To: Members of the Development Management Committee

Councillors: Chair – T McCarthy
Deputy Chair – J Grime
G Friend, D Keane, P Carey,
S Wright, C Mitchell, J Flaherty, J Wheeler,
B Barr, S Woodyatt and B Maher.

21 November 2017

Development Management Committee

Wednesday, 29 November 2017 at 6.30pm

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

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

A G E N D A

Part 1

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

Item

1. Apologies for Absence

To record any apologies received.

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

Members are reminded of their responsibility to declare any disclosable pecuniary or non-pecuniary interest which they have in any item of business on the agenda no later than when the item is reached.
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<tr>
<td>3.</td>
<td>Minutes</td>
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<tr>
<td></td>
<td>To confirm the minutes of the meeting held on 8 November 2017 as a correct record. 1</td>
</tr>
<tr>
<td>4.</td>
<td>Planning Applications (Main Plans List)</td>
</tr>
</tbody>
</table>

**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**

8 November 2017

**Present:**  
Councillor T McCarthy (Chairman)  
Councillors J Grime, B Barr, D Keane, P Carey, G Friend  
J Wheeler, B Maher, C Mitchell, J Flaherty and S Wright

**DM75 Apologies for Absence**

Apologies for absence were received from Councillor Woodyatt.

**DM76 Code of Conduct – Declarations of Interest**

<table>
<thead>
<tr>
<th>Councillor</th>
<th>Minute</th>
<th>Reason</th>
<th>Action</th>
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<tbody>
<tr>
<td>Cllr J Grime</td>
<td>DM79, DM80 &amp; DM82</td>
<td>Cllr Grime was a Ward Councillor for the area</td>
<td>Cllr Grime remained in the meeting and took part in the discussions and votes</td>
</tr>
<tr>
<td>Cllr S Wright</td>
<td>DM81</td>
<td>Councillor Wright was a Ward Councillor for the area</td>
<td>Cllr Wright remained in the meeting and took part in the discussions and votes</td>
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**DM77 Minutes**

Resolved,

(1) That the minutes of the meeting held on 10 October 2017 were agreed as a correct record and signed by the Chairman;

(2) That the minutes of the meeting held on 11 October 2017 were agreed as a correct record and signed by the Chairman, subject to DM 65 being amended to state that Councillor Grime was the ward Councillor for the areas in relation to DM 68 and DM69.

**DM78 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.
DM79 **2016/28345 - 16, Oak Street, Croft, Warrington, WA3 7HH - Proposed two storey detached 3-bed dwelling**

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

The application had been deferred from a previous meeting to allow a site visit to take place.

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

Members noted the content of the update report.

Resolved,

That application 2016/28345 be approved subject to conditions and an additional condition regarding the provision of new boundary treatment along the boundary with No. 7 Arkenshaw Road.

DM80 **2017/30723 – 49 and 51 Stoneyhurst Crescent, Culcheth and Glazebury, Warrington, WA3 4DN - Householder – Joint application for proposed single storey rear extension to No. 49 Stoneyhurst Crescent and Proposed single storey rear and side extension to No 52 Stoneyhurst Crescent**

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

Representations were heard against the application.

Members noted the content of the update report.

Resolved,

That application 2017/30723 be approved with conditions as set out in the update report and in addition, a condition that requires details to be submitted of brick and stone lintel detailing for above the front window of the side extension to match the detailing on existing windows.
DM81 2017/31083 – University Technical College Warrington, Dallam Lane, Bewsey and Whitecross, Warrington, WA2 7NG - Full Planning – Proposed external works to create a breakout area for the University Technical College to include cycle storage provision and a recycling/storage compound with paladin fencing

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

Resolved,

That application 2017/31083 be approved as per the officer recommendation and subject to conditions.

DM82 2017/31227 – 64 Wigshaw Lane, Warrington, WA3 4NB - Householder – Proposed single storey extension to side and rear of dwelling

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

Resolved,

That application 2017/31227 be approved as per the officer recommendation and subject to conditions.

Signed...........................................

Dated.........................
## DEVELOPMENT MANAGEMENT COMMITTEE

**Wednesday 29th November 2017**

Start 18:30

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<thead>
<tr>
<th>Item</th>
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<th>App number</th>
<th>App Location/Description</th>
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<tbody>
<tr>
<td>1</td>
<td>3</td>
<td>2017/31101</td>
<td>West Annexe, Town Hall, Sankey Street, Bewsey And Whitecross, Warrington, WA1 1UH</td>
<td>Approve</td>
</tr>
</tbody>
</table>

Listed Building - Proposed remedial works to West Annex Access Gates including dismantling existing brick work and removing gates. Construction of new concrete piers and foundations, utilising existing brickwork to hide concrete structure in keeping with rest of Grade 1 listed structures. Existing wall to be rebuilt using existing brickwork.

| 2    | 16   | 2017/31147 | New Hall Farm, School Lane, Birchwood, Warrington, WA3 6LH | Approve |

Full Planning - Proposed re-use and extension of agricultural barn to accommodate a facility for the generation of electricity from gas and the storage of electricity in batteries comprising 4 containerised gas generators and radiators; 2 transformers; 2 substations in an electrical container; 2 oil tanks; 1 gas kiosk; a battery energy storage system; gated entrance and acoustic fencing. Demolition of existing agricultural building and replacement with new agricultural building.
|   |   |   | First Name of Applicant | Street Address | Location | Proposed Planning Action | Details |
|---|---|---|-------------------------|----------------|--------------------------|---------|
| 3 | 36 | 2017/31311 | Former Council Offices in Cairo Street, Former Council Offices, Cairo Street, Warrington | Approve Full Planning - Proposed Change of use from Former Council Offices (B1) to Restaurants & Cafe (A3) and Drinking Establishment (A4) |
| 4 | 53 | 2017/31314 | West Annexe, Town Hall, Sankey Street, Bewsey And Whitecross, Warrington, WA1 1UH | Approve Full Planning - Proposed remedial works to unstable wall that requires re-building supporting piers and gates. Wall has been taken down with proposal to re-build wall and piers as per SHP Structural Engineer's requirements. |
| 5 | 60 | 2017/31320 | Vacant land to rear of Sainsbury's supermarket, Land forming part of Neighbourhood Centre, Santa Rosa Boulevard, Great Sankey, Warrington | Approve Full Planning - Proposed GP Surgery, Pharmacy & associated parking & external works |
| 6 | 80 | 2017/31330 | 1, Penzance Close, Birchwood, Warrington, WA3 6ZP | Approve Householder - Retrospective application for the retention of the existing boundary wall (at its current height) with a proposed reduction in height to 1m to the driveway and a 2m length along Delenty Drive |
| 7 | 90 | 2017/31428 | James Lee House, Brick Street, Warrington, WA1 2PD | Approve Full Planning - Proposed conversion of existing Chapel/Meeting room into 8 emergency overnight bedrooms. |
### DEVELOPMENT CONTROL COMMITTEE DATE 29th November 2017

#### ITEM 1

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2017/31101</th>
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<tbody>
<tr>
<td>Location:</td>
<td>West Annexe, Town Hall, Sankey Street, Bewsey And Whitecross, Warrington, WA1 1UH</td>
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<tr>
<td>Ward:</td>
<td>Bewsey and Whitecross</td>
</tr>
<tr>
<td>Development</td>
<td>Listed Building - Proposed remedial works to West Annex Access Gates including dismantling existing brick work and removing gates. Construction of new concrete piers and foundations, utilising existing brickwork to hide concrete structure inkeeping with rest of Grade 1 listed structures. Existing wall to be rebuilt using existing brickwork.</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>29-Sep-2017</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>23-Nov-2017</td>
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**Reason for Referral to Committee**

The site is Council-owned.

**Human Rights**

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

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

**Site**

The application relates to Warrington Town Hall, a Grade I Listed Building,
located in the Town Hall Conservation Area. The Hall was acquired by the Council for use as a Town Hall in 1870. The adjoining land was also purchased for the purposes of a public park.

Listed Building Description
Built 1750 by Gibbs, formerly Bank Hall seat of Patten family. Pevsner opinion "finest house of its date in South Lancashire". Palladian, 3 storeys, rusticated stone facing to red brick, hipped slate roof, brick parapet, stone modillioned cornice. Main front has slight central projection with 4 3/4 Corinthian columns frieze and pediment with coat of arms. 9 sash windows with glazing bars, in moulded architraves, 1st floor having alternate segmental and pointed pediment except 3 centre ones between columns, which are arched. Centre 1st floor double doors up flight of stone steps with iron railings and 4 lamps. Curved flanking walls run from main house to entrances to side courts. Contemporary R W Hs and pipes. Garden front similar but no columns. Interior has 2 stone staircases with iron balustrades and plasterwork. Detached service block at each side, long rectangular plan, similar but not identical in detail; 2 storeys, with 3-storeyed centre finished with a pediment, centre rusticated stone, side wings brick, whole of 13 bays. East and west drives in front have 5 iron standard lamps with round lanterns. Entrance gateway in front has 4 square hollow iron piers of patterned tracery, 6 iron gates of elaborate ornament, all about 20ft high, with 4 angels on tops of piers, and a round arch over the centre supporting the coat of arms; this entrance was exhibited at London Exhibition of 1862.

