential properties. The proposed retention of the existing boundary features at O’Leary Street would clearly result in no change to the outlook of existing houses to the opposite side of O’Leary Street, whilst the replacement fencing would be 12m from the properties on the opposite side of Garner Street and 11m from the properties
on the opposite side of Wilkinson Street. The permeability of the proposed fencing and gates and the existing boundary treatments at the school site it is not considered that the introduction of the proposed fencing would result in neighbouring residents experiencing a loss of amenity by virtue of loss of light, privacy and/or overbearing impact.

Similarly it is not considered that the proposal raises any issues with regard to noise and disturbance given that the proposal would not alter or intensify the use of the school site, it would simply secure the site in order to prevent unauthorised access/egress.

For these reasons it is not considered that the proposal would have any significant adverse impact upon the residential amenity enjoyed by neighbouring residents. 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 CS1 of the Warrington Borough Council Core Strategy identifies the need protect public 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 MP7 of the Warrington Borough Council Core Strategy states that the Council will require all development to (a) demonstrate that it will not significantly 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 Council’s highway officer has reviewed the proposal and advised that it is proposed to retain the existing vehicular and pedestrian access to the site from O’Leary Street, Wilkinson Street and Gardner Street and therefore, they do not envisage that visibility at the vehicular accesses would be reduced by the proposal. They have also stated that the proposed fencing is located in acceptable areas outside of the adopted highway. On this basis they confirm that they have no objections to the proposal on highway safety grounds.

Having regard to the comments of the Council’s highway officer it is not considered that the introduction of the proposed fencing raises any highway safety issues and therefore the proposal is considered to be in accordance with policies QE6, and MP7 of the Warrington Borough Council Core Strategy.

Trees
Policy QE3 states that the Council will seek to protect and enhance the quality
of the Borough’s green infrastructure.

There are a number of trees on site, including a series of London Planes, none of which are protected by a Tree Preservation Order.

The Council’s Arborist has reviewed the proposals and advised that the proposed works are likely to have minimal impact on the trees due to the limited excavations required and the existence of hardstanding around the trees. They have therefore confirmed that they have no objections to the proposal subject to the attachment of a condition which requires the developer to provide an Arboricultural Method Statement prior to the commencement of development which includes details of the finished levels within the rooting area of the trees, the method of any excavation and installation of fencing within the rooting areas of the trees on site and the location of temporary protective fencing.

Having regard, to the comments of the Council's Arborist it is not considered that the proposal would have an adverse impact upon the treescape of the area subject to the attachment of the condition they recommend. The proposal is therefore considered to be in accordance with policy QE3 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 hereby approved shall be carried out in accordance with the following approved plans –
   - Site location plan – drawing A1
   - Proposed fencing plan – drawing A6 Rev 1
   - Proposed fencing detail – drawings A2 Rev 1, PP-03-A Rev A and PP-03-B Rev A

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

3. The 2.4m paladin fencing and gates hereby approved shall be colour treated in green prior to installation and shall be maintained as such thereafter.

   Reason: To safeguard the amenity of the area in accordance with policy policies CS1 and QE7 of the Warrington Borough Council Core
Strategy and the design policies in the National Planning Policy Framework

4. Prior to the commencement of development an arboricultural method statement which includes details of the finished levels within the rooting area of the trees, the method of any excavation and installation of fencing within the rooting areas of the trees on site and the location of temporary protective fencing 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 –To ensure that the trees on the site are protected during construction works in the interests of local amenity, and in order to comply Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction.

Informatives

1. 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. The proposed development lies within a coal mining area. Property specific summary info on any surface and underground mining activity can be obtained from the Coal Authority - 0845 762 6848 www.coal.gov.uk

3. This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.

If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:

(a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
(b) In addition if a condition precedent is breached, the development is unauthorised and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.

4. 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.
Appendix 1 – Plans

Site location plan
DEVELOPMENT CONTROL COMMITTEE DATE 27-Jul-2016

ITEM 2

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<th>Application Number:</th>
<th>2016/27188</th>
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<td>Ward:</td>
<td>Rixton And Woolston</td>
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<td>Development:</td>
<td>Full Planning - Proposed siting of a mobile home for temporary residential accommodation</td>
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Reason for referral

The Executive Director considers it appropriate for this application to be considered by members of the Committee. Members may recall that this application was previously considered by them at the previous Development Management Committee meeting in June 2016, where a decision was deferred by members to enable further discussions with the applicant for a potential alternative location for the position of the mobile home. Members have also previously visited the site. The applicant has now amended the position of the proposed mobile home and provided additional supporting information which is described below:

Site and proposal

Planning permission is sought for the siting of a mobile residential home (measuring 3.6m x 9.7m) on land/associated with the currently use of land for the stabling of horses/agriculture. The site consists of a number of single storey buildings used for the stabling of horses for over 8 years. Horses have been stabled on the land on a DIY livery basis (i.e.: the owners of the horses looking after their own animals as opposed to the owner of the land looking after them on the owners behalf). A separate planning application for the erection of an additional 6 stables was approved by members at the previous Development Management Committee meeting of 15th June. Following concerns expressed by members, the applicant has now re-positioned the proposed location of the mobile home so that it is now to be located approximately 10m further to the south of its previously proposed position. The amended position of the building is now as shown below:
The caravan would now be located directly adjoining the existing large agricultural storage buildings and (once erected) would be directly adjoining the timber stables that were previously approved planning permission in June 2016. Photographs of the amended location of the caravan are also attached at the end of this report. The mobile home would be occupied as part of the development of the current DIY livery offered to enable the majority of horses to be cared for by the owner of the land (rather than the individual owners). A total of 20 horses would be housed on the site, with the existing adjoining buildings used for the storage of hay produced from the surrounding agricultural land. The applicant considers that the residential accommodation is required on the site in order to cater for the welfare needs of the horses and the temporary mobile dwelling would be occupied by an equestrian worker (i.e.: a groom).

The applicant considers that the residential accommodation on the site is required in order to:

Provide 24 hour supervision of the horses and deal with any emergencies/security issues immediately that may arise during the night
Monitor particularly sick/injured horses
Respond to emergencies that could lead to death, serious injury for the animals
Attend/prevent incidents of theft, arson, escaped animals attacks on horses
The applicant considers that the equestrian enterprise cannot effectively operate without such an on-site residential presence and that responsible horse owners will not leave their animals at stables where there is no such accommodation. The applicant also considers that:
there is a clear evidence/intent to develop the existing equestrian activities on the site, the nature/scale of the proposed equestrian activities amounts to a functional need from a financial point of view, there is clear evidence that the enterprise has been planned on a sound financial basis there are no existing buildings on site that could be converted/used for residential purposes the position of the mobile home is such that it meets a functional need.

In addition to the above, the applicant has now also provided the following additional supporting information:
the re-located position of the mobile home is now close to the existing agricultural buildings on the site

The current farming activity at Moss Farm is presently not a full-time and viable business. The proposal to develop the equestrian livery enterprise will provide a profitable and viable business and so help ensure the future of Moss Farm as an agricultural enterprise.

In order for the proposed equestrian venture to succeed, on-site accommodation is essential to look after the horses that are entrusted into the care of the operator (Mr Richards). Horse owners paying for full livery, and entrusting their horse(s) in someone else’s care, will only do so if there is someone living on site.

If no-one is resident on site the list of potential issues that could arise is endless, e.g. horses suffering from Colic, horses becoming cast in their stables, intruders disturbing the horses, intruders suffering harm to the horses, intruders stealing the horses, intruders causing harm and damage to the buildings and with hay and straw being stored on site there is the risk of an incident of arson.

Relevant History
2012/20101 – Agricultural building – Prior approval not required
2012/19823 – Agricultural building for livestock and storage – Planning permission required
2008/13815 – Steel framed agricultural building – Planning permission not required
2008/13078 – Fodder store – Planning permission required
2008/12297 – Fodder store – Planning permission required
2088/12274 - Proposed stable block and boundary fencing – Withdrawn (stables considered permitted development)
2006/08057 – Equipment store – Planning permission required
2006/07759 – Building for storage of agricultural equipment – Planning permission not required
Planning Policy

**National Planning Policy Framework**
Paragraphs 55 & 79-92

**Core Strategy**
CS1 Delivering Sustainable Development
CS5 Overall Spatial Strategy - Green Belt

QE6 Environment and Amenity Protection
QE7 Ensuring a High Quality Place

**Consultation Responses**

Rixton Parish Council – Object – no evidence of the necessity for such a dwelling provided.

National Grid – no objections

Warrington BC (Environmental Protection) – no objection subject to informative

Warrington BC (Highways) – no objection subject to conditions

**Notification Responses**
None.

**Observations**

**Principle of development/Green Belt:**
Paragraph 55 of the NPPF sets out the circumstances in which it is necessary to provide new isolated dwellings in the countryside such as where there is an essential need for a rural worker to live permanently at or near their place of work in the countryside. This states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances, e.g. the essential need for a rural worker to live permanently at or near their place of work in the countryside. The main issue for consideration is therefore whether there is an essential need for a worker to be accommodated on the site? A functional test is therefore undertaken in order to ascertain whether it is essential for the proper functioning of the equestrian activities for a worker to be readily available at most times. Whilst PPS7 – the previously existing national planning policy (Sustainable Development in the Rural Areas) has been superseded by the NPPF the following general principles and tests against which proposals for temporary agricultural dwellings are considered to generally still apply:

(i) clear evidence of a firm intention and ability to develop the enterprise concerned
(significant investment in new farm buildings is often a good indication of intentions); - the existing number of stables and the permanent nature of the
adjoining buildings used for hay storage amounts to a clear intention to continue/develop the existing business. The additional supporting evidence submitted by the applicant, stating that the development of the equestrian business would enable the existing agricultural activity on the site to be continued is also considered to be a further positive consequence.

(ii) a functional need- horses have been stabled on the site for over 8 years without the need for any on site residential presence. The applicant contends that the horses are at risk without such a presence and that owners will not house their animals where no on site residential presence exists. The applicant has now supplied additional information clarifying the need for a residential presence on the site, (in terms of a list of potential issues that could arise without a residential presence on the site), however the applicants “need” for a temporary dwelling on the site is not backed up by any actual instances where the lack of a round the clock presence on the site has directly led to problems on the site. In this instance, bearing in mind that around 14 horses have been (presumably) successfully stabled on the site for the past 8 years. No evidence of death, injury, and harm to any of the animals stabled has been provided. Although it may well be desirable (and from a commercial point of view likely to ensure a greater number of horses stabled on the site) to have a residential presence on the site, it is still not considered that that would amount to an essential need. It is acknowledged that it is highly likely that the development of the equestrian business on the site would enable (and in effect subsidise) the current agricultural uses to continue. In this respect, members may well consider that this consequence is sufficient (coupled with the amended position of the mobile home) to warrant the approval of a temporary planning permission.

(iii) clear evidence that the proposed enterprise has been planned on a sound financial basis; - The standard accepted test for any rural worker’s dwelling is that the business generates sufficient profits to provide an adequate return to land, labour and capital and be able to finance the build-cost of the dwelling, or in this case the purchase of a mobile home. The applicants projected accounts indicate that the income obtained from the activities would support the cost of a temporary dwelling.

(iv) the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; - there are other existing dwellings in the local area available to rent/buy, however, the applicant considers that the only means of meeting the need to care for the animals on site is for the worker to be resident on the farm, i.e. close at hand to the stables, also stating that Moss Farm is a fairly remote and isolated farm meaning that the existing dwellings would not enable the ‘essential need’ to be met. No additional evidence has been submitted by the applicant to demonstrate that existing dwellings nearby could not be occupied to satisfy any functional need, however it is acknowledged that the ability of any worker (associated with the equestrian activities on the site) to take advantage of existing residential accommodation nearby is limited in view of the likely financial impact.
(v) other normal planning requirements – the position of the proposed mobile home would be close to the existing group of stables/agricultural buildings and bearing in mind its temporary nature would not be considered harmful in visual terms. Adequate car parking spaces are provided within the curtilage of the site and there are no objections from a highway safety/congestion point of view.

Conclusions

The applicant has responded to the concerns previously expressed by members in terms of the position of the proposed mobile home by repositioning it much closer to the existing group of much larger agricultural buildings. In this respect there would be a limited impact on openness. The development of the existing equestrian business would also undoubtedly assist in the continuation of the existing agricultural activity on the site. The continued use of the site for equestrian activities would be an appropriate activity in this location. On the negative side, the site has been successfully used for the stabling of horses for many years without any of the potential problems listed by the applicant having materialized. The issues are finely balanced in this respect, however, bearing in mind the inappropriateness of new dwellings in the greenbelt in principle, it is considered that a recommendation to refuse is maintained.

Recommendation

Refuse

Conditions & Reasons

1. The proposal does not demonstrate that an essential need exists for a temporary workers dwelling on the site, in terms of a functional requirement arising from the activities existing and proposed on the site. The development is therefore considered to be inappropriate in the Green Belt, and therefore by definition harmful. The supporting statement also fails to demonstrate that very special circumstances exist to outweigh the harm by virtue of inappropriateness. As a result, the proposal would be in conflict with Policy CS5 of Warrington Borough Councils' Local Plan Core Strategy and the advice contained within paragraphs 79-92 of the National Planning Policy Framework.
Photographs of proposed mobile home location - (concrete hardstanding indicates position of previously approves stables) – mobile home location indicated by yellow posts
Proposed mobile home elevations/plan

SOUTH EAST ELEVATION

NORTH WEST ELEVATION

NORTH WEST ELEVATION

SOUTH EAST ELEVATION

PLAN

kitchen  bathroom  bedroom  bedroom  bedroom

hall

lounge

9750

3657

ORIGINAL PAPER SIZE.
DEVELOPMENT CONTROL COMMITTEE DATE 27th July 2016

ITEM 3

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<tr>
<td>Ward:</td>
<td>Stockton Heath</td>
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<tr>
<td>Development</td>
<td>Full Planning - Proposed retractable awning with sliding glass front &amp; sides over existing public outside seating area</td>
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<td>Date Registered:</td>
<td>28-Apr-2016</td>
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<tr>
<td>Applicant:</td>
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Reason for Referral

Stockton Heath Parish Council objects to the application.

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 Ego restaurant occupies units 1 and 2 of the Church Farm Shopping Precinct (25 Walton Road) Stockton Heath WA4 6NJ. The premises has an area to the Walton Road frontage which is currently used for outdoor eating with removable tables and seating which is put out on a daily basis along with removable bollards and screens.
- The wider area is mainly commercial in character with a mix of shops, cafes and pubs. Aldi is adjacent to the site on its southern side and Costello’s Bar is adjacent it on the northern side.
- The site lies within the area allocated under Policy SW 1 Stockton Heath District Centre and SN4 District and Neighbourhood Centres of
the Local Plan Core Strategy.

- The site lies just outside the London Road Conservation Area.
- Although some of the building lies within an area designated as an area of archaeological potential (Wilderspool Area) the proposal lies outside it so would not affect this area.
- The proposal is for the erection of an awning with a sliding glass front and side over the outside eating area. The awning structure would project 4.5m from the main front wall of the premises (with a further 0.1m overhang at the eaves). It would be 12.665m wide and 3.05m high overall (2.17m high to the eaves).
- The awning structure would be constructed from a grey powdercoated aluminum frame. A retractable fabric awning would provide the “roof” of the structure. Glazing would be provided to the fronts and sides of the frame, which would be able to be slid open. The glazing would have vinyl signage (which would benefit from deemed advertisement consent under Schedule 3, Part 1, Class 6 of the Advertisement Regulations 2007 (as amended). To the sides glazing would not be provided to above eaves level area. Glazed doors would provide access from the street to the eating area.
- Planters would be provided to two sides of the awning structure (southern and eastern sides). These would be made from reclaimed timber containing box hedging.
- The applicant submits that the proposal would provide an all-weather outdoor covering for the existing terrace which is used for table service meals.
- The applicant considers that this is purposely low key consisting mainly of glazing with a simple frame structure to keep the appearance both light and airy.
- The applicant has confirmed that there are 4 patio heaters in use at the premises currently.

**Relevant Planning History**

90/25231 Erection of new shop front Approved with Conditions 20/02/1990.
95/34085 Proposed erection of a neon illuminated static SHOP SIGN Approved with Conditions 26/09/1995.
95/34085 Proposed change of use of part existing wine shop to incorporate a new cafe area and change shopfront to form 2 no inward opening doors Approved with Conditions 29/11/1995.
97/35980 Proposed extension and alteration to shopfront to incorporate retractable inward opening doors Approved with Conditions 14/03/1997
98/38149 Proposed change of use from existing class a1 retail to a combination of class a1 and class a3, and alteration to shop front. Approved with Conditions 02/09/1998.
2004/02682 Proposed change of use from first floor three bed flat to retail. Approved with Conditions 19/05/2004.
2005/05752 Proposed change of use of vacant shop to a restaurant.
Approved with Conditions 13/06/2005.


Planning Policies

National Planning Policy Framework (NPPF)
Matters relating to sustainability and the need for quality design solutions

Local Plan Core Strategy (LPCS)

- Policy CS 1 Overall Spatial Strategy – Delivering Sustainable Development
- Policy SN 4 District and Neighbourhood Centres
- Policy SN 6 Sustaining the Local Economy and Services
- Policy QE6 Environment and Amenity Protection
- Policy QE7 Ensuring a High Quality Place
- Policy SW 1 Stockton Heath District Centre

Supplementary Planning Document
Design and Construction SPD

Notification Responses

The application was publicised by neighbour notification letters. 4 objections, 147 letters of support and a petition of support have been received.

The letters of objection raise the following concerns:

- Grossly affect the adjacent Costello’s Bar by obscuring the frontage of the bar completely in views from the south, impacting on its identity and ability to advertise promotions.
- Deter customers from the adjacent Bar.
- Ruin view and block sun, it will mean people sitting beside glass walls and steel pillars.
- Look ridiculous underneath the existing awning.
- The area will undoubtedly be heated with a great number of outdoor heaters, wasting electricity and creating unnecessary pollution.

The letters of support make comments including:

- Allow alfresco dining.
- Looks amazing.
- Fabulous addition to a thriving business.
- Would enhance the village and the restaurant.
- Much better than current situation.
- Keep village vibrant and busy.
- Restaurants need these types of structures to thrive all year round given the weather.

Consultation Responses

Ward Councillors
No comments received.
Parish Council
Objects to the design and appearance due to the impact on the overall visual amenity. The property sits directly on the border of the London Road Conservation Area and the awning will impact on the overall character and appearance of the area.

Highways
No objections as the proposal is of a suitable height and located in an acceptable area outside of the adopted Highway.

Environmental Protection
No objections.

Licensing
No objections. Advise that their alcohol license allows for off sales or include the area within the licensable area.

Observations

Principle
The proposal would support the viability and sustainable growth of an existing business, and would not undermine the delivery of sustainable development in accordance with Policies CS1 and SN6 of the LPCS. It would help deliver a more diverse District Centre by providing an offer of alfresco dining in accordance with Policy SW 1 of the LPCS.

Design
The site itself is a modern unit located within a modern shopping centre, with a hardstanding at its front and a shopfront which is mainly glazed. Above that is a canopy which is a feature on the Church Farm Shopping Precinct. The glazed canopy runs along the length of the frontage of both this unit and the adjacent Costello’s Bar, and is also a feature on the Aldi unit to the south and the unit occupied by Barclays Bank further north.

The design of the proposal would be in keeping with the unit which has a modern character, and would utilise powdercoated aluminium for its structure and include a lot of glazing to project a lightweight feel. The awning would not be an unusual feature above an outdoor terrace. Given it would be beneath an existing glazed canopy it would not look out of place, but is likely to harmonise with it.

Currently the tables, chairs and screens that are put out to provide a seating area are of a typical style found in outdoor eating areas. In public views of unit, therefore, their use means that there is some visual clutter. The tables and chairs would no longer be readily visible (the screens would no longer be required). Instead the main element of the proposal that would be visible would be timber planters with box hedging which would be placed alongside the awning structure. These would not be out of character at a modern restaurant unit.
Whilst this site lies adjacent the London Road Conservation Area, it is not included within it, because it is a modern shopping centre, and the building itself has little historical architectural merit. Therefore it is considered that the proposal would have minimal impact on the character or appearance of the Conservation Area, because it would be viewed against the backdrop of a modern building.

Therefore it is considered that the proposal would be of a suitable design and would comply with Policy QE 7 of the LPCS.

Impact on Amenity
The bar adjacent the site objects to the proposal for a number of reasons including that it would obscure its frontage completely in views from the south, impacting on its identity and ability to advertise promotions. The main frontage of the bar is also set approximately 2m further forward than the Ego frontage. This means that it is currently more prominent in views from the south. Whilst the proposal would inevitably screen the frontage of the bar to some extent in views from the south, it would be mainly glazed. This means that views through to the front of the bar would be possible. When the awning and glazing is open in good weather only the awning structure (and planters) would be particularly visible, and these would not completely block views of the frontage of the adjacent bar. Views would be possible through the framework of the awning structure.

Objectors also say that it would ruin views and block the sun. The right to a view is not a material planning consideration. The outlook for people using the terrace of the adjacent bar and the amount of sun this area receives would alter but it is not considered that the introduction of the proposal would alter either the outlook or the amount of light, to the extent that it would have a detrimental impact sufficient to warrant refusal of the application.

Overall therefore it is considered that the proposal would not have an adverse impact on amenity in accordance with Policy QE 6 of the LPCS.

Members will be aware that the Council has served an Enforcement Notice regarding the installation of a retractable awning at first floor on the nearby restaurant Piccolino’s at 85-87 London Road. An appeal against the Enforcement Notice has been lodged. There are some significant differences between what has been installed at that site and the proposal under consideration here. That site lies within the London Road Conservation Area and has been installed on a locally listed building, which is not the case with this proposal. It is also located at first floor level giving it prominence. It is also of a different design and colour to what is proposed here. Overall therefore it is not considered that the installation at Piccolino’s binds the Council to any particular decision at Egos now.

Highways
Highways raise no objections to the proposals as it is considered to be of a suitable height and not located within the adopted highway. Therefore it is not considered that the proposal would have a detrimental impact on highway
safety, and as such is considered to accord with Policy MP1 of the LPCS.

Environment
The applicant has confirmed that 4 patio heaters are in use at the premises currently. Patio heaters would be unlikely to require planning permission as they are normally moveable objects, and it is considered that the proposal would be likely to make any patio heaters more rather than less effective – by enclosing the area to a greater extent from the weather - which would tend to accord policies aimed at reducing energy waste and minimising carbon dioxide emissions

Other issues
An objector says that this proposal would deter customers from the adjacent bar. It is considered that the proposal would be likely to make this premises more attractive meaning potentially a higher footfall in the area, and therefore it is likely that more people would have the opportunity to utilise Costello’s Bar if they chose to do so.

Summary
The proposal would support the viability and sustainable growth of an existing business, and would help deliver a more diverse District Centre. The size, siting and design of the proposal would not cause any adverse impacts and would be in keeping with the existing property, which is a modern unit within a modern shopping centre. It would have minimal impact on the character and appearance of the adjacent Conservation Area. It would not have an adverse impact on amenity, or the environment, and no highways impacts would arise. Therefore it is recommended that planning permission be granted subject to conditions.

Recommendation
Approve subject to Conditions

Conditions & Reasons

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

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

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

   Sie Location Plan
   EGO-S 1101 A Existing Outside Area
   EGO-S 1201 A Outside Area Plan
   EGO-S 1301 A Proposed Elevation A, B & C
Reason: For the avoidance of doubt and to enable Warrington Borough Council to adequately control the development and to minimise its impact on the amenities of the local area and to conform with Policy QE7 of the Warrington Core Strategy.

**Informatives**

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

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

3. 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: nsd wasteteam@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 – Plans/Photographs

Site Location Plan

Proposed awning structure
The site showing the existing outdoor seating area being set out.

The site and Costello’s Bar adjacent to the north
Aldi adjacent the site to the south

The site, Costello’s Bar and Barclays
Piccolino's, 85-87 London Road
Application Number: 2016/27789

Location: 9, Grange Green Manor, Mill Lane, Walton, Warrington, WA4 6SH

Ward: Hatton, Stretton and Walton

Development Householder - Proposed single storey rear extension

Date Registered: 31-Mar-2016

Applicant: Mr M Yates

8/13/16 Week Expiry Date: 25-May-2016

Application is being referred to committee in view of the objection received by the Parish Council

Site

This application relates to a property which was part of a development of a former farm house and outbuildings. The property is located in a courtyard and is attached to garages. The property is locally listed and situated in the Green Belt.

The property has previously been extended to the side and to the rear.

Proposal

The applicant proposes to demolish the existing single storey rear extension and erect a single storey rear and side extension to provide an enlarged kitchen/dining/living room to the rear and a toilet and utility to the side.

The proposed extension would meet the existing rear extension extending along the rear of the original property. The proposed extension would project 4m from the rear elevation at a width of 2.5m and reach a height of 3m.

Relevant Planning History

Ref 2015/25566
Proposed Full Planning - Proposed single storey rear extension
Decision Refused

Reason: By reason of disproportionate scale and massing the proposal would harm the character of the area and openness of the Green Belt.
When considered alongside the earlier extensions, the proposal would not present a limited extension of the property and would constitute inappropriate development in the Green Belt. No very special circumstances have been presented to justify inappropriate development. The proposal is considered to conflict with the objectives of policies CS5 & CC2 of the Local Plan Core Strategy, guidance contained in the Councils Supplementary Planning Guidance G - Green Belt, and the National Planning Policy Framework (NPPF).

Ref 2013/22657
Proposal Householder - Proposed detached double garage
Decision Withdrawn

Ref 2011/17596
Proposal Proposed single storey rear extension.
Decision Approved with Conditions

Ref 2008/12792
Proposal Proposed garden room to the rear
Decision Approved with Conditions

Ref A01/44257
Proposal Proposed single storey lounge extension
Decision Approved with Conditions

Ref 97/36311
Proposal Conversion of the former farm house and outbuildings to form 10 dwellings - with associated access improvements and garages
Decision Approved with Conditions

Planning Policies

National Planning Policy Framework

Local Plan Core Strategy
CS1 Overall Spatial Strategy – Delivering Sustainable Development
CS5 Overall Spatial Strategy – Green Belt
QE6 – Environment and amenity protection
QE7 – Ensuring a high quality place

SPG2 – House extension Guidelines

WBC Standards for parking in new development

Notification Responses

None received to date
Consultation Responses

Walton Parish Council- The original permission for this conversion from agricultural to residential building did not permit further development beyond the original footprint. We therefore object on the basis that this is not in keeping with that constraint and because it is an additional intrusion into the adjoining Green Belt land.

While the original permissions for conversion of the development (97/36311) does not permit any extensions to the original building through permitted development rights it does not prohibit future occupants submitting planning applications. As such this proposal will be assessed against relevant planning policy considerations and in light of relevant planning history in the observation section of the report below.

Observations

The previous application was refused as it was calculated that the percentage increase in floor space would be far in excess of the guideline of 33% and would therefore represent inappropriate development in the Green Belt. However the applicant has submitted floor space calculations which show that the floor space increase would be within the guidelines and therefore be acceptable.

Residential amenity
The proposed extension is located at the end of the former stable block. It has a previous extension to the side which extended the property to the adjoining garages. The nearest property, No.10, is located on the opposite side of the existing single storey rear extension and as such there would be no impact upon neighbouring privacy or amenity. The proposal therefore accords with the guidance contained within SPG 2- House Extension and Policy QE6 of the Local Plan Core Strategy.

Design
The proposed extension would be located to the rear of the property entirely. It would tie in with the existing extensions and would not be viewed by any neighbouring properties as the proposal is surrounded by fields. Materials to match are proposed and would be conditioned to ensure the protection of this locally listed building in accordance with Policy QE7 of the Local Plan Core Strategy.

Green Belt
The NPPF states that the extension of existing buildings within the green belt are classed as an exception to inappropriate development provided that it does not result in disproportionate additions over and above the size of the original building.

Policy CS5 within the Core Strategy states that development proposals within the green belt will be approved where they accord with relevant national policy.
For development of this type within Green Belt, it is normally considered that a 33% floor area increase to be proportionate to the original dwelling, recognising that the NPPF allows for extensions provided they are not disproportionate.

The original dwelling including the garage has a floor area of approximately 206.6 sqm. The lounge extension previously approved has a floor area of 27.9sqm and the garden room has a floor area of 30sqm. The extension proposed in this application would have a floor area of 9.2sqm. Therefore the floor space percentage increase is a total of 32.5% of the dwelling, when the garage is included and 35.5% when the garage is excluded.

It is noted that this figure when the garage is excluded is above the 33% guideline which represents a proportionate addition. However considering that the proposal would only be 2.5% above the guideline and that if the garage was included it would be below the guideline, it is considered that the impact would not be detrimental to the openness of the Green Belt.

It is therefore considered that having regard to policy CC1 of the Core Strategy and WBC House Extension Guidelines and paragraph 89 of the NPPF the proposed extension does not result in inappropriate development within the Green Belt.

**Recommendation**

Approve subject to Conditions

**Conditions & Reasons**

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

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

2. 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 31/03/16

   (b) Submitted drawing No's MY/02/15, MY/01/15 received on 21/03/16.

   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 – Drawings

Site plan

Elevations
DEVELOPMENT CONTROL COMMITTEE DATE 27-Jul-2016

ITEM 5

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<tr>
<td>Development</td>
<td>Full Planning - Erection of single new dwelling (part retrospective).</td>
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<tr>
<td>Date Registered:</td>
<td>20-Jun-2016</td>
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<td>Applicant:</td>
<td>Mr &amp; Mrs Orrell</td>
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<tr>
<td>8/13/16 Week Expiry Date:</td>
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Reason for Referral

Councillor Matt Smith has referred the application, as the recommendation is for refusal.

Human Rights

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

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

Site and proposal

The site is located within the Green Belt; is accessed from an existing access onto Warrington Road and has residential properties to the front and side. There is a stables located to the rear.

The proposal is for the construction of a single new dwelling on the site of a former redundant farm building, which has now been demolished. The previous building on the site had planning permission to be converted to a single dwelling.
Relevant History

- 2015/26008 - Part Discharge of Condition - Condition 4A (Site characterisation), Condition 4B (Submission of remediation scheme) from previous approved application 2012/20165 - permission
- 2012/20165 - Proposed change of use and conversion of redundant farm building to dwelling – permission
- 2008/13116 – conversion of farm building to dwelling – withdrawn 21.07.2008 prior to likely refusal on grounds of additional dwelling exacerbating housing oversupply situation at that time.

Planning Policy

National Planning Policy Framework
Paragraphs 55 & 79-92

Core Strategy
CS1 Delivering Sustainable Development
CS5 Overall Spatial Strategy - Green Belt
SN1 Distribution and Nature of New Housing
CC1 Inset and Green Belt Settlements
QE6 Environment and Amenity Protection
QE7 Ensuring a High Quality Place

Consultation Responses

Croft Parish Council
Parish Councillors have considered the application and some have made a site visit. No objections have been raised by Parish Councillors. Parish Councillors do not view this proposal as new development in the Green Belt. They consider that the applicant had approval to develop an existing building whose structure subsequently proved to be unsound. Parish Councillors believe that the work undertaken by the applicant has simply been to remedy the structural deficiencies of the old building and that the development is in keeping with the original approval.

Biodiversity
No objection

Building Control
Awaiting comments

Tree Officer
Awaiting comments

United Utilities
Awaiting comments

Warrington BC (Environmental Protection)
No objection subject to condition
Warrington BC (Highways)
No objection

Notification Responses
None.

Observations
Principle of development/Green Belt:
The application site is located within the Green Belt as identified by the Local Plan Core Strategy Policies Map. Policy CS5 within the Local Plan Core Strategy states that development proposals will be acceptable in Green Belt locations where they accord within National Policy.

The National Planning Policy Framework (NPPF) states that development should be regarded as inappropriate in the Green Belt. Paragraphs 89 and 90 of the NPPF states that the construction of new buildings within the Green Belt should be regarded as inappropriate development. Exceptions to this are:

- Buildings for agriculture and forestry;
- Provisions of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- The extension or alterations of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development.

The applicants have argued that the proposal is the replacement of an existing building on the site that has been removed due to structural issues. The applicants have stated that the only element remaining of the original building is the concrete slab. However, it is not considered that the proposal is a replacement building – as there is now no existing building to be replaced.

The NPPF makes some provision for limited infilling within villages in the Green Belt, providing that it would not have a greater impact on openness. While the application has not been submitted on this basis, a judgement on this element of the exceptions needs to be undertaken. Although the NPPF discourages the use of residential gardens for new housing where it would harm the character of the surrounding area, the definition of infilling is normally taken to mean the development of a relatively small gap between
existing buildings along an otherwise, generally built-up frontage (see for example appeal decision APP/A0665/A/13/2194972).

It is considered that the site is not a gap within a built up frontage as the site is accessed via an access track and isn't fronting onto the road. The site has the appearance of a backland development as it is located behind existing buildings. It is not considered that the site forms part of a village and therefore this site cannot fulfil the definition of infilling and on this basis, the proposal fails to accord with the NPPF.

The final exception that the application could be assessed against is the redevelopment of an existing brownfield site (if it is considered as a brownfield site). The site was previously used as a gym and for storage. There is no dispute that the building was of a permanent structure and as the construction of the dwelling commenced soon after the building was demolished, the concrete slab has not blended into the landscape. On this basis, it is considered that the site is previously developed land as defined in Annex 2 of the NPPF, and therefore qualifies as a previously developed site for the purposes of Paragraph 89 of the NPPF. The redevelopment of the site is considered acceptable subject to the test of whether the proposal would have a greater impact on openness than the existing building. The previous building on the site has been replaced with an unauthorised structure which consists of a number of walls. The proposed building on the site has a higher ridge than the previous building and it is also proposed to insert an additional floor into the building. As the building is taller than the building it is proposed to replace, it is considered to have a greater impact on the openness than the previous building.