Proposals
This application is for Listed Building Consent for the demolition of the listed gateway and its reconstruction in accordance with the structural engineers recommendations.

This application is partially retrospective.

The proposed development includes the following:
- Removal of the existing gated entrance structure, including pedestrian gate and two pillars [partially retrospective].
- Rebuilding of the gated entrance structure on a new foundation.
- Rebuilding of the structure to replicate the original structure with the exception of a new reinforced concrete core to the pillars, designed to support the gate hinge fixings.
- Gates to be cleaned, painted and re-hung.
- Re-use of original bricks and stone work were possible or replacement on a like for like basis.
Planning History


Most relevant 2015/25066 - Application for listed building consent for the demolition and re-construction of part of boundary wall. Approved subject to conditions. This application related to the curved wall attached to the Town Hall on its western flank and formed part of the enclosure to the west annexe courtyard.

Planning Policies

National Planning Policy Framework
Chapter 12- Paragraphs 126-141 – Conserving and enhancing the historic environment.

Para 126 – Local Planning Authorities should have a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. Assets should be conserved in a manner appropriate to their significance.
Para 132 – 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 significance. The more important the asset, the greater the weight should be given.

Core Strategy
Policy QE8- Historic Environment – Conservation Area and Area of Archaeological Importance.

Supplementary Planning Documents
Construction and Design
Town Hall Conservation Area

Notification Responses

Neighbours – No comments to date

Consultation Responses

Historic England
Warrington Town hall is a Grade I listed building, marking it among the top 2.5% of all listed buildings in England.

The building is of considerable historic, communal and aesthetic value. In the local area, the building is among Warrington’s most important buildings, and set within the positive context of its historic grounds, the conservation area and other listed buildings. The west annexe gate forms part of this overall listing, and makes a positive contribution to the overall significance of the site. The current proposal seeks permission to temporarily remove the gates and rebuild select areas of existing brickwork around new concrete piers on new
foundations at the west annexe gate to address structural issues.

Subject to the area of brickwork being rebuilt being the minimum necessary, and great care taken with the respect to the carrying out and the detail of the works, the proposal is likely to have a minimal impact on the overall significance of the site. In view of this and the justification provided for the works in line with paragraph 132 of the NPPF, Historic England has no objection to the proposal in principle.

Amenity Societies
No comments to date

Warrington Civic Society
No comments to date.

Observations

Heritage
The Grade I Listed Building dominates the parkland setting in which it is located. Immediately adjacent to the east and west of the principal building are two annexes which are subservient in both terms of scale and design. The annexes are linked to the Town Hall on each side by curved flanking walls and iron gates, supported by brick and stone pillars. Together, they provide an important part of the architectural composition of the whole, and provide a visual link between the Town Hall and the annexe buildings.

Part of the left hand gate pillar has been demolished on the grounds that it had become a dangerous structure. The area is currently cordoned off with security fencing.

A structural inspection of the gates was carried out in July of this year. The inspection was carried out to assess the condition of the gate support structure to the West Annexe and to provide recommendations for any works that might be required to ensure that the gates are and remain structurally sound.

Summary of Structural Report:
Both brick pillars that support the gates lean towards the gates and inwards and this has resulted in the gates catching/scraping on the tarmac surface of the car park entrance roadway.

The brickwork is generally weathered and the pillars contain numerous cracks which are partly due to ageing of the brickwork and loss of mortar strength, partly due to the rotational settlement of the pillars and partly due to rusting of the iron hinge support lug which is built into the brickwork.

The short boundary wall adjacent to the left hand pillar has rotated with the pillar and pulled away from the building, creating a tapered gap at this junction which widens as it travels up the wall. [This pillar has been partially demolished for safety reasons and the area is enclosed with security fencing].
The right hand pillars are topped with original stone caps but the left hand pillar was topped with a more modern concrete cap. It is presumed that this was introduced to replace the original stone cap due to excessive damage/deterioration of the stone cap. The stone caps on the right hand pillars appear to be in reasonable condition although they have no doubt deteriorated due to ageing/weathering and their condition cannot be fully assessed until they have been removed.

The brick wall between the two right hand pillars contains a personnel gate and the built-in iron hinges for the gate have caused similar crack problems in the brickwork as the main gates.

There is a reinforced concrete lintel over the personnel gate that has cracked due to rusting of the steel reinforcing bars in the lintel and the concrete along the lower edges of the lintel is now cracked and displaced.

The report concludes that the gated entrance has been subject to foundation settlement and rotation of the brick pillars. The pillars are not well bonded to adjacent walls and this has resulted in cracks appearing in the walls. The brick work and stonework have been heavily weathered. The scheme for reconstruction will seek to improve the stability of the gateway by providing an adequate foundation and by internally reinforcing the pillars to ensure that they can adequately support the weight of the gates. This would represent a digression from the original design however this is a functioning gateway that needs to remain operational. A simple re-instatement of the original design would be likely to lead to similar structural stability issues in the future and it is reasonable to seek to rectify inherent structural weaknesses, in the re-design of the gateway. The gateway will outwardly appear the same, as all structural works will be concealed by reclaimed or matching bricks.

It is important that, as part of the current works, non-traditional materials are replaced with traditional materials where they have previously been erroneously introduced.

Bank Park provides amenity open space within the built up area of Warrington. The West Annexe gates provide access to essential services for Warrington, and the wider community in Cheshire notably the Coroners Court which is attended by the public and police, in addition, Council Members and officers of the council also make regular use of the access. The cordonning off of certain areas, to ensure public safety detracts from the area’s strengths and potential and limits the use of this important thoroughfare. It is therefore imperative that the gateway is repaired and access to the area is reinstated.

The applicant will be required to re-instate the gateway in a manner that is considered to be appropriate to the Grade I listing of this heritage asset, whilst retaining and reusing as much of the original fabric as possible.
**Recommendation**

The proposal would respect the fabric of the Grade I Listed Building and have a positive impact on the Conservation Area and would accord with sections 66 and 72 of the Planning [Listed Building and Conservation Areas] Act 1990.

The proposal would also accord with the NPPF in that the scheme would sustain the use and significance of the Grade I Listed building.

This application is recommended for approval.

Statutory Instrument 2015 No 809 amends regulation 13[2] of the LBCA Regulations 1990. It is now only necessary to refer a local authority’s own application for listed building consent to the Secretary of State were an objection has been received from Historic England and/or one of the National Amenity Societies, and were the LPA are minded to approve the application.

In this instance, no objection has been received from either Historic England, or any of the National Amenity Societies, so the application does not need to be referred to the Secretary of State for a decision.

**Conditions & Reasons**

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

   (a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on 29/9/2017
   (b) Submitted drawing No’s:
       Location Plan - E01
       Extent of Proposed Rebuilding - 17-7464-SK1 /2
       Plan - 17-7464-SK3
       Foundation and Column Details - 17-7464-SK4
       received on 29/9/2017.

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

2. The works hereby given consent shall be begun not later than the expiration of 3 years from the date of this permission

   Reason: To comply with the provisions of section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990

3. The reconstruction of the gateway, shall be undertaken using matching and where available original materials. The brickwork shall be a
brickbond to match the existing. All new mortar shall match the original in composition, texture, colour and joint thickness and application, shall be submitted to an approved in writing by the Local Planning Authority prior to the reconstruction of the gateway. Details of the replacement lintel shall also be submitted for approval in writing by the Local Planning Authority, prior to the reconstruction of the gateway.

Reason: To safeguard the character and appearance of this listed buildings in accordance with policy QE8 of the Warrington Core Strategy, NPPF.

4. During the demolition and rebuild, any retained structures shall be adequately supported to avoid any failures of these structures and damage to historic fabric.

Reason: To safeguard the character and appearance of this listed structure in accordance with policy QE8 of the Warrington Core Strategy.

5. The replacement coping stone to the left hand pillar, adjacent to the West Annexe shall replicate the existing natural stone cap on the right hand pillar. Stone coping stones shall be reinstated on top of the reconstructed walls, including the wall between the left hand pillar and the West Annexe.

Reason: To safeguard the character and appearance of this listed buildings in accordance with policy QE8 of the Warrington Core Strategy, NPPF.

6. All new materials to be introduced to the site, not previously agreed by condition shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of this listed buildings in accordance with policy QE8 of the Warrington Core Strategy, NPPF.

7. Prior to any works being undertaken to the gates, details of the materials and methodology for their cleaning and repainting shall be submitted and approved by the Local Planning Authority.

Reason: To safeguard the character and appearance of this listed buildings in accordance with policy QE8 of the Warrington Core Strategy, NPPF.

8. All salvaged materials shall remain on site for re-use / reinstatement in a secure environment, unless their removal for security reasons has
been agreed by the Local Planning Authority, including the place of storage and an anticipated date to return to site.

Reason: To safeguard the character and appearance of this listed buildings in accordance with policy QE8 of the Warrington Core Strategy, NPPF.
Appendix 1 – Drawings

Extent of Proposed Building
Appendix 2 – Photographs of Site

View of Gates from Outside and Inside the Courtyard Prior to Partial Demolition of Left Hand Pillar
View of Partially Demolished Left Hand Pillar

Gate Hinge on Right Hand Pillar
View of Cracked Lintel over Pedestrian Gate

Pedestrian Gate Showing Signs of Dilapidation
DEVELOPMENT CONTROL COMMITTEE DATE 29th November 2017

ITEM 2

Application Number: 2017/31147

Location: New Hall Farm, School Lane, Birchwood, Warrington, WA3 6LH

Ward: Birchwood

Development

Full Planning - Proposed re-use and extension of agricultural barn to accommodate a facility for the generation of electricity from gas and the storage of electricity in batteries comprising 4 containerised gas generators and radiators; 2 transformers; 2 substations in an electrical container; 2 oil tanks; 1 gas kiosk; a battery energy storage system; gated entrance and acoustic fencing. Demolition of existing agricultural building and replacement with new agricultural building.

Date Registered: 05-Sep-2017

Applicant: New Hall Farm Energy Limited

8/13/16 Week Expiry Date: 30-Oct-2017

Reason for Referral:

Birchwood Town 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 site consists of the New Hall Farm yard, which occupies either side of School Lane. The site is surrounded by agricultural fields, with Risley Moss further south and residential properties over 170 metres in distance to the west.

The site is situated within the Green Belt, as defined by the Local Plan Core Strategy Policies Map.

The application seeks planning permission for the following:

Proposed re-use and extension of agricultural barn to accommodate a facility for the generation of electricity from gas and the storage of electricity in batteries. This also comprises of:
4No containerised gas generators and radiators
2No transformers
2No substations in an electrical container
2No oil tanks
1No gas kiosk
a battery energy storage system within 3No containers
gated entrance and acoustic fencing

The energy facility would be entirely contained in the existing yard of an active farm.

The application also includes the demolition of an existing agricultural building and replacement with new agricultural building – again within the existing farm yard.

The purpose of the proposal is to generate electricity to provide power services to the National Grid via the local distribution network.

Electricity would be generated by the gas generators which would be connected to the mains gas network, with the batteries storing the electricity for release into the local distribution network. This would manage the Grid more effectively, thereby reducing blackouts at times of peak demand.

The development is likely to be operational for 25 years, in addition to a year for construction and a year for decommissioning – totalling 27 years. Following this, the application states that the barn would be returned to agricultural use.

Policy Context

National Planning Policy Framework (NPPF)
At paragraph 14 the NPPF sets out the presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
For decision-taking this means:
- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
  - specific policies in this Framework indicate development should be restricted.

Core Planning Principles at paragraph 17 – in particular bullet point 6 which seeks to support the transition to a low carbon future in a changing climate

Chapter 9 – Protecting Green Belt Land
Chapter 10 - Meeting the challenge of climate change, flooding and coastal change
Chapter 11 - Conserving and enhancing the natural environment – paragraph 118

Local Plan Core Strategy (2014) (LPCS)

CS1 (Overall Spatial Strategy – Delivering Sustainable Development)
CS2 (Overall Spatial Strategy – Quantity and Distribution of Development)
CS5 (Overall Spatial Strategy – Green Belt)
QE3 (Green Infrastructure)
QE5 (Biodiversity and Geodiversity)
QE6 (Environment and Amenity Protection)
QE7 (Ensuring a High Quality Place)
MP3 (Active Travel)
CC2 (Protecting the Countryside)

Other Considerations

Supplementary Planning Document ‘Design and Construction’
Supplementary Planning Document ‘Environmental Protection’ (May 2013)
National Policy Statement for Energy
Planning Practice Guidance

Relevant History

2016/28731 Full planning - Proposed flexible generation facility to generate electricity to the National Grid at times of peak demand to ensure a continuous supply of electricity to the local area.
Refused 21/02/2017

2003/00747 The erection of a 15m (including antenna) wooden type monopole housing 3 antenna and 2 microwave dishes with associated ground based radio equipment within a secure compound.
Refused 22/08/2003
Appeal allowed 23/06/2004
A02/45292 Proposed erection of 15 metre (including antenna) monopole housing 3 antennas and 4 microwave dishes with 10 ground based equipment cabinets within a compound
Appeal dismissed 29/01/2003

A02/44861 Proposed erection of 15m monopole housing 3 antennas and 4 microwave dishes with 10 ground based equipment cabins within a compound
Refused 25/04/2002

A01/42930 Proposed erection of 2No general purpose farm buildings
Withdrawn

A00/42429 Proposed installation of 15m monopole with six antennae and four 0.6m microwave dishes, with associated equipment cabin within a secure fenced compound
Refused 10/01/2001

A00/41936 Proposed installation of 15 m lattice telecommunications tower and associated cabin in a secure compound for orange personal communications
Permitted development

91/27324 Erection of two storey extension to provide lounge and bedroom extension
Approved with conditions 10/05/1991

Consultation Responses

Health and Safety Executive
HSE does not advise, on safety grounds, against the granting of planning permission in this case

National Grid
No objection

Highways
No objection, subject to a condition securing implementation of the construction management plan.

Environmental Protection
No objection subject to conditions:

Natural England
No objection.

Ecology
No objection subject to conditions.
Notification Responses

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

Birchwood Town Council –
The town Council object for the following reasons:

Air Quality Assessment:

Section 4.1.1 “The proposed development is not located within, or in close proximity to, an AQMA”

The M62 and a strip either side is a declared AQMA. The proposed site is ~800m from the M62 centreline, therefore, does this not count as close proximity?

Furthermore, there are to be three 9.5 m exhaust stacks which, other than being a visual blight, may have a detrimental impact on air quality in Birchwood.

Planning, Design & Access Statement:

Section 1.0 “It will therefore generate between 9,000MWh and 12,000MWh per year of renewable and low carbon energy.” This statement is misleading as the project is fuelled by gas generators that are neither renewable nor low carbon.

Renewable technologies use natural energy to make electricity. Fuel sources include wind, wave, marine, hydro, biomass and solar, not gas. The implication that this is a renewable or low carbon project continues to be used as justification throughout this document when this is clearly not the case.

Section 3.2 on page 8 “[Electricity Northwest] went on to confirm that the DNO currently has no capacity to provide back-up power in this area and therefore the provision of such power by third party developers is necessary” Members enquired if there is, in fact, a direct quote from ENW to this effect, which can be provided, as there is no necessity for third party developers to provide backup power in the Birchwood area.

Page 9 “Noise and emissions mean it is sequentially preferable to locate this type of development away from centres of population, particularly residential, and so industrial or countryside locations are preferable to residential areas. Due to the nature of the proposed development, industrial land will normally be preferable to farm land.” Members have asked if the applicant can provide an explanation as to why farm land within 180m of a residential area and 220m of an SAC/SSSI/LNR has been chosen for the project, based on the statement above. Page 9 concludes that no industrial land is available and there is no
alternative but to use green belt farm land.

Members query the validity of this statement given the 2km radii of the gas and electrical connections on the map provided encompass the entirety of the Birchwood industrial estates, including the area where a similar facility was granted planning permission last year with no objection from Birchwood Town Council.

Section 6.3 “The Applicant has been discussing agricultural-based diversification options with the farm that are specifically linked to the proposed peak power facility. The most promising of these is mushroom production, either for food or for sale into the pharmaceutical industry.” Members would like to know if they are also being asked to consider a food production/processing facility as part of this application (which would presumably, amongst other impacts, entail a lot more traffic to the site) or is this just given as supplementary information?

Section 6.5.2 on “very special circumstances”
The Town Council does not believe that any of the four points constitute ‘very special circumstances’ warranting disproportionate green belt development.

Concerns were also raised in relation to acoustic walls being installed which suggest that the process of electricity production will be noisy. Is any data available which would inform Members what the noise levels would be expected to be both with, and without, acoustic walls?

Finally, if the Planning Officers are minded to approve this application, may we respectfully request that it goes before the Development Management Committee, particularly as the Town Council wish to object, and its Members have been contacted by residents concerned about this proposed development.