If completed as proposed, the new building itself would therefore be considered to be inappropriate development in the Green Belt.

Any Other Harm

A presumption in favour of sustainable development is at the heart of the NPPF and paragraph 55 says that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities, and isolated homes should be avoided unless there are special circumstances. The NPPF clarifies that sustainable development incorporates many different elements, including protecting the countryside and the Green Belt from development.

Turning to the issue of sustainability; the site is a replacement of a building that has previously been given planning permission for conversion to a single dwelling. There are other properties in close proximity. As part of the conversion of the existing building to a dwelling, significant weight was placed on the sustainability benefit derived from the retention of the then existing building and the retention of the existing building was considered to outweigh the sustainable aspect of the location.
The application site is located approximately a mile from Risley and while there is a footpath that is located on the opposite side of the road, the residents would have to cross a busy road to access the footpath. There is also a bus stop with a regular bus service within 50 metres of the application site. The main local amenities and services are contained within Risley which is approximately a mile or a 20 minute walk from the site. Although this service is limited, the application site and its immediate surroundings are not considered to be particularly isolated. Where facilities are available locally, such as the services in Risley, these are a distance away and accessed by roads that are likely to be unappealing to pedestrians, particularly if walking children to school as a number of busy roads have to be crossed.

It is acknowledged that the site has limited sustainability credentials in these terms, and that the site is located outside of the urban environment and is a new dwelling in the Green Belt. The site is not in a location where housing growth would normally be focused. As the proposal is not now for the conversion of an existing building, the weight placed on the sustainability of the location is higher. The location of the site means that there will probably be a high reliance on the private vehicle to undertake day to day living.

Developing a new home would result in some economic benefit through the economic activity associated with its construction and occupation. In accordance with Framework paragraph 19, economic growth through the provision of construction jobs and the sale of construction materials, and expenditure during occupation of the house, attracts significant weight in this case.

The proposal also contains roof lights on the west elevation of the property. The proposed roof lights are not considered to have a detrimental impact on the residential amenity of the neighbouring properties. It is considered necessary to add a condition to any permission restricting the insertion of roof lights into the eastern elevation to ensure that the residential amenity of the neighbouring properties is preserved. There are only ground floor windows proposed on the eastern elevation and these are not considered to have a detrimental impact on the residential amenity of neighbouring properties. The proposal is not considered to have an unacceptable impact on the character of the area and it is not considered to have a detrimental impact on the setting of the adjacent Listed Buildings.

**Very Special Circumstances**

The NPPF also directs that substantial weight should be afforded to harm to the Green Belt and harmful development should not be approved except in very special circumstances. Very special circumstances will not exist unless the harm to the Green Belt by way of inappropriateness or any other harm is clearly outweighed by other considerations. The proposed development would by way of inappropriateness be harmful to the Green Belt and the purposes of including land within it (which include safeguarding the countryside from encroachment).
In concluding that the proposal amounts to inappropriate and therefore harmful development in green belt, consideration has been given to paragraph 87 of the NPPF in terms whether any “very special circumstances” would outweigh the harm by reason of inappropriateness. The supporting information states the following:

- the proposal is on the same footprint as the original barn;
- the proposal would have a neutral impact on the green belt;
- The walls failed due to poor construction of the barn;
- None of the elevations were tied into the supporting piers;
- The applicants thought they were following the planning permission;
- Each elevation was rebuilt independently and all walls weren’t removed at the same time;
- The walls were removed for health and safety reasons;
- The site is located in a cluster of properties, not a standalone property in the open countryside and is well screened.
- Previous applications are referenced within the statement but each planning application is taken on its own merits and are all before the adoption of the local plan;
- The loss of the building and delay has the potential to financially cripple the applicants;
- The applicants 7 year old daughter goes to the local primary school; and
- The applicants have been given notice to quit the property they currently rent

The agent has stated that he considers the information submitted with the application to constitute very special circumstances which outweigh the harm to the Green Belt by reason of inappropriateness.

As the NPPF does not define “very special circumstances”, it is open to local planning authorities to interpret this for themselves, on a case by case basis – but with the aim of achieving a consistent approach. Members should therefore attach weight as they see fit to the following – which have been advanced by the applicant as potential very special circumstances:

- Personal circumstances/health

Paragraph 21 of the companion guide to former Planning Policy Statement 1 made it clear, whilst the personal circumstances of an occupier or personal hardship may be material to the consideration of a planning application, such arguments will seldom outweigh the more general planning considerations.

Paragraph 93 of former guidance Circular 11/95: use of conditions in planning permission advises that in exceptional circumstances it may be possible to grant permission where consent would ordinarily be refused due to strong compassionate or other personal grounds. This should normally be made subject to a condition that it shall ensure only for the benefit of a named person-usually the applicant. However this condition will “scarcely ever be justified in the case of permission for the erection of a permanent building”.

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Whilst the guidance contained in both PPS1 and Circular 11/95 has been superseded it is still considered relevant to at least consider the contents as a guide in absence of current policy/guidance relating to personal circumstances.

Having considered the issue in great detail – including up-to-date appeals and case law, it is not considered that the personal circumstances of the applicant constitute very special circumstances in this instance. In a recent planning appeal APP/A0665/C/15/3121615 (this appeal was for the replacement of a building in the Green Belt following the collapse of the building during its conversion to a residential property) the inspector stated “I have given very careful consideration to the circumstances that the appellant now finds himself in. However, whilst I accept that the personal circumstances of the appellant are capable of being a material consideration, I am mindful that such circumstances are always likely to arise when construction projects go awry. In the particular circumstances of this case, I have reached the view that the collapse of the building during the attempted conversion was due to a failure in construction technique which, ultimately, was in the control of the appellant. Accordingly, whilst I fully recognise the financial and other consequences that may arise as a result of the appeal not succeeding, I afford the personal circumstances of the appellant only limited weight.”

Whilst the Council accepts that personal circumstances can be a material planning consideration when determining a planning application, the weight that should be attached to them, is limited. Predominantly appeal decisions which looked favourably on personal circumstances related to extensions to existing dwellings – rather than to the erection of new ones.

The NPPF advises that local authorities should ensure that substantial weight is given to any harm to the Green Belt. This suggests that the harm caused requires increased consideration. The NPPF also advises that very special circumstances will not exist unless harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Therefore if harm to green belt is caused by the proposal, this would have to be off-set by significant benefit, which is considered more significant than the fundamental purpose of Green Belt policy (i.e. to prevent inappropriate development and to preserve openness).

The term “very special circumstances” suggests that to exist, the circumstances arising have to be sufficiently unique or “very special” to justify allowing harmful development in the green belt and they have to clearly outweigh the harm caused. In this instance, whilst the Council sympathises with the personal circumstances of the applicant, the circumstances provided are not considered to clearly outweigh the harm caused to the Green Belt by way of inappropriateness and loss of openness.
Balancing Exercise

The LPA has identified substantial harm by reason of inappropriate development in the Green Belt and significant harm caused to the openness of the Green Belt. The substantial and significant weights attributed to the harms to the Green Belt and any other harm, are not clearly outweighed by other considerations that are in favour of the application. Following consideration of the various matters raised by the applicant, very special circumstances which clearly outweigh the totality of harm to Green Belt, are not considered to have been demonstrated in this case.

Recommendation

The application is recommended for refusal. If refused, resolution is also sought for Officers to take proportionate Enforcement action under Delegated authority.

Reason

The proposed development would cause harm to green belt by way of inappropriateness and by way of loss of openness. The substantial and significant weight attributed to such harm to the Green Belt, is not clearly outweighed by the other considerations that are in favour of the application. Very special circumstances which clearly outweigh the totality of harm to Green Belt, are not considered to be present in this case. The proposed development would therefore conflict with policy CS5 of the Local Plan Core Strategy for Warrington.
Appendix 1 – Plans

Plans of the original building on the site

Previously approved Plans
Proposed Elevations

Proposed Floor Plans
Proposed Site Layout Plan
Appendix 2 - Photos
Hope Farm Barn Photos –

Before Starting construction

Part completed – South East side

Part completed – South West side

Part completed – front elevation
Rear elevation

Side boundary

The pond
**DEVELOPMENT CONTROL COMMITTEE DATE 27-Jul-2016**

**ITEM 6**

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2016/28253</th>
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<tbody>
<tr>
<td>Location:</td>
<td>The Bungalow, Woolston Learning Village, Holes Lane, Woolston, Warrington, WA1 4LS</td>
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<tr>
<td>Ward:</td>
<td>Rixton And Woolston</td>
</tr>
<tr>
<td>Development</td>
<td>Full Planning - Proposed conversion of existing residential bungalow on the Woolston Learning Village site into a commercial/community cafe and installation of a disabled access ramp on the northern elevation of the building</td>
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<tr>
<td>Date Registered:</td>
<td>10-Jun-2016</td>
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<tr>
<td>Applicant:</td>
<td>Warrington Borough Council</td>
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<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>04-Aug-2016</td>
</tr>
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**Reason for Referral**

The Council is applicant.

**Human Rights**

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

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

**Site and surroundings**

The application relates to a single storey detached building located at the Woolston Learning Village on Holes Lane. The property is currently vacant, having formerly been used as a caretaker’s house.

The Woolston Learning Village site comprises the Foxwood Special School and the Green Lane Special School, which cater for children, aged 4-18 with special educational needs, together with associated parking and hard and soft landscaped areas.
The Woolston Learning Village is located within a mixed use area – there are residential properties located to the south and there is a mix of residential and health care facilities located to the east/north east. There is an area of open space located to the west and northwest.

**The proposal**

Planning permission is sought to convert the former caretaker’s house to a cafe. The cafe, which will only be open during school hours, would be operated by students attending the Woolston Learning Village, providing a service solely to staff working at the Woolston Learning Village – the cafe will not be open to the general public. The purpose of the project is to provide a new learning/working environment for pupils.

In order to facilitate the proposed change of use a disabled access ramp would be installed on the northern elevation of the building. No other external alterations would be undertaken.

The proposal would not alter the existing parking and/or access arrangements at the Woolston Learning Village site.

**Relevant site history**

2014/23530 - Non-material Amendment - Application for a non-material amendment for changes to external walls from insulated coloured render to insulated aluminium panels with PPC finish, amendment to raking soffit to east elevation from a high pressure laminate to aluminium panels with PCC finish, amendment to louvres to west elevation, change aluminium windows to white UPVC, dividing screens along east elevation have been omitted, roof to be amended from single ply membrane to insulated aluminium roof system and sunpipes on roof have been omitted following previously approved application 2013/22407 – Approved 01-May-2014

2014/23316 - Proposed re-siting of the mobile (SIBCAS) building to the south-eastern boundary from the western boundary as previously approved under 2013/22407 and the erection of timber acoustic screening - Withdrawn 28-Apr-2014

2014/23304 - Proposed change of use from school to office, internal refurbishment of the ‘JM’ building, new platform lift adjoining the western stair core, new car parking area to the western side of the building, new external bike shelter on the south western side of the building and new footway connecting with the existing footway running alongside the brook, including new secure gate – Approved 24-Apr-2014

2013/22420 - Non material amendment to previous application 2013/21746-amendment to window frames – Approved 01-Oct-2013

2013/22407 - Proposed refurbishment of the existing single and two storey
school building including re-modelling of internal spaces and the erection of two single storey blocks (B&G) with associated external landscaping and fencing – Approved 15-Nov-2013

2013/21746 - Proposed refurbishment of an existing single storey block (A) with small extension to the existing courtyard corridor and re-modelling of the existing toilet block. Demolition of the adjoining two storey block (E) and construction of a new single storey block in its place, with slight increase in footprint – Approved 11-Jul-2013

2010/16481 - Proposed 2.4m high perimeter fence (revision of application 2009/15463) – Approved 22-Jul-2010

2009/15463 - Proposed 2.4m high perimeter fence to rear and side – Approved 24-Dec-2009

2007/11127 - Proposed access ramp – Approved 23-Aug-2007

A02/46445 – Proposed extension to dining room for dual purpose- dining area and drama teaching area – Approved 22-Jan-2003

A01/42835 - Two storey science and food technology block – Approved 25-May-2001

97/36000 – New science and food technology two storey block to provide four classrooms and relocation of parking spaces with four additional spaces – Approved 16-Jun-1997

95/33589 - Proposed siting of three no twin mobile classrooms – Approved 16-Aug-1995

95/33422 - Proposed siting of 2 no twin mobile classrooms – Withdrawn 30-Jun-1995

76/2778 - Planning clearance for 2 no. new twin class mobiles – Approved 26-May-1976

76/3789 - Planning clearance – Withdrawn

76/3501 – Planning clearance for proposed extension to school – Approved 15-Nov-1976

75/1555 - Planning clearance for extension to eight form entry school – Approved 09-Oct-1975

75/1243 - Planning clearance for 1 no. new twin class mobile and 2 no. single class mobiles – Approved 03-Mar-1975

74/0618 - Provision of gang mower access – Approved 04-Sep-1974
Planning Policies

National Planning Policy Framework
Core planning principles
Chapter 4 – Promoting sustainable transport
Chapter 7 – Requiring Good Design
Chapter 11 – Conserving and enhancing the natural environment

Local Plan Core Strategy
CS1 – Delivering Sustainable Development
CS2 – Quantity and Distribution of development
QE4 – Flood Risk
QE5 – Biodiversity and Geodiversity
QE6 – Environment and Amenity Protection
QE7 – Ensuring a high quality place
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
Advise that the Council’s parking standards require the provision of 1 parking space for every 7sqm of public floor area within an A3 café. The public floor area of the proposed development would be 53sqm and therefore 8 parking spaces would be required for the proposed cafe.

Note that the applicant has indicated that the development would only serve existing staff at the Woolston Learning Village and consequently they do not anticipate that any additional parking provision would be required to accommodate proposals.

Conclude that they have no objections to the proposal on highway grounds subject to the attachment of the following condition

The sale of food and drink items shall be limited to staff at the Woolston Learning Village and shall not be sold to members of the general public.

Environmental Protection
Advise that they have reviewed the application and have no objections subject to the attachment of two informatives – one to advise the developer on appropriate hours of construction and another offering advice in respect of food safety/health and safety matters.
Natural England
Advise that they have no comments to make on the application.

State that the lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

GMEU
No comments received to date

Flood Risk Team
No comments received to date

Notification Responses

Woolston Parish Council
No comments received to date

Ward Councillors
No comments received to date

Neighbours
One letter of representation has been received in response to this application. The following issues have been raised –
- The campus is already overcrowded and it is considered that further development at the site will only create further parking issues
- The original planning permission for the campus was for two existing schools, since then we have had the additions of social services and child protection which has overstretched the on site parking meaning Brickhurst way has now become a overflow – it is understood that the cafe is to service current campus individuals however the additional staff that will be employed to run this facility, plus the additional delivery vehicles, will increase the current problem even more.

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.

In order to facilitate the proposed change of use a disabled access ramp would be installed on the northern elevation of the building. No other external alterations would be undertaken.

The disabled access ramp is a simple, functional structure that is being introduced in order to provide access for all. The ramp would be sited in a position where it would have limited, if any, visibility from public vantage points, being bounded to the north and east by the Woolston Medical Centre and the south and west by land within the Woolston Learning Village site. The common boundary between the school site and the medical centre is marked by a 1.8m high fence.

Having regard to this and given that the proposal will provide for the refurbishment of a vacant building which has fallen into a poor state of repair 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 as - the proposal would not cause undue harm to the character and appearance of the existing building or the visual amenities of the area generally.

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 Woolston Learning Village is located within a mixed use area – there are residential properties located to the south and there is a mix of residential and health care facilities located to the east/north east. There is an area of open space located to the west and northwest.
In order to facilitate the proposed change of use a disabled access ramp would be installed on the northern elevation of the building. No other external alterations would be undertaken.

Having regard to the small scale of the proposed disabled access ramp, the fact that the proposal would not introduce windows/doors into elevations where they did not exist previously and given the location of the former caretakers house away from the neighbouring residential units, in a position where it is bounded to the north and east by the Woolston Medical Centre and to the south and west by land within the Woolston Learning Village site, it is not considered that the proposal would result in neighbouring land users experiencing a loss of amenity by virtue of a loss of light, privacy and/or overbearing impact.

Similarly it is not considered that the proposal raises any issues with regard to noise and disturbance given that the proposal would not alter or intensify the use of the site as the cafe would only be used by staff at the school. The Council’s Environmental Health officer has not raised any objections to the proposal.

For these reasons it is not considered that the proposal would have any significant adverse impact upon the residential amenity enjoyed by neighbouring residents. 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 CS1 of the Warrington Borough Council Core Strategy identifies the need protect public 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 proposal to use the former caretaker’s house as a cafe and the installation of the disabled access ramp required to facilitate this will not reduce the amount of onsite car parking available or interfere with visibility splays to and from the site. Furthermore as the proposed cafe would only serve existing staff at the Woolston Learning Village site it is not anticipated that the proposal will increase traffic flow to and from the site or generate any additional demand for car parking. As such the Council’s highway officer has confirmed that they have no objections to the proposal.