**Neighbours**
At the time of report preparation, approximately 31 No objections have been received. These are available to view in full on the Council’s website, and are summarised below:

**Highways:**
Access unsuitable for traffic and HGVs / increased accidents on M62 roundabout due to high speeds and traffic flow

Silver Lane is unsuitable for traffic and HGVs / unsuitable for emergency vehicles / has no lighting / has no means of restricting the speed of vehicles
Silver Lane is only used by the farmer occasionally for deliveries / machinery
Increased risk of accidents and impacts on residential properties
Construction traffic impacts

Impact on the PROW – cyclists / runners / children playing – no footpaths along Silver Lane / impact on the access to green space
Amenity:
Noise and disruption to residential properties from the development - generators running 1,500 - 2,000 running hours a year / 4 to 5.5 hours per day / with an allowance of up to 11 hours a day
Noise fencing proposed will not eliminate the noise impacts
Noise, dust and disruption from construction.
Increased traffic within 15 metres of residential properties
Air quality / air pollution impacts
Change the nature of a residential area to an industrial area
Not appropriate in a residential area
Impact of diesel generators on health of residents
Impact on quality of life of residents
Odours from the mushroom farm – impact on residential amenity
Hazardous facility next to residential properties

Green Belt:
Do not comply with Green Belt policy – no exceptional circumstances
Industrial development in the Green Belt
Unacceptable loss of Green Belt land – other sites are available
Re-use of an existing barn, although the net effect will be a larger new barn

Design:
Will be a factory on a farm
Eyesore / impact on the landscape
Industrial development

Environmental:
Impact on the nature sites / SSSI s / spillage of chemicals or oils
Impact on wildlife / bird species
Not a green energy facility / not an environmentally friendly development

Conditions:
Various conditions have been recommended:
1. The entrance to Silver Lane should be locked at all times to prevent use by anyone without permission.
2. Air pollution sensors should be installed and operated in Oakwood and Gorse Covert and the operation of the Power Plant should be restricted to times when air pollution is at a low level.
3. The applicant should provide a bond to cover the cost of decommissioning of the site and environmental clean-up following its end of life.
4. Design calculations need to be provided and the design altered so that the chimney for exhaust gasses is sufficiently high to ensure combustion gasses do not pollute the atmosphere within the Birchwood area. (Currently 4 separate chimneys at height of 9.5m seems totally inadequate).
5. A gas connection should be made to the much closer high pressure gas supply rather than going through residential properties to link into a residential supply.

Other Matters:
• Other approved sites should be used / are more appropriate i.e. Trident Industrial Estate / other industrial estates
• Reduction of green space - impacts on health and wellbeing
• The farmer already has a telephone mast
• The applicant has a number of companies registered
• Disruption from construction and gas connection
• Precedent
• Health and safety risk of diesel in proximity to residential properties
• Impact on local house prices
• Government targets of 10% Green Belt release to develop for housing – can WBC afford to sell of green space and what financial figure will WBC receive as part of the sale
• Impact on physical and psychological wellbeing
• Reduction in Council tax for affected residents
• Increase in fly tipping due to greater use of Silver Lane

Appraisal

Principle

Policy CS1 has regard to the priority afforded to the protection of the Green Belt and the character of the countryside, with policy CS2 stating that within the Green Belt area, development will only be allowed where it is considered to be appropriate in accordance with national policy. Policy CS5 recognises the purposes of the Green Belt relevant to Warrington and states that development proposals within the Green Belt will be approved where they accord with national policy.

The application proposes to re-use an existing agricultural building and to extend it. The application also seeks to demolish an existing agricultural building and to replace it with a larger agricultural building. Paragraphs 89 and 90 of the NPPF are therefore relevant.

Paragraph 89 states that Local Planning Authorities should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are buildings for agriculture and the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Paragraph 90 provides that certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. This includes the re-use of buildings provided that the buildings are of permanent and substantial construction.

In terms of the replacement agricultural building, this is appropriate development in the Green Belt, as set out in paragraph 89.
The proposed extension to the existing building would result in an increase of approximately 26.4% in both footprint and volume. This is considered to be a proportionate addition in Green Belt policy terms, with the figure of 30% being widely accepted in this regard.

The building is of permanent and substantial construction and the proposal complies with this element of paragraph 90. With the exception of the oil tank which would be sited adjacent to the building, on hardstanding within the farm yard, the proposal would be wholly contained within the building.

The proposed development would be contained within the confines of the farm yard, and would not result in encroachment into the countryside or conflict with other purposes of the Green Belt relevant to Warrington (as set out in LPCS CS5) or harm the openness of the Green Belt.

There is no requirement to demonstrate need, very special circumstances, or undertake an alternative site assessment as the proposal is acceptable in principle, under paragraphs 89 and 90 of the NPPF.

**Type of facility proposed**

A number of residents object to the proposal not being a green energy facility and not being environmentally friendly, with the use of fossil fuels.

The Overarching National Policy Statement for Energy deals with large-scale energy proposals, however it is relevant in that addresses the UK’s transition to a low carbon economy as renewables increase and power plants are decommissioned. It acknowledges that the UK economy is reliant on fossil fuels and they are likely to play a significant role for some time to come as the transition is made to a low carbon economy. During this transition, it is critical to maintain secure and reliable supplies of electricity. To manage the risk of achieving the security of supply, there is a need for a sufficient electricity capacity to meet demand at all times. As electricity cannot be stored, demand for electricity must be simultaneously and continuously met by its supply; and this requires a safety margin of spare capacity to accommodate unforeseen fluctuations in supply or demand. It is recognised that fossil fuels will still be needed during the transition to a low carbon economy. The Government needs to ensure sufficient electricity generating capacity is available to meet maximum peak demand, with a safety margin or spare capacity to accommodate unexpectedly high demand and to mitigate risks such as unexpected plant closures and extreme weather events. It recognises the benefits of having a diverse mix of all types of power generation, including fossil fuel generation which can be brought on line quickly when the demand is high and shut down with the demand is low.

The proposed facility would contribute to this diverse mix and a viable connection to the grid can be made.
Amenity

With the exception of the farmhouse, the nearest residential properties are Hoyles Moss Farm and the residential estate at Rockingham Close to the west, at 180 metres.

Noise impacts of the proposed development have been raised by the Town Council and by objectors, including recommendations for conditions for noise sensors and monitoring by the Council.

A noise assessment accompanies the application, and this was updated during the course of the application. It includes noise mitigation measures and proposes a 3 metre high acoustic fence and fully enclosing the building to 3 sides. The assessment provides that, after applying a 3dB penalty rating, the specific noise level at the residential properties (cumulative level from all generators operating in isolation) are 4dB below the ambient background noise level at ground floor level with 3.8dB above background at the first floor level for Hoyle Moss Farm. At Rockingham Close, the Noise levels were up to 3.8dB above the absolute quietest background noise level measured at ground floor level.

The Environmental Protection (EP) Officer advises that the outcome of the updated noise modelling demonstrates that noise will not cause any adverse impacts on residential amenity in the garden areas of the nearest residential properties which are situated beyond the application site; and that noise is considered to be barely audible in the garden areas when ambient noise levels are atypically low. For the great majority of time on and around this site, the motorway causes increased background noise and where this occurs, the rated noise level will be significantly below the background noise level and will therefore be inaudible at these properties.

The assessment also considers noise inside dwellings at ground floor and first floor. Standard acoustic principles advocate the reduction of noise by 15dB when passing through a partially open window. EP advise that when utilising the rated noise level from the generators at the nearest properties along Rockingham Close will result in a noise level in the low 20’s, which will be significantly below the ambient noise level in the area.

The Council’s Environmental Protection team advise that the noise levels arising from the development, when considered against background noise levels (even at the lowest background level) will not adversely affect neighbouring residential amenity. A number of conditions are recommended to address the range of permitted operating hours for the generators, the imposition of the acoustic fence prior to the commencement of use and also to specify the maximum noise level for the eventual generators based on the input data to the noise modelling program. A validation report is also be required to ensure that the modelled results are proven to be accurate and that the rated noise levels at the nearby residential properties is in compliance with the report.
In the absence of an objection from the Environmental Protection team, and given the satisfactory mitigation proposed, it is considered that an objection on noise grounds could not be sustained.

An Air Quality Assessment also accompanies the application and the findings are considered to be acceptable to the Environmental Protection team. It is not considered that there would be any adverse air quality impacts and that the possible need for monitoring with air pollution sensors is not justified.

It is noted that some objections are made on the grounds of the traffic and construction impacts of the proposal, passing in proximity to residential gardens. The road is however used by vehicles to serve the farm, including HGVs and would be temporary during construction. Traffic movements associated with the operation of the facility would be relatively low, given that this would be for maintenance and servicing – typically around 2 to 3 times per year. It is not considered that traffic associated with the proposal would adversely affect the residential amenity of those properties at Rockingham Close which back on to Silver Lane. In addition, there is no objection from the Highways Officer, as set out later in the report.

Subject to conditions, the proposal would not adversely affect neighbouring residential amenity and would accord with Local Plan Core Strategy policy QE6.

**Design**

The application proposes to extend the existing building with an additional bay to the north on an area between two existing farm buildings. It is also proposed to block up the open side elevations. The proposed extension and alterations would follow the same typical agricultural design of the existing building, and would be a proportionate addition. As part of the application to reuse the building for the purposes of an energy facility, 4No chimney stacks are proposed which would extend above the ridge by a further 2.5 metres. The building is not of traditional character and whilst the chimneys would protrude above the ridgeline, in visual terms they would be seen in the context of the working farm and against the backdrop of other agricultural buildings.