The proposal is considered to be in accordance with policies QE6, M1 and M7 of the Warrington Borough Council Core Strategy – it does not raise any highway safety perspective.

**Flood Risk**

Paragraph 100 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.

Paragraph 103 of the NPPF states that when determining planning applications local planning authorities should ensure flood risk is not increased elsewhere.

Policy QE4 of the Warrington Borough Council Core Strategy states that the Council will only support development proposals where the risk of flooding has been fully assessed and justified by an agreed flood risk assessment. In respect of when a flood risk assessment is required the policy advises that flood risk assessments are only required for minor development or changes of use in flood zones 2 and 3 where a more vulnerable use maybe susceptible to other sources of flooding.

The northern and eastern most portions of the application site are located within flood zones 2/3. However the portion of the application site where the proposed cafe is located is within flood zone 1, which means that it is at the lowest risk of flooding.

Having regard to this, the fact that the proposal would not increase the amount of hard surfacing/built form at the site, with the disabled access ramp being installed on an area already laid to hardstanding, and given that the proposal would not increase the vulnerability of the use operating from the building (a residential dwelling is a more vulnerable use and a cafe is a less vulnerable use) it is not considered that the proposal would result in the application property being any more vulnerable to flooding than it is currently or increase the risk of flooding occurring elsewhere. Consequently it is not considered that the proposal raises any issues from a flood risk perspective.
Ecology

Policy CS1 identifies the need to sustain and enhance the boroughs biodiversity

Policy QE3 seeks to improve the quality of existing provision of local networks and corridors to increase its value as a habitat for biodiversity.

Policy QE5 of the Warrington Borough Council Core Strategy states that the Council will work with partners to ensure and where possible enhance sites of recognised nature and geological value.

The proposal does not involve the demolition of any buildings, nor would it result in the loss of any trees on site. Having regard to this and given that the proposal would not increase the hard-surfac ed area/built form at the site it is not considered that the proposal would have a significant adverse impact upon ecology.

The proposal is therefore deemed to be in accordance with policies CS1, QE3 and QE5 of the Warrington Borough Council Core Strategy and the Conserving and enhancing the natural environment chapter of the NPPF.

Recommendation

Approve subject to conditions

Conditions & Reasons

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

2. The development hereby approved shall be carried out in accordance with the following approved plans –
   Site location plan – drawing 1 dated June 2016
   Proposed elevations and plan – drawing 3 dated June 2016
   
   Reason: For the avoidance of doubt and to define the permission.

3. The sale of food and drink items from the cafe hereby approved shall be limited to staff at the Woolston Learning Village. There shall be no sales to the general public.
   
   Reason: To define this permission in line with the intentions of the applicant.
4. The cafe hereby approved shall only be open to customers between 9am and 3pm Monday to Friday.

Reason: To define this permission in line with the intentions of the applicant

Informatives

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

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

3. This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.

If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:

(a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to
enforcement action.
(b) In addition if a condition precedent is breached, the
development is unauthorised and the only way to rectify the
development is the submission of a new application. If any other type
of condition is breached then you will be liable to a breach of condition
notice.

4. The proposed development lies within a coal mining area. Property
specific summary info on any surface and underground mining activity
can be obtained from the Coal Authority - 0845 762 6848
www.coal.gov.uk

5. In the interests of residential amenity, the applicant/agent/developer is
strongly advised to adopt the following recommended
construction/demolition hours for all works on site.

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

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

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

6. The applicant is advised to seek further advice and guidance on Food Safety/Health & Safety matters from the Commercial Environmental Health Team. Advice and guidance is provided for a nominal charge and may assist the applicant with the smooth operation of the business. Please contact the following number for further advice: 01925 442645
Appendix 1 – Plans
Appendix 2 – Site photos

View toward the proposed cafe unit from the site entrance

View across the site towards the access

Proposed cafe

Proposed cafe building
Reason for Referral

Objection from Grappenhall and Thelwall Parish Council

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.

Application site and surroundings

This application relates to a 0.28 hectare site located on the northern side of Cliff Lane in Grappenhall.

The site, which rises as it crosses from west to east and south to north, is currently occupied by a large, part two, part single storey detached dwelling and an outbuilding together with associated parking and garden areas.

There are a number of trees on site, none of which are protected by a tree preservation order.
The application site is located within the Green Belt, within the Weaste Lane Green Belt settlement.

The application site is located within a residential area being bounded to the north, south and west by residential properties including large detached units and a three storey apartment block and associated garage court. There is a stable block located to the east, beyond which there is open land.

Proposal

Planning permission is sought to demolish the existing dwelling and re-develop the site via the erection of four, two storey, detached dwellings, all with 4 bedrooms.

The proposed dwellings would front onto Cliff Lane, being set back at least 10.8m from the back of the footpath on Cliff Lane. The built form would span the frontage of the site.

The dwellings, which would be constructed from a mixed palette of materials including buff brick, weatherboard cladding and white render, would have a maximum footprint of 14.2m by 13.5m, with the tallest unit measuring 7.65m in height at the ridge.

Vehicular access to the proposed dwellings would be from Cliff Lane, with each unit being provided with a new drop crossing.

Parking for the dwellings would be provided on an area of hardstanding located to the front of the dwellings and within either an integral or detached garage.

The detached garages, which would have a footprint of 5.5m by 6.6m, measuring 6.5m in height with a pitched roof, would be sited in between the main front elevation of the dwellings at plots 2 and 3 and Cliff Lane. The garages would be set back at least 5.2m from the back of the footpath on Cliff Lane.

Each unit would be provided with an area of useable private amenity space in the form of a rear garden.

Relevant Planning History

2011/18088 - Change of use of existing vacant offices to residential property including external alterations, single storey extension and creation of an outdoor pool – Approved 21.6.2011

A00/41428 - Proposed alterations to entrance lobby – Approved 18.7.2000

A00/41467 - Display of internally illuminated fascia sign – 27.7.2000

87/20387 - Proposed company signs – Approved 21.8.1987
86/19503 - Reserved matters application for details of a further 12 houses
(app. 86/19135) plots 5 to 16 inclusive. – Approved 29.1.1987

86/19135 - Reserved matters application for erection of 16 houses with details
for first four plots – Approved 17.9.1986

86/18420 - Outline application for erection of houses on site of redundant
industrial buildings – Approved 16.4.1986

84/16208 - Outline application for 25 houses with garages – Refused
29.8.1984

83/14651 - Change of use from industrial premises to individual units for
business and industrial use (amended plan) – Approved 1.9.1983

Planning policies

Core planning principles
Chapter 4 – Promoting sustainable transport
Chapter 6 – Delivering a wide choice of high quality homes
Chapter 7 – Requiring Good Design
Chapter 9 – Protecting Green Belt Land
Chapter 11 – Conserving and enhancing the natural environment

Warrington Borough Council Local Plan Core Strategy (2014)
CS1 – Delivering Sustainable Development
CS2 – Quantity and Distribution of Development
CS5 - Green Belt
SN1 – Distribution and Nature of New Housing
SN2 – Securing mixed and inclusive neighbourhoods
QE3 – Green Infrastructure
QE5 – Biodiversity and geodiversity
QE6 – Environment and Amenity Protection
QE7 – Ensuring a high quality place
MP1 – General Transport Principle
MP7 – Transport Assessments and Travel Plans

Other Material Considerations
Environmental Protection SPD
Design and Construction SPD
Standards for Parking in New Development SPD
Notification Responses

Ward Councillors
No comments received

Grappenhall and Thelwall Parish Council
Object to the proposal on the basis that the application site is located within the Green Belt, stating that permission was given for the change of use of a former office unit into 1 dwelling and this should not be altered.

Neighbouring properties
Two letters of objection has been received in response to this application. The following issues have been raised –

- The proposal requires the creation of 4 driveways from a 60mph road. The stretch of road adjacent to the application site is used for parking by those living in Stoneleigh Court creating problems for those entering and leaving Stoneleigh Gardens, with several near misses having occurred. The proposal will exacerbate the issue and therefore double yellow lines should be added on both sides of the road on the 60mph section in order to prevent people view being obstructed by parked cars.
- The proposal will result in an increase in traffic flow to and from the site which will have an unacceptable impact upon highway safety.
- The total square footage of the proposed dwellings represents an increase on that of the existing building.
- The submitted drawings suggest that the application site is level – this is not true and needs to be questioned.
- The properties would create a crowded vista to the road as two garages cross over the front edge of the properties, with one garage crossing over onto the neighbour.
- Building works should be restricted to Monday to Friday in order to protect the level of amenity neighbouring residents enjoy.
- Water runs along Cliff Lane and therefore in order to prevent further run off all hardstanding for vehicles, patios etc should be constructed from permeable materials.

1 letter of support has also been received- this has been signed by the occupants of two different properties both of whom support the proposal as the development would be more aesthetically pleasing, as it would be more in keeping with the neighbouring properties and enhance the visual amenity of the area. Those supporting the scheme have asked that (a) no additional tree planting is undertaken adjacent to the living room windows in 15 Stoneleigh Gardens with any new planting ensuring that privacy is retained (b) the dust containment plan outlined in the proposal is strictly adhered to during construction and (c) the established border following the verge on Stoneleigh Gardens (outside the redline) is maintained as per the status quo.
Consultation Responses

Environmental Protection
Confirm that they have no objections to the proposal subject to the attachment of two conditions relating to ground contamination and 4 informatives; one to refer the developer to the Council’s Environmental Protection SPD for further advice on environmental matters; two to advise them on appropriate working hours and which dust suppression measures should be implemented during the construction phase and a fourth advising that consideration should be given to installing uprated glazing and trickle vents in the front elevations of the dwellings.

WBC Highways
Advise that in order to meet the Council’s parking standards each of the proposed dwellings should be provided with 3 allocated spaces and 1 visitor space, before advising that visitor parking could be provided on street if the speed limit on Cliff Lane were reduced to 30mph.

Advise that each unit would be provided with a garage that can accommodate 1 car and 4 cycle spaces and a driveway that can accommodate 2 cars, before noting that the applicant has agreed to a condition that requires the speed limit along Cliff Lane to be reduced to 30mph prior to the first occupation of any unit. On this basis they advise that adequate car parking would be provided to meet the needs of the development, with appropriate on site manoeuvring being provided to allow vehicles to enter and leave the site in a forward gear. Advise that a street lighting design and implementation is likely to be required for the new 30mph zone.

State that the applicant would need to ensure that there is no discharge of surface water from the development onto the adopted highway, with the driveways being constructed of an appropriate material to ensure that no gravel or loose material would be illegally deposited onto the highway.

Advise that the developer should provide an external electric vehicle charging point at each dwelling.

They advise that the proposed access points are acceptable subject to the provision of appropriate viability splays. To achieve this they advise that any boundary treatment sited within 2m of the access points should be a maximum of 0.6m high or anything above 0.6m being visually permeable, with narrow brick columns within such splays being appropriate.

Note that it is proposed to widen the footway to 2m along the site frontage, with this being welcomed. Advise that any redundant vehicular access points need to be removed and re-instated at the developers expense.

In respect of traffic generated from the development, using the TRICS database, it is considered that each dwelling will generate an average of 5 two way vehicle trips per day i.e. 2/3 arrivals and 2/3 departures. Advise that during the busiest PM peak hour there would be 2 two way trips, stating that
this is a low level of traffic which should not have a significant impact upon the adjacent highway network and therefore they advise that the traffic that would be generated by the development is acceptable.

Advise, that formal notice is required to the highway authority prior to undertaking any works affecting the highway (WBC record show that the site may contain areas of adopted highway). If this is the case they advise that a formal highway closure procedure will be required to carry out the development and if it doesn’t a formal s38 adoption procedure will be required.

United Utilities
No comments received to date

Archaeology
Advise that the application site lies just outside the limits of the former Cliff Lane Tannery with all the former Tannery buildings lying to the north-west or north east of the site and therefore state that they have no objections to the proposal on archaeological grounds; no mitigation is required.

GMEU
Advise that they have reviewed the bat survey submitted with the application which states that there were no bats found on site, with the buildings and trees having low/negligible bat roosting potential. On this basis they confirm that they have no objections to the proposal subject to the attachment of a condition that requires a further bat survey to be undertaken if the demolition has not been commenced before the 30th April 2017 together with an informative that offers the develop advice on what to do should bats be found on site.

State that the vegetation on site and the building provide bird nesting potential. Advise that all British birds’ nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended and therefore a condition should be attached that prohibits any works to trees, shrub clearance and/or demolition between the 1st March and the 31st August in any year unless a detailed bird nest survey has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present

Conclude that proposed development is unlikely to result in a net reduction in biodiversity, suggesting that any necessary mitigation for loss can be mitigated by the provision of a landscape management scheme.

Observations

Principle

Re-developing the site for residential purposes

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

Policy CS2 of the Warrington Borough Council Core Strategy states that the re-use of previously developed land within defined settlements will be prioritised with at least 80% of new homes within the Borough being delivered on previously developed land. It also states that around 60% of new residential development should be delivered in the Inner Warrington area, with the remaining 40% being provided within the suburban areas of the town of Warrington and within the Boroughs defined outlying settlements.

The sentiments of policy CS2 are re-iterated in policy SN1 which set out the distribution and nature of new housing required, with this policy emphasising the need to ensure that the mix of housing in terms of type, size and tenure meets identified needs and ensures that an attractive and balanced housing offer is available.

Policy SN2 of the Warrington Borough Council Core Strategy, which relates to securing mixed and inclusive communities, states that a mixture of housing types and tenures will be provided through the delivery of new homes in order to help secure mixed and inclusive neighbourhoods.

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

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

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”.

Annex 2 of the NPPF provides a definition of what constitutes previously developed land stating that “Previously-developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure”. According to this
definition the application site constitutes previously developed land as it is occupied by a large detached dwelling. The proposal would therefore contribute towards meeting the Council’s target for 80% of new homes to be constructed on previously developed land.

The application site is located within an urban area being sited on the edge of the Weaste Lane settlement, with the proposal therefore offering an opportunity to develop a site which is located within an accessible and sustainable location.

Given that the application site is located within a predominantly residential area the principle of introducing additional residential accommodation in this residential area is acceptable.

Notwithstanding this the application site is located within the Green Belt and therefore in order to determine whether the proposals to redevelop the site are acceptable in principle consideration needs to be given to whether the proposal represents appropriate development within the Green Belt.

*Impact upon the green belt*

Paragraph 79 of the NPPF identifies the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 80 notes that Green Belt serves five purposes:
- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 89 establishes the principle of inappropriate development stating that “A local planning authority should regard the construction of new buildings as inappropriate in Green Belt”. It goes on to outline a series of exceptions to this, including “limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development”. Paragraph 90 gives further examples of development that will not be considered inappropriate within the Green Belt.

Paragraph 87 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances, with paragraph 88 stating that ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
Policy CS5 of the Warrington Borough Council Core Strategy states that the Council will maintain the general extent of the Green Belt in order to check the unrestricted sprawl of large, built up areas; to prevent neighbouring towns from merging into one another; to assist is safeguarding the countryside from encroachment and to assist in urban regeneration by encouraging the recycling of derelict and other urban land. In order to achieve this objective policy CS5 states that development proposals within the Green Belt will be approved where they accord with the relevant national policy.

Policy CC1 of the Warrington Borough Council Core Strategy identifies the inset and Green Belt settlements within Warrington. It advises that within Green Belt settlements development proposals will be approved where they comply with the relevant national policy, before stating that new build development maybe appropriate in Green Belt settlements where it can be demonstrated that the proposal constitutes limited infill development of an appropriate scale, design and character by virtue of the fact that it constitutes a small break between existing development which has more affinity with the built form of the settlement as opposed to the openness of the Green Belt; unless the break contributes to the character of a settlement.

As set out above the application site is previously developed and therefore the re-development of the site would represent an appropriate form of development within the Green Belt, provided that the proposed development does not have a greater impact upon the openness of the Green Belt than the existing development and the proposed development does not conflict with the purposes of including land within the Green Belt.

The application has been submitted with floorspace and volumetric calculations for the existing and proposed development. These show that the existing development occupies 880sqm of the site, having a cubic content of 3204 cubic metres, while the proposed development would occupy 903sqm of the site and have a cubic content of 2911 cubic metres.

It is acknowledged that the proposed development would span the entire frontage of the site, with the unit at plot 4 being located on land which is currently garden land, rather than built form, however the development would result in an net reduction in the amount of built form at the site, creating a run of linear development to Cliff Lane as opposed an L shaped development that offers significant frontage to both Cliff Lane and Stoneleigh Gardens.

Furthermore the proposed development, including the area occupied by plot 4, has a greater affinity to the settlement than the open land beyond, with the eastern boundary of the application site running in-line with the rear boundary of the properties on Stoneleigh Gardens and Stoneleigh Court on the opposite side of Cliff Lane. This means that when travelling along Cliff Lane from the open Green Belt into the settlement the development would appear as an integral part of the existing built form.