As part of noise mitigation measures, a 3 metre high fence is proposed to the side and rear of the building, set back by approximately 1.5 metres. Any views would be seen against the backdrop of the building itself, and the site is well screened from the road frontage with hedgerows and vegetation. The applicant has also confirmed that they would provide further screening around the building in the form of hedgerow planting. This could be conditioned accordingly.

The proposed replacement agricultural building would be sited on the southern parcel of the farm complex, between two existing buildings. The replacement building would occupy a larger footprint than the building to be demolished, and would measure 6602mm in height to the ridge, 27097 in length and 10422 in width. The building would be of a typical modern
agricultural design, reflective of other units on site, and would be sited wholly within the confines of the farm yard, without encroachment into the countryside.

The proposals would be sited within the existing farm complex within a grouping of buildings and would relate satisfactorily to its rural setting in the context of an established working farm. The proposed development would not be injurious to local landscape character in terms of immediate or distant views, given the above and that the energy facility would be contained within a building. The proposals contained within this application are considered to be acceptable in design terms and would accord with LPCS policies QE7 and CC2.

Highways

School Lane/Silver Lane is a designated greenway and Public Right of Way, as defined by LPCS policy MP3 and QE3.

The main traffic associated with the development would be during construction. Mitigation has been provided in the form of:

- A construction management plan to reduce the impact on existing users of the “greenways”.
- Temporary Public Right of Way signing strategy to notify users 2 weeks in advance of the construction period.
- Temporary vehicle signing strategies to ensure all construction vehicles use the designated access route from Birchwood Interchange/Silver Lane.

Although objectors raise the impacts of the traffic from the proposed development on the greenway in terms of its users i.e. pedestrians, cyclists and children playing, it should be noted that Silver Lane is a private road which has its existing associated traffic. HGV movements would arise from the construction and decommissioning phases of the energy facility, as opposed to the general operation of the facility. The proposed facility itself would be operated remotely with a limited number of visits for maintenance and servicing, thereby generating limited traffic movements. The traffic associated with the replacement agricultural building would relative to the operation of New Hall farm. Furthermore, the Highways Officer comments that given the alignment, design and standard of Silver Lane, this acts as deterrent to excessive speeds.

The impact of the proposed traffic on the M62/ Birchwood interchange and increased risk of accidents due to high speeds and traffic flow has also been raised in objection, however the Highways Officer advises that there would be no material change to the speed or flow of vehicles on the junction as a result of the proposal.

Subject to the measures proposed, the Council’s Highways team raises no objection to the proposal. These would be conditioned accordingly. The proposal would be acceptable in highways safety terms and would not
adversely affect the public right of way/greenway. The application would therefore accord with LPCS policies MP3, QE3 and QE6.

**Ecology**

Local Plan Core Strategy policy QE5 (Biodiversity and Geodiversity) provides, amongst other things, that proposals for development which may adversely affect the integrity or continuity of UK key habitats or other habitats of local importance, or adversely affect EU Protected Species, UK Priority Species or other species of local importance, or which are the subject of Local Biodiversity Action Plans will only be permitted if it can be shown that the reasons for the development clearly outweigh the need to retain the habitats or species affected and that mitigating measures can be provided which would reinstate the habitats or provide equally viable alternative refuge sites for the species affected. The policy also provides that all development proposals affecting protected sites, wildlife corridors, key habitats or priority species (as identified in Local Biodiversity Action Plans) should be accompanied by information proportionate to the nature conservation value including:
- A site survey where necessary to identify features of nature and geological conservation importance; and assessment of the likely impacts of the proposed development proposals for the protection and management of features identified for retention
- An assessment of whether the reasons for the development clearly outweigh the nature conservation value of the site, area or species; and
- Proposals for compensating for features damaged or destroyed during the development process

The proposed development lies between two component parts of the Manchester Mosses Special Area of Conservation (SAC), a European designated site and part of the European-wide Natura 2000 network. The application site is approximately 170m north of Risley Moss SAC/SSSI and 1km south of Holcroft Moss SSSI/SAC. The Special Area of Conservation (SAC) is designated because it supports the rare habitat type lowland raised bog.

The application is accompanied by a Phase 1 Habitat Survey, including other supporting documentation such as an air quality assessment. Natural England and the Council’s appointed ecologists at Greater Manchester Ecology Unit (GMEU) have both been consulted on the application and raise no objection.

Under the terms of the EU Habitats Regulations, transposed into UK legislation in the Conservation of Habitats and Species Regulations 2010 (as amended), a formal assessment of the impact of the application on the special nature conservation interest of the European Site(s) is required. GMEU has carried out this Assessment on behalf of the Council.

The Habitats Regulations Assessment (HRA) screens the special qualifying features of interest of the Manchester Mosses SAC and Rixton Clay Pits, including consideration and assessment of potentially harmful operations on
these features arising from the implementation of the proposed development. It also considers possible in-combination effects. The HRA concludes that the implementation of the proposed development will not have any significant impact on the special interest of any European Protected Sites. The HRA is available to view in full on the Council’s website, with the key points being summarised below:

Potential impact of the scheme on the Manchester Mosses SAC:

The HRA assesses that the development would not:
- Cause any direct loss of the SAC
- Cause any part of the SAC to be drained
- Cause increased public disturbance
- Cause the introduction of invasive species
- No significant increases in air pollution such that harm would be caused to plant communities within the SAC

To prevent water pollution Best Practice should be followed throughout the course of any construction period to avoid any possibility of water pollution arising from the scheme; and suitable precautions should also be taken to ensure that the planned oil tank forming part of the development does not cause pollution (e.g. through further containerisation or separation). Further details in relation to the oil tank could be conditioned accordingly.

Potential impacts on Rixton Clay Pits SAC:

This is ‘screened out’ in the HRA as there would be no impacts on the special nature conservation interest of Rixton Clay Pits SAC.

Noise impacts on Risley Moss SSSI:

Although Risley Moss is not designated as an SAC for its bird interest, it is known to be an important site for birds locally and birds are mentioned in the SSSI citation for the site. The HRA concludes that there would be no adverse impacts on bird communities as a result of noise, as these would not be significantly above background noise levels given the proximity of the M62 and Birchwood. The HRA also provides that birds can become habituated to background noise that is predictable.

The Phase 1 Habitat survey demonstrates that there would be no adverse impacts on wildlife or protected species. The site is however within 250 metres of a number of ponds, one of which has potential to support Great Crested Newts (GCN) and there is also a known GCN population within Risley Moss. Notwithstanding this, the site itself does not represent optimum terrestrial habitat for amphibians and given the distances, there is a low risk of harm to GCNs. GMEU recommend a proportionate response to this low risk, in the form of Reasonable Avoidance Measures (RAMs) which would be adhered to during construction. GMEU also advise that the RAMS should also extend to the trenching works. It is however, necessary for the statutory undertaker to ensure that they comply with the provisions of the GPDO and to gain any relevant consents, including their responsibilities to under statutory
legislation. Whilst a condition cannot therefore be attached in relation to the statutory undertaker works, an informative could be attached.

A condition in relation to nesting birds is also recommended by GMEU and this would be conditioned accordingly.

The proposed development would not have a significant impact on the special interest of European Protected Sites, and subject to conditions, would not adversely impact upon protected species or wildlife interest. The proposal would accord with LPCS policy QE5.

Farm Diversification – Mushroom Farm

Whilst the supporting documentation to the planning application references the potential for mushroom farming as diversification, this does not form part of the proposed development currently being assessed and therefore no weight is attached to this when considering the potential benefits of the scheme.

Other Matters

Fly tipping

Issues of fly tipping in the area cannot be considered as part of this planning application.

Decommissioning bond

A bond to ensure decommissioning and environmental clean-up is not necessary. A condition would be sufficient to ensure that upon the cessation of use, the plant and equipment is removed and the land returned to its previous condition.

Gas connection

This would be undertaken by the Statutory Undertaker under permitted development rights, and does not form part of this planning application.

Reduction in house values

This is not a material planning consideration.

Wind Turbines / Solar farm

Wind turbines have been suggested as an alternative to diesel generators, however the Local Planning Authority can only consider the development proposed.
Locking of Silver Lane

This would need agreement with the relevant users and cannot be controlled as part of this application.

Conclusions

The proposed development falls within the exceptions as set out in paragraphs 89 and 90 of the National Planning Policy Framework and is therefore appropriate development in the Green Belt. Whilst a number of objections have been received which raise various concerns and impacts, the proposal is considered to be acceptable and would accord with the relevant policies of the Development Plan. The application is therefore recommended for approval accordingly, subject to conditions.

Recommendation

Approve subject to conditions

Conditions & Reasons

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

   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:

   1008/AL/001 B Location Plan
   1008/AL/002 REV C Site Block Plan
   1008/AL/003 REV A Proposed Site Layout
   1008/AL/004 REV A Generator Barn Layout
   1008/AL/005 REV A Layout Replacement Barn
   1008/AL/006 Elevations Generator Barn
   1008/AL/010 Existing Site Plan
   1008/AL/011 Existing Elevations

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

3. The development hereby approved shall be implemented in accordance with the Construction Traffic Management Plan as set out in the updated Transport Note by Local Transport Projects at Chapter 7.

   Reason: In the interests of highways safety and to mitigate the impact of construction traffic on the greenway / public right of way, in
accordance with Local Plan Core Strategy (2014) policies MP3, QE3 and QE6.

4. The Electricity Generation set hereby approved shall only operate between the hours of 09:00 to 20:00.

   Reason: In accordance with the details submitted in the application and to ensure that adverse impacts of noise do not arise outside these hours at the nearest residential properties and bird communities at the nearby Risley Moss SSSI. To accord with Local Plan Core Strategy (2014) policies QE6 and QE5.

5. The generators hereby approved shall have a maximum rating sound pressure level of 55dBA linear at 10m (in free field conditions) in accordance with the RSK Acoustic Report received by the Local Planning Authority on 10th November 2017.

   Reason: In accordance with the details submitted in the application and to ensure that adverse impacts of noise do not arise outside these hours at the nearest residential properties and bird communities at the nearby Risley Moss SSSI. To accord with Local Plan Core Strategy (2014) policies QE6 and QE5.

6. Prior to the commencement of use of the generator sets, all noise mitigation measures shall be fully installed in accordance with the approved drawings and in accordance with the details within the approved RSK Noise Assessment Report, Project No 296884-01(01), Titled ‘Gas Generator – 6MW National Grid Back Up, New Hall Farm, Birchwood – Noise Assessment Report’ and dated 09 November 2017 and received by the Local Planning Authority on 10th November 2017.

   Reason: In accordance with the details submitted in the application and to ensure that adverse impacts of noise do not arise outside these hours at the nearest residential properties and bird communities at the nearby Risley Moss SSSI. To accord with Local Plan Core Strategy (2014) policies QE6 and QE5.

7. With 6 weeks of commencement of the operation of the generator sets hereby approved, an acoustic report to include measurements of noise levels nearby offsite residential receptors shall be submitted to and approved in writing by the Local Planning Authority.

   Should any parameter not be in accordance with the RSK Acoustic Report received by the Local Planning Authority on 10th November 2017, additional mitigation measures shall be recommended through a subsequent acoustic options report to ensure full compliance with the RSK report; and shall be submitted at the same time as the noise levels as required above.
Where additional mitigation measures are required, these shall be provided in accordance with an approved scheme and timeframe to be agreed in writing by the Local planning Authority.

Reason: To ensure that the development operates in compliance with the noise modelling outputs as demonstrated in the application (RSK Acoustic Report received by the Local Planning Authority on 10th November 2017) and to ensure that adverse impacts of noise do not arise outside these hours at the nearest residential properties and bird communities at the nearby Risley Moss SSSI. To accord with Local Plan Core Strategy (2014) policies QE6 and QE5.

8. No vegetation clearance required by the scheme should take place during the optimum period for bird nesting (March to July inclusive), unless the absence of nesting birds has been confirmed by further surveys or inspections to be approved by the Local Planning Authority.

Reason: In order to avoid adverse impacts on nesting birds and to comply with the Wildlife and Countryside Act 1981 (as amended), Local Plan Core Strategy (2014) policy QE5 (Biodiversity and Geodiversity) and the Framework

9. Prior to operation of the energy facility hereby approved, detailed pollution control measures shall be submitted and approved in writing by the Local Planning Authority. The facility shall be operated in accordance with the approved measures.

Reason: In the interests of pollution control having regard to the proximity of European sites and in accordance with Local Plan Core Strategy (2014) policies QE5 and QE6.

10. Prior to the commencement of any part of the development hereby approved, including any site works, further Reasonable Avoidance Measures (RAMs) in relation to Great Crested Newts shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Reasonable Avoidance Measures.

Reason: Due to the presence of Great Crested Newts (a European Protected Species) in the wider area and the need to ensure their protection during construction works. In accordance with Local Plan Core Strategy (2014) policy QE5.

11. Prior to first use of the energy facility hereby approved, a scheme of planting adjacent to the acoustic fence shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of species, heights and numbers of proposed planting. The approved scheme shall be implemented during the first planting season
following commissioning of the energy facility, unless an alternative timeframe is agreed in writing by the Local Planning Authority.

Any tree or shrub planted which dies or is felled, uprooted, willfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced by the applicants or their successors in title.

Reason: To provide screening to the development in the interests of the visual amenities of the area and in the interests of biodiversity enhancement. To accord with Local Plan Cores Strategy (2014) policies QE7, CC2 and QE5; and Supplementary Planning Document: Design and Construction.
### ITEM 3

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2017/31311</th>
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<tbody>
<tr>
<td>Location:</td>
<td>Former Council Offices in Cairo Street, Former Council Offices, Cairo Street, Warrington</td>
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<tr>
<td>Ward:</td>
<td>Bewsey and Whitecross</td>
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<tr>
<td>Development</td>
<td>Full Planning - Proposed Change of use from Former Council Offices (B1) to Restaurants &amp; Cafe (A3) and Drinking Establishment (A4)</td>
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<td>Date Registered:</td>
<td>09-Oct-2017</td>
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<td>Applicant:</td>
<td>PTS Property</td>
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<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>03-Dec-2017</td>
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**Reason for referral to Committee**

The Council are acquiring part of the site from the applicant in order to create a pedestrian access between Cairo Street and Barbauld Street.

**Human Rights**

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

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

**Site**

The property is located on Cairo Street adjacent to the Cabinet Works and Cairo Street Chapel /graveyard and former school rooms. The area is predominantly commercial in nature although there are residential properties nearby.

The property is located in a Conservation Area and there are a number of
listed and locally listed properties in the vicinity of the site, including Cairo Street Chapel which is Grade II listed.

Proposals

Planning permission is sought for a change of use of the building formerly occupied as Council Offices [B1] to Restaurant and Café [A3] and Drinking Establishment [A4]. The building is currently vacant and has been for a number of years.

The proposal also includes an outdoor seating area, to be located between the building and the wall and gateway to the adjoining graveyard to Cairo Street Chapel.

Planning History

Planning permission was granted in April 2008 for the comprehensive re-development of this area with a mixed use scheme entailing the demolition of the former school room and Garnett’s warehouse buildings (2008/12238). This proposal was an amended version of a previously approved mixed use scheme (2007/09945) and would have retained the Water Tower, Victoria Works and former Council Offices buildings.

Subsequent applications have been submitted for demolition and other works to this group of buildings. These have either been refused or withdrawn. To date, none of the works have been carried out.

2017/31128 - Former council offices - Full planning application and partial demolition of an unlisted building in a conservation area; proposed replacement of damaged/collapsed roofs and chimney, dismantling of existing archway wall and stone, stored to be rebuilt. Approved subject to conditions.

Planning Policies

National Planning Policy Framework
Chapter 12 - Chapter 2 –Ensuring the Vitality of Town Centres

Chapter 2 –Ensuring the Vitality of Town Centres

Core Strategy
QE8- Historic Environment – Conservation Area and Area of Archaeological Importance.
PV4 – Primary Shopping Area
CS1 – Delivering Sustainable Development
CS9 – Strategic Location – Inner Warrington
Strategic Location – Town Centre
CS7 – The Town Centre
QE6 – Environment and Amenity Protection
QE7- Ensuring a High Quality Place.
Notification Responses

Neighbours – 1 letter of objection received. Grounds of objection;
- Adverse impact on residential properties due to noise arising from the development and the operation of the premises.
- Adverse impact on residents due to disruption brought about by unsocial behaviour.
- Planning application is not clear as to what is being applied for.
- Infringes human rights – peaceful and private family life.

Consultation Responses

Environmental Protection
The scheme is for change of use of a building to a Restaurant, Café and drinking establishment. The scheme includes an outdoor seating terrace area.

Noise
The site is in a town centre location close to a number of residential properties both to the side and in front of the proposal site. The proposal is located within an area that is covered by the Council’s Cumulative Impact Policy (CIP) and therefore if the application is approved the proposal would be subject to obtaining the relevant licence(s) from the Licensing department which would assess impacts from the proposal.