For these reasons it is not considered that the proposal would have a greater
impact upon the openness of the Green Belt than the current development.

In respect of whether the proposal would conflict with the purposes of including land within the Green Belt the proposals are small scale, with the application proposals being restricted to the extent of the existing previously developed area and therefore the proposal would not encroach into the open countryside or lead to "unrestricted" urban sprawl and/or neighbouring towns margining into one another. Furthermore it is not considered that a development of this scale would prevent urban regeneration taking place.

The proposed development is therefore considered to represent an appropriate form of development within the Green Belt in accordance with policies CS5 and CC1 of the Warrington Core Strategy and national Green Belt policy as set out in chapter 9 of the NPPF.

**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 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.

Planning permission is sought to demolish the existing dwelling and re-develop the site via the erection of four, two storey, detached dwellings, all with 4 bedrooms. The dwellings would have a maximum footprint of 14.2m by 13.5m, with the tallest unit measuring 7.65m in height at the ridge.

The properties on Cliff Lane and Stoneleigh Gardens, which would form the immediate context for the development, include two storey detached dwellings and three storey apartment blocks and consequently it is considered that the scale and massing of the proposed dwellings is appropriate.

The proposed dwellings would front onto Cliff Lane, being set back at least 10.8m from the back of the footpath on Cliff Lane, with the detached garages being set to the front of the units, at least 5.2m from the back of the footway.
The siting of the proposed dwellings is deemed appropriate as it would respect the established building line on Cliff Lane.

In respect of design the units would be of a traditional form, being constructed from a mixed palette of materials including buff brick, weatherboard cladding and white render. It is considered that the traditional form of the units and the use of bricks would ensure that the dwellings respect and reflect the existing residential properties in the area, while the utilisation of other materials would add interest and provide a more contemporary feel.

For these reasons, subject to the attachment of conditions to ensure the use of satisfactory materials and appropriate landscaping, the proposed development would make a positive contribution to the visual amenities of the area. The proposal is therefore considered to be in accordance with policies CS1 and QE7 of the Warrington Borough Council Core Strategy and the design policies in the National Planning Policy Framework.

**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 residential occupiers and future occupiers of new housing schemes in relation to overlooking/loss of privacy, outlook, sunlight, daylight, overshadowing, noise and disturbance.

The application site is located within a residential area being bounded to the north, south and west by residential properties including large detached units and a three storey apartment block and associated garage court. There is a stable block located to the east, beyond which there is open land.

The proposed dwellings would be offset from the three storey apartment block on the opposite side of Cliff Lane, fronting onto the associated garage court.

The gable elevation of the unit at plot 1, which contains a first floor window serving an ensuite, would be sited 9m from the side boundary of the property at 1 Stoneleigh Gardens. The property at 1 Stoneleigh Gardens does not have any main habitable room windows in the gable end facing the application site; however it does have a number of secondary ground floor windows. The boundary of 1 Stoneleigh Gardens is marked by a 2m high boundary wall, with brick piers and infill fence panels.

The proposed dwellings would be located at least 9m from the common boundary of the property at 15 Stoneleigh Gardens which is located to the
north, 13m from the property itself. The property at 1 Stoneleigh Gardens, which is set at a higher level, does not have any principle windows in the elevation facing the application site.

Having regard to the relationship of the proposed dwellings to the neighbouring properties it is not considered that the introduction of the proposed dwellings would result in neighbouring residents experiencing a loss of amenity by virtue of a loss of light, privacy and/or overbearing impact.

With regard to noise and disturbance it is not considered that the erection of 4 dwellings at the site would generate a level of activity that would result in neighbouring land users being exposed to an unacceptable increase in noise and disturbance. The Council’s Environmental Health Officer has not raised any objections to the proposal.

With regard to the level of residential amenity future occupants of the proposed dwellings would enjoy future occupants would be provided with adequate light and outlook from their habitable room windows. They would also be provided with an area of useable amenity space in the form of a rear garden. It is therefore considered that future occupants of the proposed dwellings would be provided with a satisfactory standard of living.

The proposal is therefore considered to be in accordance with policies CS1 and QE6 of the Warrington Borough Council Core Strategy and the thrust of the NPPF as it would not adversely affect the level of residential amenity neighbouring residents can reasonably expect to enjoy and the development would provide future occupants with a satisfactory standard of living.

Parking and access

Policy CS1 of the Warrington Borough Council Core Strategy identifies the need protect public 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.
According to policy PS4 of the Council’s SPD on parking for new developments a 4+ bedroom house in this location should be provided with 3 parking spaces. In addition the policy states it is also necessary to either provide 1 unallocated visitor space in a communal area or alternatively an additional on site visitor parking space can be provided for each unit. In the absence of any communal space at the site it will be necessary to provide 4 parking spaces per dwelling.

Vehicular access to the proposed dwellings would be from Cliff Lane, with each unit being provided with a new drop crossing. Parking for the dwellings would be provided on an area of hardstanding located to the front of the dwellings and within either an integral or detached garage. Each unit would be provided with a total of 3 parking spaces, one of which would be provided within the garage. The garage would also provide an area for cycle storage.

It is proposed to reduce the speed limit along the section of Cliff Lane running outside the application site in order to allow visitor parking to be provided on street. It is also proposed to provide a 2m wide footway across the entire site frontage.

The application has been reviewed by the Council’s highway officer who has confirmed that subject to the speed limit on Cliff Lane being reduced to 30mph to allow visitor parking to take place on street, appropriate boundary treatments being provided along the frontage to ensure that adequate visibility splays are provided and a 2m wide footway being installed across the site frontage they consider that the proposed parking and access arrangements are acceptable.

In respect of traffic generation the highways officer has advised that each dwelling will generate an average of 5 two way vehicle trips per day i.e. 2/3 arrivals and 2/3 departures and therefore during the busiest PM peak hour there would be 2 two way trips. They advise that the development will therefore generate a low level of traffic which should not have a significant impact upon the adjacent highway network and as such they consider that the traffic that would be generated by the development is acceptable.

Having regard to the comments of the highway officer it is not considered that the proposal raises any highway safety issues subject to the attachment of appropriate conditions to secure the necessary off site highway works and the provision of the proposed parking and access points prior to first occupation of the units.

The proposal is therefore considered to be in accordance with policies CS1, QE6, MP1 and MP7 of the Warrington Borough Council Core Strategy.

Trees

Policy QE3 states that the Council will seek to protect and enhance the quality of the Borough’s green infrastructure.
There are a number of trees on site, including a cherry tree and a group of 4 whitebeams located adjacent to the site’s western boundary and a group of hornbeams which run along the rear boundary of the site. None of the trees on site are protected by a tree preservation order.

In order to facilitate the proposed development the cherry tree and the group of 4 whitebeams will be removed. The hornbeams will be retained and protective fencing installed in order to protect them during the construction phase.

The cherry tree and the group of 4 whitebeams that would be lost are young and/or early mature trees, that are classed as category B2/C2 trees and therefore these trees do not make a significant contribution to the visual amenities of the area. Having regard to this it is not considered that these trees should constrain the development, with the development providing an opportunity to provide appropriate replacement planting.

For these reasons, subject to the attachment of a condition requiring the erection of protective fencing to the hornbeams that would be retained together with a further condition that requires the submission, approval and subsequent implementation of a landscape, which includes an element of replacement tree planting the proposal would not have a significant, adverse impact upon the treescape of the area.

The proposal is therefore considered to be in accordance with policy QE3 of the Warrington Borough Council Core Strategy and the conserving and enhancing the natural environment chapter of the NPPF.

Ecology

Policy CS1 identifies the need to sustain and enhance the boroughs biodiversity.

Policy QE3 seeks to improve the quality of existing provision of local networks and corridors to increase its value as a habitat for biodiversity.

Policy QE5 of the Warrington Borough Council Core Strategy states that the Council will work with partners to ensure and where possible enhance sites of recognised nature and geological value.

The application has been reviewed by the Greater Manchester Ecological Unit who have advised that they have no objections to the proposal subject to the attachment of 3 conditions; one requiring the submission and approval of an updated bat survey if demolition has not commenced by the 30th April 2017, another prohibiting any works to trees, shrub clearance and/or demolition between the 1st March and the 31st August in any year unless a detailed bird nest survey has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present and a third requiring the submission and approval and implementation of a landscape
scheme which includes elements to mitigate against the loss of trees, shrubs and nesting habitat in order to mitigate against the loss of any trees and bird nesting habitats.

In respect of the condition GMEU recommend to ensure that the site is cleared outside the bird nesting season it is an offence under the Wildlife and Countryside Act 1981 (as amended) to intentionally damage or destroy the nest of any wild bird whilst in use or being built and consequently it is not considered necessary to attach this condition - it would duplicate that legislation. However, an informative will be added to remind the applicant of this.

For these reasons subject to the attachment of appropriately worded conditions and informatives it is not considered that the proposal would have a significant adverse impact upon ecology and as such the scheme is considered acceptable in this regard. The proposal is deemed to be in accordance with policies CS1, QE3 and QE5 of the Warrington Borough Council Core Strategy and the Conserving and enhancing the natural environment chapter of the NPPF.

Recommendation

Approve subject to conditions

Conditions & Reasons

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

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

2. The development hereby approved shall be carried out in accordance with the following approved plans –
   Site location plan – drawing 0011-P01
   Proposed site plan – drawing P03/E
   Plans and elevations plots 1 & 4 – drawing P04/C
   Plans and elevations plots 2 & 3 – drawing P05/B
   Proposed street scenes and garage detail – drawing P06/B
   Site sections – drawings P08/B and P09/B

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

3. The finished floor levels of the dwellings hereby approved shall be as detailed on the proposed site layout plan, drawing P03/E and the site sections, drawings P08/B and P09/B.

   Reason: For the avoidance of doubt and to define the permission
4. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples or full details of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction

5. Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within 18 months of final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its consent in writing to any variation.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Policy QE7 of the Warrington Core Strategy, the Warrington SPD: Design and Construction and the National Planning Policy Framework.

6. Prior to the commencement of development a Landscape and Habitat Creation Scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved Scheme shall identify the opportunities for biodiversity enhancement on site including -

- Bat boxes
- Bird boxes
• Native tree and shrub planting
The approved scheme shall be implemented in full prior to the first occupation of the dwellings hereby approved.

Reason: In the interests of nature conservation and to accord with the NPPF.

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

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

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

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

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

Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion in accordance with Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); Paragraph 121 of the National Planning Policy Framework (March 2012), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

8. The development shall not be taken into use until the following requirements have been met and required information submitted to and approved by the Local Planning Authority (LPA):
A: REMEDIATION & VERIFICATION: Remediation and verification shall be carried out in accordance with an approved strategy. Following completion of all remediation and verification measures, a Verification Report must be submitted to the LPA for approval.

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

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

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

Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion in accordance with: Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); Paragraph 121 of the National Planning Policy Framework (March 2012), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

9. Prior to the commencement of the development hereby approved, a scheme for the disposal of foul and surface waters within the site 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: To ensure that the development is subject to minimum risk of flooding in accordance with Policy QE4 of the Warrington Core Strategy and the National Planing Policy Framework.

10. Prior to the commencement of development the trees that will be retained on site shall be enclosed with protective fencing as per drawing P.645.15.02 contained within the Ascerta Arboricultural Impact Statement dated January 2016.
Reason – To ensure that the trees on the site are protected during construction works in the interests of local amenity, and in order to comply Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction.

11. If the demolition hereby approved does not commence before 30th April 2017, the building shall be re-surveyed and reassessed for bat roosting potential and the findings supplied to the Local Planning Authority. No works shall take place unless and until the Local Planning Authority has agreed the findings in writing.

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

12. A scheme for the provision of onsite and offsite highway works shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the provision of a 2m wide footway along the frontage of the site, the making good of any redundant access points, the provision of appropriate visibility splays and a suitable mechanism to deliver the reduction in the speed limit along Cliff Lane to 30mph. The approved scheme and measures shall be implemented in full prior to first occupation of any dwelling hereby approved.

Reason: In the interests of the safe and efficient operation of the highway network and to minimise potential conflicts between pedestrians, cyclists and other road users in accordance with policies CS1; QE6, MP1 and MP7 of the Warrington Core Strategy and the National Planning Policy Framework.

13. Prior to the first occupation of each dwelling hereby approved, the car parking spaces for that dwelling shall be laid out in accordance with drawing P03/E and made available for use. The car parking shall be retained as such thereafter.

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

Informatives

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

2. This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.

If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:

(a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
(b) In addition if a condition precedent is breached, the development is unauthorised and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.

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

4. For advice concerning Environmental Protection matters Contaminated Land Assessments, Air Quality Assessments, Odour Assessments, Noise or Lighting requirements] please refer to the Environmental Protection Supplementary Planning Document on the Warrington Borough Council website:
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

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

5. In the interests of residential amenity, the applicant/agent/developer is strongly advised to adopt the following recommended construction/demolition hours for all works on site.

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

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

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

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

7. The proposal is situated within a well-established residential area situated off a reasonably busy road where there could be disturbance from traffic. It is therefore considered that in the interest of residential amenity uprated glazing and trickle vents should be considered for any habitable front facing windows

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

9. The developer should consider providing infrastructure for electrical vehicles in the form of an external charging point

10. When preparing the landscape scheme required by condition 5 the developer should be aware of the following –
   The driveways should be constructed from an appropriate material to ensure that no gravel or loose material would be illegally deposited onto the highway.
   In order to provide appropriate visibility splays any boundary treatment sited within 2m of the access points should be a maximum of 0.6m high or anything above 0.6m being visually permeable, with narrow brick columns within such splays being appropriate
   Permeable surfaces should be used for the hard surfaced areas in order to prevent/reduce run off onto the highway
   Neighbouring residents have requested that no additional tree planting is undertaken adjacent to the living room windows in 15 Stoneleigh Gardens with any new planting ensuring that privacy is retained and the established border following the verge on Stoneleigh Gardens is maintained as per the status quo.

11. The Wildlife and Countryside Act 1981 (as amended) makes it an offence (with certain limited exceptions and in the absence of a licence) to intentionally to kill, injure or take any wild bird, or intentionally to damage, take or destroy its nest whilst it is being built or is in use, or to take or destroy its eggs. Further, the Act affords additional protection to specific species of birds listed in Schedule 1 of the Act. In respect of these species it is unlawful to intentionally or recklessly to disturb such a bird whilst it is nest-building or is at or near a nest with eggs or young; or to disturb their dependent young. You are therefore advised to seek the advice of a suitably qualified ecologist before commencing works on site.
Appendix 1 – Plans

Existing site plan

Existing floorplans and elevations
Proposed site plan

Proposed street scenes
Existing and proposed sections
Appendix 2 – site photos
15 Stoneleigh Gardens

View across the rear of the application site

Rear across the garden of the application property towards Stoneleigh Gardens
View across rear garden of the application site

View of application site from first floor window of 15 Stoneleigh Gardens
DEVELOPMENT CONTROL COMMITTEE DATE 27-Jul-2016

ITEM 8

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2016/28233</th>
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<tbody>
<tr>
<td>Location:</td>
<td>12, Mitton Close, Culcheth And Glazebury, Warrington, WA3 4EU</td>
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<tr>
<td>Ward:</td>
<td>Culcheth, Glazebury And Croft</td>
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<tr>
<td>Development</td>
<td>Householder - Proposed two storey front and rear extensions</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>08-Jun-2016</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Mr &amp; Mrs Holt</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>02-Aug-2016</td>
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This application has been referred to Development Management Committee by Cllr J Johnson.

Site

The dwelling is a large detached property located in the inset village of Culcheth. To the front of the dwelling there is a large front garden and driveway, with access to a large garage. To the rear there is an average sized garden with access to both sides of the property.

Due to the siting of the property, the side boundary to the west forms the rear boundaries of No’s.10 and 8 Mitton Close, and the rear boundary to the south forms part of the side boundary of No.6 Mitton Close.

Proposal

The applicant proposes to erect a two storey front and rear extensions. The front extension would allow the creation an enlarged lounge to the ground floor with an extended third bedroom to the first floor. The rear extension would allow the creation of an enlarged lounge/kitchen/dining room at ground floor level, and an enlarged bedroom two at first floor level.

Relevant Planning History

None
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

2 objections received from neighbours raising the following issues

- Dominant and intrusive for neighbour residents
- Residents of the neighbouring dwelling inhabit rear garden room as main living area and as such proposal would result in a loss of privacy and personal space
- Damage to market value of property
- Aesthetically unpleasing looking onto a brick wall
- Loss of privacy to the rear bedrooms and back garden

The proposal will be assessed in terms of its impact upon neighbouring privacy and amenity, against council policy in the observation section of the report below.

Consultation Responses

Objections received from Cllr J Johnson- The massing, roofline and closeness of the rear extension will have an unacceptable impact on neighbours at no.6 and 8 please consider whether the front extension also affects neighbours and off road parking.