Noise from any activities proposed at the site could be problematic unless adequately controlled. The proposal is for an A3 and A4 use however no more specific details have been provided. The submitted plans identify a designated outdoor area for seating. This outdoor area faces onto Cairo Street and is in close proximity to residential properties on Cairo Street and Rylard Street. It is assumed that this would also incorporate a smoking area/shelter given the overall proposed layout. As noise from such premises and outdoor areas is difficult to control it is proposed that measures will be necessary to adequate control noise from the premise and outdoor area. On this basis a condition will be recommended for the submission and approval of a Noise Management Plan prior to the commencement of use of the premise if planning is approved. Methods to control noise could include prohibition of any external speakers or other amplified equipment. Noise from patrons however is much more difficult to control, this would have to be more actively controlled by signage and management intervention. Other methods of noise control could include restricting the use of the terrace after a specific time, however due to the smoking shelter likely to be located within this outdoor area it could be difficult for the applicant to actively control. Review of identified controls will also have to be done periodically to ensure the effectiveness of identified control measures.
The catering element from an A3 use will require extraction plant and equipment to be proposed at the site therefore said equipment would need controlling from a noise point of view, an A4 use would involve externally mounted beer chillers, both A3 and A4 uses may incorporate air conditioning/refrigeration plant – noise from such plant again capable of impacting on residential amenity. Both A3 and A4 uses can have an incidental element of each other operating on any given site, restaurants often serve alcohol and bars often sell food. The exact balance or final use is not clear therefore we have to consider the worst case in each scenario. A4 uses, and A3 restaurant uses to a lesser effect, may include performances of music within their activities. The building refurbishment may need to bear this in mind as additional acoustic mitigation may be necessary to contain such noise within the building envelope to minimise adverse impacts on local residential amenity resulting from such uses.

Kitchen Catering Odours
Any A3 catering element on site, including incidental use within an A4 context, should be appropriately abated against adverse odours being emitted and impacting on the amenity of nearby residents as well as the area itself. As the building is within a Conservation Area, the design and layout of any catering odour abatement system will need to be carefully designed and incorporated into the building. It may be that external flues and abatement plant/fan motors will not be permitted outside within a Conservation Area so any system may need to be either a ‘self-contained’ high performance system which can recirculate odour abated air requiring a minimum extraction rate outside of the building or alternatively, a system that can be routed and ducted so as to utilise existing chimney stacks to vent air after the abatement plant to extract through the existing chimney stacks at roof level.

Contaminated Land
This is a Small Scheme for a non-sensitive end use located on land (CL0737) and adjacent to land (CL0756) that is currently designated as Potentially Contaminated Land (PCL). There do not appear to be any significant potential ground gas generation sources within 250m of the subject site. Given that the scheme involves the repair of an existing building and that no new buildings are proposed, current procedures require a Contaminated Land Informative to be attached to any consent that is granted.

Air Quality
No issues have been raised concerning the site location or impacts arising from external air quality issues however it has been recommended that a Construction Environmental Management Plan (CEMP) should be a recommendation via planning condition. The site is also located within a Smoke Control Area – therefore any solid fuelled heating devices will need to be either DEFRA exempted devices or shall only burn smokeless fuels.

Lighting
An informative has been recommended to control the impacts of external area lighting to ensure that it does not adversely impact on nearby residential
amenity.

There are no objections to the scheme subject to the imposition of conditions and informatives being applied should consent be given.

Highways
The Councils Parking Standards require 1 space per 35sqm of gross floor area for the existing B1 (Office) use class. This equates to a requirement for 9 spaces as the development site has a gross floor area of approximately 298sqm.

Where a proposal is for mixed use flexible permission parking requirements are to be determined using the worst case parking demand scenario. The Councils Parking Standards require 1 space per 9sqm of public floor area for the proposed A3 (Restaurant) and A4 (Drinking Establishment). This equates to a requirement for 18 spaces as the proposed development site has a public floor area of approximately 162sqm.

It is considered that the increase in the demand could be accommodated in the various town centre publicly available car parks. Furthermore, the town centre has higher levels of accessibility and public transport availability than anywhere else in the borough. There is easy access to two mainline rail stations providing direct links to many areas of the country and direct bus links to all areas of the borough from the bus interchange providing staff and customers of the development with viable alternative methods of transport.

It is anticipated that servicing and refuse collection would occur on the adopted highway of Cairo Street without detriment to traffic flow or highway safety.

In view of the above, there are no highway objections to the proposal.

Observations

Principle of Development
The site is in the Town Centre in the primary Shopping Area. Policies CS1 and PV4 of the Core Strategy supports proposals within the Primary Shopping Area that contribute positively to the character, diversity and vitality of the town centre whilst having regard to residential amenity and environmental standards.

This scheme would not result in the loss of an A1 use. The property is vacant and has been unoccupied for a number of years, resulting in significant dilapidation. The property has a hair and beauty salon on its southern boundary and a graveyard and chapel on its northern boundary. There are a number of vacant units in the vicinity of the site along with an A2 and an A3 use. The existing A3 use is closer to the northern end of Cairo Street and has an outside seating area.

The scheme would not result in an unacceptable concentration of non - A1
uses. The restoration and reuse of the building would have a positive effect on the attractiveness of the town centre and would secure the maximum physical and environmental benefits from the re-use and redevelopment of this underused, vacant and derelict land.

The proposal is for an A3 (Restaurant/ café use) and/or A4 (drinking establishment) use and this would remain flexible for the applicant to implement depending on demand from the end user. The occupier could therefore operate as an A3 use or an A4 use or a mixed use combining the two uses and the application has been assessed on this basis.

The proposal would result in economic benefits by increasing the diversity of uses and contributing to the day and night time economy. In this respect, the scheme would accord with policies PV4, CS7 and CS9 of the Warrington Core Strategy.

Residential amenity
Policy QE6 of the Local Plan makes it incumbent on the LPA to ensure that, in consultation with other agencies, development is only permitted where it would not have an adverse impact on the environment or the amenity of future occupiers or those currently occupying adjoining or nearby properties, or does not have an unacceptable impact on the surrounding area.

A local resident of Cairo Street has raised concerns regarding the proposed development. Issues relating to noise and disturbance as a result of the operation of the premises have been raised as well un-social behaviour and the infringement of the right to a peaceful and private life. There are other nearby residential properties on Cairo Street and Egypt St.

In consideration of the application, the potential impact of the scheme on neighbouring occupiers has been considered and where appropriate, measures have been identified to mitigate any adverse impact.

It is recommended that conditions are attached, as follows;

- Hours of operation for both internal and external seating areas,
- A Construction Environmental Management Plan to control any construction and delivery hours,
- Identification of the external smoking area,
- The submission of a noise management plan, to be reviewed on a regular basis particularly when there is a change in management or ownership.
- Control of extraction and filtration systems to avoid odour nuisance to local residents.
- Control of plant and other equipment to avoid noise nuisance to local residents.

The Noise Management Plan will include mitigation for indoor and outdoor music and noise; deliveries; movement of outdoor furniture; appropriate signage to advise patrons of proximity to residential properties; procedure for barring disruptive customers; complaint procedure; disposal of waste outside
It is considered that that the proposal would not have an unacceptable impact on the residential amenity of the existing neighbouring residential properties subject to compliance with conditions.

**External Seating Area**
The application includes an area for external seating adjacent to the Cairo Street frontage. The Council’s Pavement Café policy encourages good quality pavement cafes which contribute to ‘a relaxed and sociable style of eating and drinking indicative of a modern cosmopolitan society.’ It is not necessary to seek a license, under the Highways Act 1990, for a pavement café if it is on land in private ownership, as is the case here. However, it would be necessary to obtain a license under the Licensing Act, where premises are predominantly alcohol led. The Council will normally only accept an application for a pavement cafe if the business is associated with and in the proximity of a premises which is a predominantly food and or/ non-alcoholic drink led establishment. In applying for a license, the applicant would have to demonstrate that the premises would have a positive impact on the proposed area.

In general, pavement café licences are granted between the hours of 09.00hrs and 22.00hrs Monday to Sunday. In some instances, longer trading hours may be appropriate however, regard must be given to the local area, particularly where there are residential properties.

Should a premises gain planning permission for a specific use, there is no guarantee that it will gain licensing permission for any licensed activities at the premises.

The applicant is seeking to use the premises, between the hours of 08.00 and 01.00, but has agreed to a restriction for customers in the external seating area of between 08.00 to 22.00 on any day, excluding any formally declared, smoking areas. This would take the use of the external seating area outside the normal range of the pavement café license, but only insofar as it would allow an earlier opening i.e. 08.00 as opposed to 09.00.

**Land Ownership**
The application site is strategically located between the Bridge Street and Cultural Quarters. The retention of the archway on the northern boundary of the site will provide a conduit between the two Quarters. Pedestrians will be able to pass through the archway, creating a link between the Cultural Quarter and the Bridge Street Quarter.

Although forming part of the application site, part of the courtyard will be sold to the Council and the area demarcated to provide a clear passage between the outdoor seating area and a right of way through the archway. The archway would give access to the rear of the site to the refuse storage area and the owners of the building would still have a right of access over this land. This would accord with Policy QE7 which seeks to create inclusive, accessible
and safe environments and to function well in relation to patterns of movement and activity.

Heritage
The application site is located in a prominent position in the Conservation Area. The gabled elevation fronts onto Cairo Street, with small courtyards created on either side of the gable. The architectural detailing, prominence of the building, its juxtaposition with adjacent historic buildings and its historic interest, means that it makes an important contribution to the character and appearance of the Conservation Area.