Observations

Amended plans were received which reduce the width of the rear extension moving the projection 4m away from the common boundary to the west.

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 neighbouring property, the proposed extension does not extend beyond a 45 degree line drawn from the centre of the nearest habitable room window at the rear or at the front, and thus the proposal accords with SPG C.
SPG 2 provides guidance on privacy/separation distances for facing habitable room windows. 21m is considered the minimum to ensure privacy for neighbouring and resident occupiers is protected. 13m is considered an sufficient distance between habitable room window directly facing gable ends.

A habitable room window would be introduced at both ground floor and first floor level into the front elevation. A distance in excess of 40m would be maintained to the opposite side of Mitton Close with no directly facing properties.

Two habitable room windows would be introduced at first floor level into the rear elevation serving bedrooms. At Ground floor level a large set of bi-folding doors would be introduced serving the family area. A distance of 10m would be maintained to the rear boundary which consists of 2.5m evergreen hedging, which would offer significant screening. Additionally a distance in excess of 30m would be maintained to the nearest property to the rear.

The proposed extension would maintain a distance in excess 15m between its side elevation and the properties to the east No.8 Mitton Close. Therefore it is considered that there is no significant detrimental impact to residential amenity and the proposal accords with policy QE6 of the core strategy.

Parking
The proposed extension would not result in an increased number of bedrooms or the loss of parking provision; it is considered that the proposal is in accordance with the Parking Standards SPD. It is therefore considered that the proposal accords with policies QE6 of the core strategy.

Design
The area is predominantly characterised by large detached properties of a variety of architectural styles, many of which have two storey forward facing gable projections

SPG A sets out guidance for front extensions stating that a front extension 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 streetscene.

The proposed extension would project 4m from the front elevation, 2m of which would form an infill. The front extension would stretch 5.7m wide. While this is a large projection, given the overall size of the existing property and the size of the neighbouring properties, it would not appear overly dominant. The neighbouring property to the east is set back from the existing dwelling but has a single storey projection which includes a large garage which projects beyond the front elevation of the existing applicant property. Additionally this area of Mitton Close has examples of large two storey forward facing gables, therefore the proposed extension would not appear alien or incongruous in the context of the neighbouring properties.
On balance therefore the proposed front extension is large and has more than a minimal projection, but it would not appear overly prominent in the streetscene nor would it dominate neighbouring properties, therefore it accords with the main principles of SPG A and Policy QE 7 of the Local Plan Core Strategy.

The rear two storey extension would not be visible from the streetscene and as such would not affect the character of the area. It is proposed that matching materials would be used in construction to give a cohesive finish. It is therefore considered that the proposal is of an appropriate design and accords with the guidance of SPG 2 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 08/06/2016
   (b) Submitted drawing No's 16MH-PL-03, 16MH-PL-04 received on 01/07/2016.

   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 – Drawings

Site plan

Elevations
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<tr>
<th>Item</th>
<th>Page</th>
<th>App number</th>
<th>App Location/Description</th>
<th>Recommendation</th>
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<tbody>
<tr>
<td>1</td>
<td>3</td>
<td>2016/27791</td>
<td>Beamont Community Primary School, O'leary Street, Warrington, WA2 7RQ</td>
<td>Approve</td>
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<td></td>
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<td></td>
<td>Full Planning – Proposed demolition of existing school boundary and replace with 2.4m high mesh welded paladin classic fencing. boundary wall to o'leary street, garner street and wilkinson street to be demolished to ground level</td>
<td><strong>APPROVE AS PER RECOMMENDATION + ADDITIONAL CONDITION RE: CLARIFICATION OF EXTENT OF REPAIRS TO O'LEARY STREET BOUNDARY</strong></td>
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<td>2</td>
<td>15</td>
<td>2016/27188</td>
<td>Moss Farm, Moss Lane, Rixton-With-Glazebrook, Warrington, WA3 6LG</td>
<td>Refuse</td>
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<td></td>
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<td>Full Planning – Proposed sitting of a mobile home for temporary residential accommodation</td>
<td><strong>APPROVE SUBJECT TO CONDITIONS (3 YEAR TEMPORARY CONSENT, BUILDING TO BE REMOVED IF EQUESTRIAN USE CEASES, CARAVAN TO BE OCCUPIED BY PERSONS CONNECTED TO EQUESTRIAN USE)</strong></td>
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3  25  2016/27976  Ego, Units 1 and 2, Church Farm Shopping Centre Precinct, Walton Road, Warrington, WA4 6NJ
Full Planning – Proposed retractable awning with sliding glass front and sides over existing public outside seating area

DECISION DEFERRED FOR A SITE VISIT

4  37  2016/27789  9 Grange Green Manor, Mill Lane, Walton, Warrington, WA4 6SH
Householder – Proposed single storey rear extension

APPROVED AS PER RECOMMENDATION

5  45  2016/28256  Hope Farm, Warrington Road, Risley, WA3 6BG
Full Planning – Erection of single new dwelling (part retrospective)

APPROVE SUBJECT TO CONDITIONS

6  59  2016/28253  The Bungalow, Woolston Learning Village, Holes Lane, Woolston, Warrington, WA1 4LS
Full Planning – Proposed conversion of existing residential bungalow on the Woolston learning village site into a commercial/community café and installation of disabled access ramp on the northern elevation of the building

APPROVE

7  76  2016/27282  Moonacre, Cliff Lane, Grappenhall and Thelwall, Warrington, WA4 3LD
Proposed demolition of dwelling and erection of 4 no. detached dwellings

APPROVE AS PER RECOMMENDATION

8  109  2016/28233  12 Mitton Close, Culcheth and Glazebury, Warrington, WA3 4EU
Householder – Proposed two storey front and rear
extension
DEFERRED FOR SITE VISIT
### APPLETON

<table>
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<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
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<th>Decision type</th>
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<td>06/07/2016</td>
<td>2016/28156</td>
<td>3, DALE LANE, APPLETON, WARRINGTON, WA4 3BX</td>
<td>Householder - Retrospective application for approval of site boundary fencing to front elevation</td>
<td>Approved with Conditions</td>
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<td>14/07/2016</td>
<td>2016/28223</td>
<td>7, LIMEWAYS, APPLETON, WARRINGTON, WA4 5FB</td>
<td>Householder - Proposed single storey rear extension.</td>
<td>Approved with Conditions</td>
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<td>14/07/2016</td>
<td>2016/28392</td>
<td>STOCKLEY HOUSE, STOCKLEY LANE, STRETTON, WARRINGTON, WA4 4PQ</td>
<td>Lawful Development Certificate - Proposed conversion of existing stable to create single bed accommodation. No alterations to external landscaping/ hardstanding required.</td>
<td>Refused</td>
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<td>14/07/2016</td>
<td>2016/28266</td>
<td>16, PARK CRESCENT, APPLETON, WARRINGTON, WA4 5JJ</td>
<td>Lawful Development Certificate (Section 192 Certificate) - Proposed extension to rear of house</td>
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### APPLETON.

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<td>2016/28036</td>
<td>1, ASHLEY COURT, FIELD LANE, APPLETON, WARRINGTON, WA4 5HS</td>
<td>Works to Tree’s covered by TPO - Proposed works to Holly bush (x2) reduce in height by approximately 25-30% to previous reduction, to allow more light</td>
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<td>06/07/2016</td>
<td>2016/28073</td>
<td>2, Lynton Gardens, Appleton, WARRINGTON, WA4 5ED</td>
<td>Householder - Proposed single storey rear extension, single storey side extension and new porch roof</td>
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<td>14/07/2016</td>
<td>2016/27859</td>
<td>163, LONDON ROAD, WARRINGTON, WA4 5BG</td>
<td>Full Planning - Retrospective Application to retain walk in cold room/Freezer Room and proposed concealment by installation of planter timber fence/trellis works and conifer screening (Artificial) &amp; New Wrought Iron Fencing to canal for Safety Reasons.</td>
<td>Approved with Conditions</td>
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<td>14/07/2016</td>
<td>2016/27959</td>
<td>20, WARREN ROAD, APPLETON, WARRINGTON, WA4 5AG</td>
<td>Householder - Proposed two storey side and rear extension with hipped roof</td>
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<td>14/07/2016</td>
<td>2016/28066</td>
<td>Red Gables, 5, Pepper Street, Appleton Thorn, Warrington, WA4 4SB</td>
<td>Householder - Proposed single storey rear kitchen extension and proposed garage conversion</td>
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# BEWSEY AND WHITECROSS

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<td>PLANET HOUSE, CENTRE PARK, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1QX</td>
<td>Full Planning - Retrospective consent for the extension of the Front Porch to the property</td>
<td>Approved</td>
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<td>11/07/2016</td>
<td>2016/28222</td>
<td>THE MARKET MULTI STOREY CAR PARK, MOULDERS LANE, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2FA</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 6 (Piling) following Planning Approval 2015/27031</td>
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<td>11/07/2016</td>
<td>2016/28221</td>
<td>THE MARKET MULTI STOREY CAR PARK, MOULDERS LANE, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2FA</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 8 (Noise Modelling Exercise) following Planning Approval 2015/27031</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>12/07/2016</td>
<td>2016/28189</td>
<td>6, DIAL STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2NX</td>
<td>TPO Conservation Area - Proposed to 2 Maple trees to clear BT Phone masts</td>
<td>Approved</td>
</tr>
<tr>
<td>12/07/2016</td>
<td>2016/28242</td>
<td>Land within Warrington Town Centre bounded by, Academy Street, Academy Way, Bank Street, Moulders Lane, Bridge street, Union Street Horrocks Lane, Warrington</td>
<td>Non Material Amendment - Proposed amendment to materials proposed to the temporary market place. substitution of red granite base to a red stone used on the elevations and proposed minor changes to the plinth below the light white stone in place of a red stone following approve application 2015/26062</td>
<td>Approved</td>
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</table>
### Bewsey and Whitecross...

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<tr>
<td>27/06/2016</td>
<td>2016/27978</td>
<td>UNIT H2, COCKHEDGE SHOPPING CENTRE, COCKHEDGE WAY, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2QQ</td>
<td>Advertisement Consent - Proposed advertisement consent for internally illuminated fascia and wall mounted signs</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>29/06/2016</td>
<td>2016/27993</td>
<td>176, LOVELY LANE, BEWSEY AND WHITECROSS, WARRINGTON, WA5 1PH</td>
<td>Full Planning - Proposed replacement PFS forecourt canopy and removal of one pump island and insertion of new window in the front elevation of the building</td>
<td>Approved with Conditions</td>
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<tr>
<td>30/06/2016</td>
<td>2016/27979</td>
<td>Land within Warrington Town Centre bounded by, Academy Way, Bank Street and Moulder's Lane, Warrington</td>
<td>Discharge of Condition - Proposed discharge of Condition 17 (Tree Protection Strategy) on previously approved application 2015/27031</td>
<td>Condition Discharged</td>
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<td>01/07/2016</td>
<td>2016/27977</td>
<td>UNIT H2, COCKHEDGE SHOPPING CENTRE, COCKHEDGE WAY, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2QQ</td>
<td>Full Planning - Proposed Change of use from A1 Retail to D1 Non-Residential Institution as a Veterinary Centre.</td>
<td>Approved with Conditions</td>
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<tr>
<td>08/07/2016</td>
<td>2016/27383</td>
<td>Calver Park Road, Winwick, Warrington, WA2 8TL</td>
<td>Reserved matters (Major) - Application for appearance, landscaping, layout and scale (pursuant to outline planning permission 2015/26685) for a car showroom building, laying of hardstanding for car parking; sale and display and associated ancillary development.</td>
<td>Approved with Conditions</td>
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<tr>
<td>11/07/2016</td>
<td>2016/28222</td>
<td>THE MARKET MULTI STOREY CAR PARK, MOULDERS LANE, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2FA</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 6 (Piling) following Planning Approval 2015/27031</td>
<td>Condition Discharged</td>
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<td>12/07/2016</td>
<td>2016/28242</td>
<td>Land within Warrington Town Centre bounded by, Academy Street, Academy Way, Bank Street, Moulders Lane, Bridge street, Union Street Horrocks Lane, Warrington</td>
<td>Non Material Amendment - Proposed amendment to materials proposed to the temporary market place. substitution of red granite base to a red stone used on the elevations and proposed minor changes to the plinth below the light white stone in place of a red stone following approve application 2015/26062</td>
<td>Approved</td>
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<td>Land within Warrington Town Centre bounded by, Academy Street, Academy Way, Bank Street, Moulders Lane, Bridge street, Union Street Horrocks Lane, Warrington</td>
<td>Discharge of Condition - Proposed discharge of condition 4 (Details of street furniture) on previously approved application 2015/26062</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<td>14/07/2016</td>
<td>2016/28098</td>
<td>20, BRIDGE STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2QW</td>
<td>Advertisement - Proposed new non illuminated aluminium sign.</td>
<td>Approved with Conditions</td>
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<td>14/07/2016</td>
<td>2016/28099</td>
<td>20, BRIDGE STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2QW</td>
<td>Listing Building - Proposed new non illuminated alluminium sign</td>
<td>Approved with Conditions</td>
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<td>15/07/2016</td>
<td>2016/27381</td>
<td>Calver Park Road, Winwick, Warrington, WA2 8TL</td>
<td>Full Planning - Proposed new service access road.</td>
<td>Approved with Conditions</td>
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<td>06/07/2016</td>
<td>2016/28305</td>
<td>21, WOOLMER CLOSE, BIRCHWOOD, WARRINGTON, WA3 6TT</td>
<td>Section 192 Certificate - Proposed double storey family room and bedroom extension to rear elevation plus single storey kitchen and playroom to side plus entrance porch to front.</td>
<td>Approved</td>
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<td>Decision date</td>
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<td>05/07/2016</td>
<td>2016/28100</td>
<td>Unit NU9, Birchwood Shopping Centre, Benson Road, WARRINGTON, Birchwood, WA3 7PQ</td>
<td>Full Planning - Proposed Change of use to Veterinary Surgery.</td>
<td>Approved with Conditions</td>
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<td>05/07/2016</td>
<td>2016/28065</td>
<td>98, ROCKINGHAM CLOSE, BIRCHWOOD, WARRINGTON, WA3 6XA</td>
<td>Householder - Proposed conservatory to the side/rear of property</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>05/07/2016</td>
<td>2016/28009</td>
<td>SPENCER HOUSE, DEWHURST ROAD, BIRCHWOOD, WARRINGTON, WA3 7PG</td>
<td>Advertisement Consent - Proposed removal of existing signage and replacement with Totem Poles (internally illuminated) and a high level illuminated sign</td>
<td>Approved with Conditions</td>
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<tr>
<td>08/07/2016</td>
<td>2016/27943</td>
<td>16, NUTTALL COURT, BIRCHWOOD, WARRINGTON, WA3 7NQ</td>
<td>Lawful Development Certificate (Section 192) - Proposed 1.8m high fence</td>
<td>Refused</td>
</tr>
<tr>
<td>08/07/2016</td>
<td>2016/28042</td>
<td>95, ARMSTRONG CLOSE, BIRCHWOOD, WARRINGTON, WA3 6DJ</td>
<td>Lawful Development Certificate (Section 192 Certificate) - Proposed single storey rear extension with mono-pitched roof</td>
<td>Approved</td>
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<tr>
<td>15/07/2016</td>
<td>2016/28081</td>
<td>The Links, Kelvin Close, Birchwood, WARRINGTON, WA3 7PB</td>
<td>Full Planning - Proposed creation of 8 additional car parking spaces.</td>
<td>Approved</td>
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<td>Decision date</td>
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<td>27/06/2016</td>
<td>2016/28194</td>
<td>6, KNIGHT ROAD, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 4QQ</td>
<td>Householder Prior Approval - Proposed Single Storey rear extension extended beyond rear wall by 4.153m, maximum height of 3.756m and height of eaves at 2.268 metres</td>
<td>Prior Approval Not Required</td>
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<tr>
<td>28/06/2016</td>
<td>2016/28138</td>
<td>HIGHFIELD FARM, WATERWORKS LANE, WINWICK, WARRINGTON, WA2 8TB</td>
<td>Householder-Proposed conservatory to rear/side of detached dwelling</td>
<td>Approved with Conditions</td>
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<td>2016/28138</td>
<td>HIGHFIELD FARM, WATERWORKS LANE, WINWICK, WARRINGTON, WA2 8TB</td>
<td>Householder-Proposed conservatory to rear/side of detached dwelling</td>
<td>Approved with Conditions</td>
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<td>05/07/2016</td>
<td>2016/27999</td>
<td>1, ST ANTHONYS PLACE, WINWICK, WARRINGTON, WA2 8LX</td>
<td>Works to Tree's Covered by a TPO - Proposed works to TPO 200 (T1 - Lime Located overhanging the rear of the property situated on the neighbour's side) proposal includes reduce/remove all branches back to the hedge line to provide clearance to the property and garden.</td>
<td>Approved</td>
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<tr>
<td>08/07/2016</td>
<td>2015/25701</td>
<td>Plot 1A, Land at, Lockheed Road, Omega North - Adjacent to Junction 8 M62 Motorway, Warrington, WA5 4DB</td>
<td>Discharge of conditions - Discharge of conditions (1) Scheme for the disposal of foul and surface water (3) Highway construction details of the new access onto Lockheed road, (6) Surface water drainage scheme on approved application 2015/25141.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<tr>
<td>11/07/2016</td>
<td>2016/27594</td>
<td>Kylemore Cottage, Causeway Bridges Farm, Alder Lane, Burtonwood and Westbrook, Warrington, WA5 4BN</td>
<td>Full Planning - Proposed agricultural workers dwelling; replacement of existing dwelling</td>
<td>Withdrawn</td>
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<td>14/07/2016</td>
<td>2016/28133</td>
<td>2, ASH ROAD, WINWICK, WARRINGTON, WA2 8NQ</td>
<td>Householder - Proposed two storey rear extension.</td>
<td>Approved with Conditions</td>
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<td>Decision date</td>
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<td>05/07/2016</td>
<td>2016/28220</td>
<td>5, WELLFIELD ROAD, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4JR</td>
<td>Householder - Proposed Single storey front extension, first floor side and rear extensions including front porch</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
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<td>28/06/2016</td>
<td>2016/27988</td>
<td>16, OAK STREET, CROFT, WARRINGTON, WA3 7HH</td>
<td>Householder - Proposed single storey rear extension to form new kitchen / sun lounge.</td>
<td>Approved with Conditions</td>
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<tr>
<td>29/06/2016</td>
<td>2016/28005</td>
<td>3A, CHURCH LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5DL</td>
<td>Lawful Development Certificate (Section 192 Certificate) - Proposed change of use from A5 to A3</td>
<td>Approved</td>
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<tr>
<td>04/07/2016</td>
<td>2016/27957</td>
<td>Land to the north of, 49, Brookfield Road, Culcheth, Warrington, WA3 4PA</td>
<td>Full Planning - Proposed new detached residential dwelling with integral garage, new vehicle access with off-street parking and associated landscaping</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>05/07/2016</td>
<td>2016/27951</td>
<td>CLOUGH FARM, WILTON LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4BA</td>
<td>Full Planning - Proposed two storey extension to existing dwelling</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>08/07/2016</td>
<td>2016/27900</td>
<td>49, BROOKFIELD ROAD, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4PA</td>
<td>Householder - Proposed increase in height and change of pitch roof to create attic space, including ground floor internal works.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/07/2016</td>
<td>2016/28096</td>
<td>76, COMMON LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4HD</td>
<td>Householder - To raise the existing gable end roof over existing outrigger incorporating proposed single storey rear extension with mono-pitched roof, single storey front extension to existing garage and raising the gable end roof at side of property and alterations to front porch entrance roof from flat to ridged roof.</td>
<td>Approved with Conditions</td>
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<tr>
<td>11/07/2016</td>
<td>2016/28106</td>
<td>33, BIRCHALL AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4DB</td>
<td>Householder - To raise the existing gable end roof over existing rear outrigger whilst incorporating the proposed single storey rear extension, raising the gable end roof to the front of property over existing outrigger to accommodate a first floor in the roof space of the original bungalow. Part demolition to the rear element of garage and extend garage to the front whilst retaining flat roof.</td>
<td>Approved with Conditions</td>
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<tr>
<td>14/07/2016</td>
<td>2016/28044</td>
<td>LAND ADJACENT AND BEHIND 36, COMMON LANE,, CULCHETH AND GLAZEBURY,, WARRINGTON, WA3 4HA</td>
<td>Variation of condition - Proposed variation of condition 2, approved plans on planning approval 2014 to allow for alterations to the unit approved at plot 1</td>
<td>Approved with Conditions</td>
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### CULCHETH, GLAZEBURY AND CROFT.

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<td>14/07/2016</td>
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<td>7, CHATSWORTH AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4LD</td>
<td>Householder - Proposed first floor, single storey front extension with part gable and part mono-pitched roof</td>
<td>Approved with Conditions</td>
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<td>Decision date</td>
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<td>28/06/2016</td>
<td>2016/28110</td>
<td>MCDONALDS, RIVERSIDE RETAIL PARK, WHARF STREET, FAIRFIELD AND HOWLEY, WARRINGTON, WA1 2GZ</td>
<td>Full Planning - Proposed refurbishment of the restaurant including extensions (total 61.25sq.m). Alteration to the drive thru lane to provide side by side ordering with associated works to the site. Changes to the elevations, inclusive of a new automated sliding entrance door. The relocation of 1 no. and the installation of 1 no. new customer order display with associated canopies.</td>
<td>Approved with Conditions</td>
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<td>14/07/2016</td>
<td>2016/28111</td>
<td>MCDONALDS, RIVERSIDE RETAIL PARK, WHARF STREET, FAIRFIELD AND HOWLEY, WARRINGTON, WA1 2GZ</td>
<td>Advertisement Consent - Proposed relocation of internally illuminated fascia sign.</td>
<td>Approved with Conditions</td>
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<tr>
<td>14/07/2016</td>
<td>2016/28141</td>
<td>MCDONALDS, RIVERSIDE RETAIL PARK, WHARF STREET, FAIRFIELD AND HOWLEY, WARRINGTON, WA1 2GZ</td>
<td>Advertisement - Proposed reconfiguration of existing signage scheme with additional signs. New suite to comprise 1 height restrictor, 5 Freestanding signs and 2 banners.</td>
<td>Approved with Conditions</td>
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<tr>
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<td>06/07/2016</td>
<td>2016/28157</td>
<td>19, YORK DRIVE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2EJ</td>
<td>Tree Works Conservation Area - Proposed works to trees 1 x Oak - Crown thin by 15-20%, crown lift to main branch break (4-5m), reduce back any 'bolting branches to maintain a balanced crown</td>
<td>Approved</td>
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<td>2016/28125</td>
<td>38, PORTOLA CLOSE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2SW</td>
<td>Householder - Proposed Orangery to east elevation</td>
<td>Approved with Conditions</td>
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<td>01/07/2016</td>
<td>2016/27677</td>
<td>THELWALL GRANGE NURSING HOME, WEASTE LANE, GRAPPENHALL AND THELWALL,</td>
<td>Full Planning - Proposed conversion of the roof space on partly constructed extension (previously approved under 2004/03014) for an additional 12 bedrooms.</td>
<td>Approved with Conditions</td>
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<td>WARRINGTON, WA4 3JJ</td>
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<td>2016/28128</td>
<td>2, ALEXANDRA ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2EL</td>
<td>TPO Conservation area - Proposed removal of shrub due to mass root ingress into drainage system.</td>
<td>Approved</td>
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<td>05/07/2016</td>
<td>2016/28022</td>
<td>29, YORK ROAD, GRAPPENHALL AND THELWALL, WA4 2EH</td>
<td>Householder - Retrospective planning application for new front wall and wrought iron gates.</td>
<td>Approved</td>
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<tr>
<td>06/07/2016</td>
<td>2016/28041</td>
<td>7, WEASTE LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 3JT</td>
<td>Householder - Proposed single storey rear orangery style extension</td>
<td>Approved with Conditions</td>
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<tr>
<td>06/07/2016</td>
<td>2016/27605</td>
<td>THE SPRINGBROOK, STOCKPORT ROAD, GRAPPENHALL AND THELWALL, WARRINGTON,</td>
<td>Discharge of Condition - Proposed discharge of conditions 3(Prior to the occupation of the development, a site parking layout plan detailing the provision of one additional disabled car parking space, at least 3.6m x 6m in size, to serve the development shall be submitted to and approved in writing by the Local Planning Authority) and 4(Prior to the occupation of the development, details of a scheme of cycle and motorcycle parking to serve the development shall be submitted to and approved in writing by the Local Planning Authority) Original Application 2015/26698</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<td>BRIDGE HOUSE SITE, STOCKPORT ROAD, GRAPPENHALL AND THELWALL, WARRINGTON</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 10 (Phase 1 and 2 Site Investigation Report and Groundsure Report) following Planning Approval 2015/26994.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<td>5, BEECHFIELD ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2LH</td>
<td>Householder - Proposed single storey side and rear extension with mono-pitched roof incorporating the existing outrigger to the rear of property.</td>
<td>Approved with Conditions</td>
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<td>121, THELWALL NEW ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2HR</td>
<td>Householder - Proposed single storey extension to side and rear elevations</td>
<td>Approved with Conditions</td>
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### GREAT SANKEY NORTH.

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<tr>
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<td>01/07/2016</td>
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<td>38, HADLEIGH CLOSE, GREAT SANKEY, WARRINGTON, WA5 3SB</td>
<td>Householder - Proposed garage conversion and single storey rear extension with pitched roof</td>
<td>Approved with Conditions</td>
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<tr>
<td>05/07/2016</td>
<td>2016/27985</td>
<td>57, VENTNOR CLOSE, GREAT SANKEY, WARRINGTON, WA5 3JL</td>
<td>Householder - Retrospective single storey ground floor kitchen extension and part conversion of the existing garage</td>
<td>Approved with Conditions</td>
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<td>06/07/2016</td>
<td>2016/28113</td>
<td>48, WEDNESBURY DRIVE, GREAT SANKEY, WARRINGTON, WA5 3EW</td>
<td>Householder - Proposed two storey side extension and single storey rear extension</td>
<td>Refused</td>
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GREAT SANKEY SOUTH.

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<th>Decision type</th>
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<tbody>
<tr>
<td>28/06/2016</td>
<td>2016/28023</td>
<td>16, ASHBOURNE ROAD, GREAT SANKEY, WARRINGTON, WA5 1LW</td>
<td>Householder - Proposed conservatory to the rear of property</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
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## HATTON, STRETTON AND WALTON

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<tbody>
<tr>
<td>04/07/2016</td>
<td>2016/28017</td>
<td>THE LODGE, CHESTER ROAD, WARRINGTON, WA4 5LP</td>
<td>Lawful Development Certificate - Proposed two storey extension to rear and single storey extension to side of dwelling.</td>
<td>Refused</td>
</tr>
<tr>
<td>08/07/2016</td>
<td>2016/27858</td>
<td>42, BEAMISH CLOSE, WARRINGTON, WA4 5RH</td>
<td>Lawful Development Certificate - Proposed single storey rear extension</td>
<td>Approved</td>
</tr>
<tr>
<td>12/07/2016</td>
<td>2016/28120</td>
<td>ST MATTHEWS CHURCH HALL, STRETTON ROAD, APPLETON, WARRINGTON, WA4 4NT</td>
<td>Section 192 (Lawful Development Certificate) - Proposed creation of Parish Office within the Church Hall. Create an external door and window to the rear to allow separate access.</td>
<td>Approved</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
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<tr>
<td>06/07/2016</td>
<td>2016/28302</td>
<td>44, GRIFFITHS STREET, LATCHFORD, WARRINGTON, WA4 1QE</td>
<td>Section 192 Certificate - Proposed Demolition of existing garage and erection of new garage and rear extension.</td>
<td>Approved</td>
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</tbody>
</table>
# Latchford East.

<table>
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<tr>
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<tbody>
<tr>
<td>30/06/2016</td>
<td>2016/27883</td>
<td>24, POWELL STREET, LATCHFORD, WARRINGTON, WA4 1LA</td>
<td>Full Planning-To retain a roller shutter door to the Powell Street elevation of the property</td>
<td>Refused</td>
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<tr>
<td>08/07/2016</td>
<td>2016/28063</td>
<td>7, THE BRIDGE SHOPPING CENTRE, MAYBROOK PLACE, LATCHFORD, WARRINGTON, WA4 1JR</td>
<td>Advertisement - Proposed 1 x Fascia sign (internally illuminated) and 1 x Hanging Sign (internally illuminated)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>12/07/2016</td>
<td>2016/27886</td>
<td>GOSPEL HALL, DOVER ROAD, LATCHFORD, WARRINGTON, WA4 1NB</td>
<td>Full Planning - Proposed change of use to office, showroom &amp; storage associated to a Landscaping Company</td>
<td>Refused</td>
</tr>
<tr>
<td>14/07/2016</td>
<td>2016/28105</td>
<td>14, SEABURY STREET, LATCHFORD, WARRINGTON, WA4 1TX</td>
<td>Householder - Proposed single storey rear and side extension.</td>
<td>Approved with Conditions</td>
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### LATCHFORD WEST

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<tr>
<th>Decision date</th>
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<tbody>
<tr>
<td>14/07/2016</td>
<td>2016/28190</td>
<td>89, GAINSBOROUGH ROAD, LATCHFORD, WARRINGTON, WA4 6BP</td>
<td>Section 192 Certificate - Proposed Loft Conversion and installation of roof light</td>
<td>Approved</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>14/07/2016</td>
<td>2016/28151</td>
<td>9, BALDOCK CLOSE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2HG</td>
<td>Householder - Proposed single storey side and rear extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>14/07/2016</td>
<td>2016/28171</td>
<td>45, MAYFIELD ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2NP</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>14/07/2016</td>
<td>2016/28261</td>
<td>9, CEDARFIELD ROAD, LYMM, WARRINGTON, WA13 9HN</td>
<td>Lawful Development Certificate - Proposed side extension and installation of roof dormers to rear elevation</td>
<td>Approved</td>
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### Delegated Decisions

#### LYMM SOUTH

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<tr>
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<tbody>
<tr>
<td>28/06/2016</td>
<td>2016/28182</td>
<td>31, Lady Acre Close, Lymm, WARRINGTON, WA13 0SN</td>
<td>Section 192 Certificate - Proposed single storey rear extension</td>
<td>Approved</td>
</tr>
<tr>
<td>04/07/2016</td>
<td>2016/27817</td>
<td>36, CHERRY LANE, LYMM, WARRINGTON, WA13 0NR</td>
<td>Full Planning - Proposed conversion of former smithy building and the erection of a garden room to form a link to the existing dwelling house. (following previous approval 2010/15780)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>06/07/2016</td>
<td>2016/28250</td>
<td>CHERRY NURSERIES, KAY LANE, LYMM, WARRINGTON, WA13 0TN</td>
<td>Section 192 Certificate - Proposed construction of outbuildings and associated hardstanding</td>
<td>Approved</td>
</tr>
<tr>
<td>11/07/2016</td>
<td>2016/28299</td>
<td>Cherry Lane Barns, Cherry Lane, Lymm, Cheshire, WA13 0NU</td>
<td>Non Material Amendment - Proposed addition of a single rooflight to the en-suite on the second floor of unit 4. The rooflight is to provide light and ventilation, the roof light will be obscurely glazed.</td>
<td>Approved</td>
</tr>
<tr>
<td>13/07/2016</td>
<td>2016/28198</td>
<td>THE CHURCH GREEN, HIGHER LANE, LYMM, WARRINGTON, WA13 0AP</td>
<td>TPO Conservation area- Proposed Yew (T1) - Crown thin to include removal of interior new shoots, and reduction of lowest of branches to remove crossing/rubbing limbs. Also to remove all deadwood.</td>
<td>Approved</td>
</tr>
<tr>
<td>15/07/2016</td>
<td>2016/28257</td>
<td>Higher Oak Farm, Higher Lane, Lymm, Warrington, WA13 0RG</td>
<td>Prior Notification of agricultural development - Proposed steel framed building for the storage of agricultural equipment</td>
<td>Withdrawn</td>
</tr>
</tbody>
</table>
## LYMM.

<table>
<thead>
<tr>
<th>Decision date</th>
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<tbody>
<tr>
<td>27/06/2016</td>
<td>2015/26938</td>
<td>16, AGDEN PARK LANE, LYMM, WARRINGTON, WA13 0TS</td>
<td>Householder - Proposed two storey side extension, single storey rear extension and rear dormer.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/06/2016</td>
<td>2016/27898</td>
<td>Land between Rosebank and Racefield Close, to the side of 69 Rosebank, Lymm, WA13 0JF</td>
<td>Full Planning - Proposed new dwelling (Bungalow).</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/06/2016</td>
<td>2016/27941</td>
<td>37, ELM TREE ROAD, LYMM, WARRINGTON, WA13 0NJ</td>
<td>Householder - Proposed two storey side and rear extension</td>
<td>Refused</td>
</tr>
<tr>
<td>28/06/2016</td>
<td>2016/27841</td>
<td>208, RUSHGREEN ROAD, LYMM, WARRINGTON, WA13 9QZ</td>
<td>Householder - Proposed demolition of existing attached side garage and erection of a two storey side extension with hipped roof</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>28/06/2016</td>
<td>2016/27876</td>
<td>THE COACH HOUSE, REDDISH LANE, LYMM, WARRINGTON, WA13 9RY</td>
<td>Householder - Proposed single storey rear extension and garage conversion.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>05/07/2016</td>
<td>2016/28024</td>
<td>11A, WHITBARROW ROAD, LYMM, WARRINGTON, WA13 9AG</td>
<td>TPO Works to Tree's covered by a TPO - Proposed felling of four conifers and felling one dead conifer facing canal towpath</td>
<td>Approved</td>
</tr>
<tr>
<td>05/07/2016</td>
<td>2016/28116</td>
<td>Rear garden of 8 Maltmans Road, 8, Maltmans Road, Lymm, WARRINGTON, WA13 0QP</td>
<td>TPO Conservation Area - Proposed A1. A small, old apple tree which has suffered considerable dieback. This tree will be replaced by a fruit tree in a similar location. A2. A misshapen cooking apple tree which is intertwined with lilac L and a number of shrubs and damson saplings. L. A lilac which has suffered dieback to the point of being almost completely dead. A2 and L will be replaced by a tree and shrubs in the same location. A3. An average quality apple which is growing at 45° and competing with the larger holly H1. This tree partially suppresses the growth of H1 and its removal would be beneficial to H1. Approval may not be required as its DBH is less than 100mm.</td>
<td>Approved</td>
</tr>
<tr>
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<tr>
<td>06/07/2016</td>
<td>2016/28040</td>
<td>30, DANE BANK ROAD, LYMM, WARRINGTON, WA13 9DR</td>
<td>Householder - Proposed front, side and rear extension including front and rear dormers and remodelling of existing bungalow, to include raising ridge level to form new accommodation within the roof.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>06/07/2016</td>
<td>2016/28069</td>
<td>28, BUCKLOW GARDENS, LYMM, WARRINGTON, WA13 9RQ</td>
<td>Householder - Proposed demolition of existing conservatory and construction of new single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>06/07/2016</td>
<td>2016/28070</td>
<td>7A, BROOKFIELD ROAD, LYMM, WARRINGTON, WA13 0QL</td>
<td>Householder - Proposed demolition of existing garage and construction of a two storey side extension to both sides of the property. Demolition of the existing curved stone entrance and replacement with a new entrance area. To the rear of the property a part 2 store and part single storey extension and works to enable living space within the roof area. External works to provide level access to rear outside play and living areas.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>06/07/2016</td>
<td>2016/28019</td>
<td>3, LOVATT COURT, LYMM, WARRINGTON, WA13 9QR</td>
<td>Householder - Proposed side and rear extension</td>
<td>Approved with Conditions</td>
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<tr>
<td>13/07/2016</td>
<td>2016/28132</td>
<td>3, CHURCHWOOD VIEW, LYMM, WARRINGTON, WA13 0PU</td>
<td>TPO - T1 Sycamore - Proposal to strip ivy and thin/reduce canopy by 20-30% with crown lift to lowest branches, G1 - Sycamore group -Proposal to crown lift and thin by 10%</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>14/07/2016</td>
<td>2016/28124</td>
<td>South Lodge, Reddish Lane, Lymm, Warrington, WA13 9RY</td>
<td>Full Planning - Proposed demolition of existing dwelling with one replacement dwelling and associated garage</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>29/06/2016</td>
<td>2016/28020</td>
<td>135, LONG LANE, ORFORD, WARRINGTON, WA2 8QB</td>
<td>Prior Approval (Class C Prior Approval) - Proposed Change of use from A2 Bookmakers to A3 Cafe</td>
<td>Refused</td>
</tr>
<tr>
<td>29/06/2016</td>
<td>2016/28021</td>
<td>137 - 139, Long Lane, Warrington, WA2 8QB</td>
<td>Prior Approval (Class C Prior Approval) - Proposed change of use from A2 Bookmakers to A3 Restaurant</td>
<td>Refused</td>
</tr>
<tr>
<td>14/07/2016</td>
<td>2016/28037</td>
<td>2, FESTIVAL AVENUE, ORFORD, WARRINGTON, WA2 9EP</td>
<td>Full Planning - Proposed metal framed display window with retractable metal roller security shutter</td>
<td>Approved with Conditions</td>
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## PENKETH AND CUERDLEY

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<tr>
<td>28/06/2016</td>
<td>2016/28146</td>
<td>12, DITCHFIELD ROAD, PENKETH, WARRINGTON, WA5 2NN</td>
<td>Householder - Proposed replacement of existing single storey flat roof with pitched roof with velux. Installation of new box bay window to front elevation with canopy over to garage.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>14/07/2016</td>
<td>2016/28158</td>
<td>4, LAMERTON CLOSE, PENKETH, WARRINGTON, WA5 2RS</td>
<td>Householder - Proposed first floor extension to side and rear</td>
<td>Refused</td>
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<tr>
<td>Decision date</td>
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<tr>
<td>28/06/2016</td>
<td>2016/27987</td>
<td>The Bungalow, Peel Farm, South Lane, Bold, Warrington, WA8 3UA</td>
<td>Householder - Proposed erection of a single storey front extension with ridged roof</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>01/07/2016</td>
<td>2016/28028</td>
<td>38, HADLEIGH CLOSE, GREAT SANKEY, WARRINGTON, WA5 3SB</td>
<td>Householder - Proposed garage conversion and single storey rear extension with pitched roof</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>06/07/2016</td>
<td>2016/28059</td>
<td>21, FARNWORTH ROAD, PENKETH, WARRINGTON, WA5 2RZ</td>
<td>Householder - Proposed two storey side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
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<tr>
<td>08/07/2016</td>
<td>2016/27383</td>
<td>Calver Park Road, Winwick, Warrington, WA2 8TL</td>
<td>Reserved matters (Major) - Application for appearance, landscaping, layout and scale (pursuant to outline planning permission 2015/26685) for a car showroom building, laying of hardstanding for car parking; sale and display and associated ancillary development.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/07/2016</td>
<td>2016/27381</td>
<td>Calver Park Road, Winwick, Warrington, WA2 8TL</td>
<td>Full Planning - Proposed new service access road.</td>
<td>Approved with Conditions</td>
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### Poulton North

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<tr>
<td>28/06/2016</td>
<td>2016/28310</td>
<td>36, Shetland Close, Winwick, WARRINGTON, WA2 0UW</td>
<td>Lawful Development Certificate - Proposed demolition of existing conservatory and construction of single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>28/06/2016</td>
<td>2016/28279</td>
<td>32 Barnes Avenue, Poulton-With-Fearnhead, WARRINGTON, WA2 0BN</td>
<td>Lawful Development Certificate - Proposed loft conversion including hip to gable enlargement and single storey rear extension</td>
<td>Approved</td>
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<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
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<tr>
<td>05/07/2016</td>
<td>2016/28038</td>
<td>41, KILSYTH CLOSE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA2 0SQ</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>05/07/2016</td>
<td>2016/28032</td>
<td>48, KILSYTH CLOSE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA2 0SQ</td>
<td>Householder- Proposed single storey side extension to form a link between garage and conservatory and single storey front extension with mono pitched roofs.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>14/07/2016</td>
<td>2016/28406</td>
<td>10, PRINCESS CRESCENT, POULTON SOUTH, WARRINGTON, WA1 3PG</td>
<td>Lawful Development Certificate (Section 192 Certificate) - Proposed single storey kitchen/dining room extension to rear elevation</td>
<td>Approved</td>
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## Poulton South..

<table>
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<tr>
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<tr>
<td>06/07/2016</td>
<td>2016/28052</td>
<td>17, BELGRAVE AVENUE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 3JN</td>
<td>Householder - Proposed two storey side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/07/2016</td>
<td>2016/27813</td>
<td>Christ Church Vicarage, 35, STATION ROAD, POULTON-WITH-FEARNHEAD, WARRINGTON, WA2 0PD</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 3 (Bin Store), Condition 6 (Windows), Condition 10 (Visibility Splays) Condition 11 (Roof and facing materials), Condition 12 (Fence and Walls) and Condition 14 (Site Levels) following Planning Approval 2014/24555)</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>11/07/2016</td>
<td>2016/28078</td>
<td>3, BEECH GROVE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 3EL</td>
<td>Householder - Proposed rear first floor extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>14/07/2016</td>
<td>2016/28109</td>
<td>11, QUEENS CRESCENT, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 3TU</td>
<td>Householder Prior Approval - Proposed single storey rear kitchen/toilet extension to project a maximum of 6m from the original rear wall, maximum height 3m and 2.4m height to the eaves</td>
<td>Prior Approval Not Required</td>
</tr>
</tbody>
</table>
## RIXTON AND WOOLSTON

<table>
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<th>Decision date</th>
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<tbody>
<tr>
<td>28/06/2016</td>
<td>2016/28160</td>
<td>19, SYCAMORE CRESCENT, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 6JR</td>
<td>Lawful Development Certificate (Section 192) - Proposed double storey extension to the rear</td>
<td>Approved</td>
</tr>
<tr>
<td>14/07/2016</td>
<td>2016/28417</td>
<td>552, MANCHESTER ROAD, WARRINGTON, WA1 3UA</td>
<td>Demolition - Proposed demolition of single storey workshop and adjoining garage building.</td>
<td>Withdrawn</td>
</tr>
</tbody>
</table>
## Delegated Decisions

**Delegated 27th July 2016**

### RIXTON AND WOOLSTON.

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<tr>
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<tbody>
<tr>
<td>28/06/2016</td>
<td>2016/27989</td>
<td>MUSCRAT MANOR, MANCHESTER ROAD, WOOLSTON, WARRINGTON, WA3 6DR</td>
<td>Advertisement - Proposed erection of various illuminated and non-illuminated pub signage</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>28/06/2016</td>
<td>2016/28137</td>
<td>3, THE MANOR, MANCHESTER ROAD, WOOLSTON, WARRINGTON, WA1 4PU</td>
<td>Householder - Proposed single storey kitchen/family room extension to rear elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>29/06/2016</td>
<td>2016/27767</td>
<td>14, Greys Court, Woolston, WARRINGTON, WA1 4SH</td>
<td>Full Planning - Proposed Change of use from B1 to D2</td>
<td>Approved with Conditions</td>
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<td>07/07/2016</td>
<td>2016/28051</td>
<td>8, CYNTHIA AVENUE, WOOLSTON, WARRINGTON, WA1 3UL</td>
<td>Householder - Proposed single storey side extension to form new garage</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>08/07/2016</td>
<td>2016/28094</td>
<td>MUSCRAT MANOR, MANCHESTER ROAD, WOOLSTON, WARRINGTON, WA3 6DR</td>
<td>Full Planning - Proposed extensions to the eastern elevation of the site and between the existing restaurant and the Wacky Warehouse play barn with provision of a yard gate</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>13/07/2016</td>
<td>2016/28095</td>
<td>MUSCRAT MANOR, MANCHESTER ROAD, WOOLSTON, WARRINGTON, WA3 6DR</td>
<td>Removal of conditions - Proposed removal of condition 3 (Retained in use as a children's play barn) and 4 (Shall not be used as a public drinking or dining area) on previously approved application 99/40382</td>
<td>Approved with Conditions</td>
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<tr>
<td>14/07/2016</td>
<td>2016/28114</td>
<td>2, COTTERILL DRIVE, WOOLSTON, WARRINGTON, WA1 4AS</td>
<td>Householder - Proposed side extension and attached garage</td>
<td>Refused</td>
</tr>
<tr>
<td>Decision date</td>
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<td>28/06/2016</td>
<td>2016/28280</td>
<td>21, BEDFORD STREET, STOCKTON HEATH, WARRINGTON, WA4 6LY</td>
<td>Lawful Development Certificate (Section 192 Certificate) - Proposed loft conversion with dormer</td>
<td>Approved</td>
</tr>
<tr>
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<td>05/07/2016</td>
<td>2016/28001</td>
<td>1, EAST AVENUE, STOCKTON HEATH, WARRINGTON, WA4 2BA</td>
<td>Householder - Proposed 2 Storey side and rear domestic extension to existing house. Triple garage with workshop and annex accommodation to first floor. Resubmission of 2016/27438</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>06/07/2016</td>
<td>2016/28072</td>
<td>6, BURNSIDE AVENUE, STOCKTON HEATH, WARRINGTON, WA4 2AW</td>
<td>Householder - Proposed demolitions &amp; two storey extensions to side and rear</td>
<td>Approved with Conditions</td>
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<tr>
<td>14/07/2016</td>
<td>2016/28067</td>
<td>22, HUNTS LANE, STOCKTON HEATH, WARRINGTON, WA4 2DT</td>
<td>Householder - Proposed single storey side and rear extension</td>
<td>Approved with Conditions</td>
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## WESTBROOK

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<tr>
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<tr>
<td>28/06/2016</td>
<td>2016/28307</td>
<td>25, FAIRBOURNE CLOSE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 9RR</td>
<td>Section 192 Certificate - Proposed single storey side extension</td>
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## Westbrook..

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<thead>
<tr>
<th>Decision date</th>
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<tbody>
<tr>
<td>06/07/2016</td>
<td>2016/27641</td>
<td>Plot 7c, Omega South, Land to the south of M62, near Junction 8, Burtonwood, Warrington, Cheshire</td>
<td>Discharge of Condition - Proposed Discharge of conditions 6 (Energy Statement), 8 (Flood risk assessment), 9 (Surface water regulation scheme), 10 (Overland flood flow), 11 (Land Remediation), 16 (Details of access road), 17 (Ecological off-setting), 18 (Air quality assessment) 20 (Construction Environmental Development Plan), 24 (Inspect trees for bats), 29 (Botanical Survey), 30 (Earth works/vegetation removal), 31 (Ecological Protection) and 32 (Habitat Management Plan) on approved application 2014/23290. as amended by 2014/24503</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<tr>
<td>14/07/2016</td>
<td>2016/28127</td>
<td>36, HAYSCASTLE CLOSE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 9UR</td>
<td>Householder - Proposed first floor side extension</td>
<td>Approved with Conditions</td>
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<td>Decision date</td>
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<tr>
<td>30/06/2016</td>
<td>2016/27720</td>
<td>109, Lander Close, Great Sankey, Warrington, WA5 9PL</td>
<td>Householder - Proposed two storey side extension, single storey side-rear extension and a porch</td>
<td>Cancelled</td>
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<tr>
<td>01/07/2016</td>
<td>2016/28045</td>
<td>23, Woodale Close, Warrington, WA5 3GL</td>
<td>Householder - Proposed first floor side extension and single storey rear extension</td>
<td>Approved with Conditions</td>
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<tr>
<td>01/07/2016</td>
<td>2016/28026</td>
<td>48, Mossdale Close, Great Sankey, Warrington, WA5 3RY</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
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<tr>
<td>05/07/2016</td>
<td>2016/28039</td>
<td>28, Tunbridge Close, Great Sankey, Warrington, WA5 3RF</td>
<td>Householder - Proposed single storey side garage extension</td>
<td>Approved with Conditions</td>
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<tr>
<td>06/07/2016</td>
<td>2015/27099</td>
<td>Whittle Hall Farm, Whittle Hall Lane, Great Sankey, Warrington, WA5 3AQ</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 3 (Written Scheme for an Archaeological Investigation), Condition 4 (Bats as identified in the Ecological Survey and Assessment), Condition 5 (Felling of trees T4, T7 and T8 and any other Bat category 1 or 2), Condition 6 (Barn Owl Mitigation Strategy), Condition 9 (Further ERAP Statement), Condition 10 (Landscape Management Plan), Condition 11A (Characterisation), 11B (Remediation and Verification Strategy), Condition 12 A (Remediation &amp; Verification), 12B (Reporting of Unexpected Contamination), 12C (Long-Term Monitoring and Maintenance) and Condition 14 (Photographic details of the external roofing and facing materials) following Planning Approval 2015/26350.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>06/07/2016</td>
<td>2016/27799</td>
<td>Land to the rear of Holly House, Holly House, Burtonwood Road, Warrington, WA5 3AN</td>
<td>Discharge of Condition - Proposed discharge of Conditions 2 (Materials) 5 (Obscure glass &amp; Window details) and 6 (Obscure glass &amp; window details) on approved application 2012/21000.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<tr>
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<td>06/07/2016</td>
<td>2016/27641</td>
<td>Plot 7c, Omega South, Land to the south of M62, near Junction 8, Burtonwood, Warrington, Cheshire</td>
<td>Discharge of Condition - Proposed Discharge of conditions 6 (Energy Statement), 8 (Flood risk assessment), 9 (Surface water regulation scheme), 10 (Overland flood flow), 11 (Land Remediation), 16 (Details of access road), 17 (Ecological off-setting), 18 (Air quality assessment) 20 (Construction Environmental Development Plan), 24 (Inspect trees for bats), 29 (Botanical Survey), 30 (Earth works/vegetation removal), 31 (Ecological Protection) and 32 (Habitat Management Plan) on approved application 2014/23290. as amended by 2014/24503</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>08/07/2016</td>
<td>2016/28071</td>
<td>18, LEDYARD CLOSE, WARRINGTON, WA5 9YX</td>
<td>Householder - Retrospective two storey side extension</td>
<td>Refused</td>
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<tr>
<td>11/07/2016</td>
<td>2016/28082</td>
<td>1, BUCHAN CLOSE, GREAT SANKEY, WARRINGTON, WA5 8XX</td>
<td>Householder - Proposed vertical extension to existing garage with conversion of the roof space of the garage into a games room to include 2 new dormers and external access staircase with associated canopy.</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>