The property is dilapidated due to lack of maintenance and there is evidence of historic intervention into the building’s fabric which have adversely impacted its character. The building does however remain reasonably intact.

The buildings were constructed in 1845 to house an Industrial School. Later uses include a health clinic and offices. The building has since been empty for many years. The roof of the building at the rear has been completely removed and the building in the mid-section also has a roof which is failing. There is evidence that the structure is being adversely affected by vegetation taking hold and distorting the brickwork. Some of the stone shouldered detailing over the windows has started to deteriorate and part of the chimney on the front elevation has collapsed. The front boundary of the site, including cast iron railings and stone post have also deteriorated and have been partially removed.

Paragraph 134 of the NPPF states that;
“where a development proposal will lead 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, including securing its optimum viable use.”

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 like paragraph 134 of the NPPF necessitates special attention being paid to preserving and or enhancing the character or appearance of the Conservation Area.

Permission has recently been granted for the repair and renovation of the buildings on the site. The works will provide a water tight shell to the building as a precursor to its subsequent internal remodelling to accommodate its new uses. These works, which form part of this current application, will include the introduction of new walls, re-plastering, ducting for ventilation and extract equipment.

The sub division of the building adjacent to Cairo Street, would result in the retention of the existing window openings and other architectural detailing. The existing stone and brick arch which includes a plaque will be temporarily removed and placed in a secure area to be reinstated.

The scheme would ensure that this important range of buildings within the
Conservation Area would be remodelled with a view to allowing its future re-use. This would accord with the NPPF which seeks to encourage development that supports the vitality and viability of the town centre and supports a strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect and decay.

The works, once completed, would make a positive contribution to the character and distinctiveness of the area and the re-use is likely to result in wider social, cultural, economic and environmental benefits to the Town Centre.

The proposal would preserve and enhance the character and appearance of the conservation area and would therefore accord with Section 72 of The Planning [Listed Building and Conservation Areas] Act 1990.

Summary
The proposed scheme will aid the revitalisation of this part of Cairo Street. The reuse of the building will bring positive aesthetic benefits for the conservation area, and will conserve the heritage asset in a manner appropriate to its significance.

The proposal is considered to be acceptable, subject to appropriate conditions, as it accords with Warrington Borough Council Core Strategy Policies, principally CS1, CS7, CS9, QE6, QE7, PV4 and QE8, the National Planning Policy Framework and section and 72 of the Planning [Listed Building and Conservation Areas ] Act 1990. This is by reason of the development being appropriate in the town centre area, with no detrimental impact upon the character and appearance of the conservation area.

Recommendation
Approve subject to Conditions

Conditions & Reason

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 9/10/2017 and 24/10/2017
   (b) Submitted drawing No's:
       Proposed Elevations  G03 RevA
Existing Elevations: A03 Rev A
Existing and Proposed Site Plan: L02 Rev A
Existing Ground Floor Plan: A01 Rev A
Location Plan: L01
Existing Roof Plan: A02
Proposed Ground Floor with Ventilation Strategy: G01
Proposed Roof Plan: G02
Received: 9/10/2017 and 24/10/2017

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

3. None of the buildings hereby approved shall be used/occupied until a bin storage scheme has been submitted to and approved by the Local Planning Authority. The approved bin storage scheme shall be implemented prior to first use/occupation of the development hereby approved and thereafter retained.

Reason: In the interests of visual amenity and to accord with Policy QE7 of the Warrington Core Strategy.

4. None of the buildings hereby approved shall be used/occupied until details (if any) of external lighting have been submitted to the Local Planning Authority for approval. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

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

5. Full details of all surfacing materials to be used on all hard-surfaced areas of the development outside the buildings shall be submitted to and approved by the local planning authority prior any such works being undertaken on the application site. The development shall accord with approved details.

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

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

Reason: No details of fences and walls have been submitted with the application and In order to comply with Policy QE7 of the Warrington
Core Strategy and the Warrington SPD: Design and Construction

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

8. The CEMP shall consider in each case issues relating to construction and demolition - noise, dust, odour, control of waste materials and vibration - where not detailed in a separate condition. Once approved in writing, all identified measures within the CEMP shall be implemented in accordance with the requirements therein and shall be reviewed on a regular basis and in case of receipt of any justified complaint.

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

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

10. Customers or members of the public shall only be permitted in the premises between 08:00hrs and 01.00hrs the following day.

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

11. Customers or members of the public shall only be permitted in the external beer garden/terrace areas of the premises between 08:00hrs and 22.00hrs on any day (excluding any formally declared smoking area).

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

12. Any proposed area for use as a smoking area shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of its use. Smoking Areas must comply with the provisions of the Health Act 2006 but shall also be sited to minimise the likely adverse impact on nearby residential amenity. Once approved, the use of the approved smoking area shall be strictly adhered to and monitored regularly by management.

Reason: In the interests of the amenities of nearby occupiers.

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

13. Prior to commencement of the use hereby approved a Noise Management Plan for the premises should be submitted and approved in writing by the Local Planning Authority. The plan shall be fully implemented and operated at all times in accordance with the approved details. Formal reviews of the Noise Management Plan shall be undertaken on a regular basis and automatically on receipt of any noise complaint. The Noise Management Plan (as updated) shall be made available for viewing at the premises to any Local Authority Planning Officer or Environmental Protection Officer on request at any reasonable hour. Any change of ownership or management of the premises shall necessitate a full review of the noise management plan and resubmission to the Local Planning Authority to satisfy the condition.

Reason: In the interests of the amenities of nearby occupiers.

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

14. The applicant shall submit details of the cooking equipment and associated air extraction and filtration system to the Local Planning Authority prior to the commencement of the use hereby permitted. The details shall form part of a scheme to control odour from the proposed development and to reduce the impact at nearby residential properties. The scheme shall identify an appropriate level of odour abatement for implementation which is commensurate to the level of odour likely to arise from the proposed use.

Once the scheme is approved in writing by the Local Planning Authority
Authority, it shall be implemented as approved prior to the commencement of trading, the installed equipment shall thereafter be operated and maintained in accordance with the manufacturer’s instructions and shall be used at all times when any cooking activities are occurring. To enable the Local Authority Planning Department to assess the suitability of a ventilation scheme, information should be provided as set out in the 2005 DEFRA note - Guidance on the Control of Odour and Noise from Commercial Kitchens.

Reason: To safeguard the local environment from disturbance or loss of amenity caused by odour, fumes, food droplets to nearby properties. In accordance with: Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); and Section 3 and 6 of the Environmental Protection Supplementary Planning Document (May 2013)

15. The building – including all proposed activities and any associated plant and/or equipment, shall be acoustically insulated to a scheme submitted to and approved in writing by the LPA before the development commences. The scheme shall ensure, through an appropriate noise assessment, that the cumulative rated noise level from all proposed activities, plant and/or equipment does not exceed the existing background noise level at the boundary of the nearest noise sensitive property – in accordance with BS4142:2014 methodology. The approved scheme shall be implemented in full prior to the commencement of the use hereby permitted and shall be maintained and retained, in full, for the duration of the use.

Reason: In the interests of the amenities of nearby occupiers In accordance with: Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); and Paragraph 123 of the National Planning Policy Framework (March 2012); and Section 6 of the Environmental Protection Supplementary Planning Document (May 2013)
Appendix 1 – Drawings

Site Location Plan

Proposed Internal Layout

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Proposed Elevations
Appendix 2 – Photographs of Site

Cairo Street Elevation Including Area for External Seating.
DEVELOPMENT CONTROL COMMITTEE DATE 29th November 2017

ITEM 4

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2017/31314</th>
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<tbody>
<tr>
<td>Location:</td>
<td>West Annexe, Town Hall, Sankey Street, Bewsey And Whitecross, Warrington, WA1 1UH</td>
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<tr>
<td>Ward:</td>
<td>Bewsey and Whitecross</td>
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<tr>
<td>Development</td>
<td>Full Planning - Proposed remedial works to unstable wall that requires re-building supporting piers and gates. Wall has been taken down with proposal to re-build wall and piers as per SHP Structural Engineer's requirements.</td>
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<td>Date Registered:</td>
<td>09-Oct-2017</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>03-Dec-2017</td>
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Reason for Referral to Committee

The site is Council-owned.

Human Rights

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

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

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

Site

The application relates to Warrington Town Hall, a Grade I Listed Building, located in the Town Hall Conservation Area. The Hall was acquired by the Council for use as a Town Hall in 1870. The adjoining land was also purchased for the purposes of a public park.
Proposal

Planning permission is sought for the demolition of the existing gateway and its reconstruction in accordance with the structural engineers recommendations.

This application is partly retrospective.

The proposed development includes the following:

- Removal of the existing gated entrance structure, including pedestrian gate and two pillars [partially retrospective].
- Rebuilding of the gated entrance structure on a new foundation.
- Rebuilding of the structure to replicate the original structure with the exception of a new reinforced concrete core to the pillars, designed to support the gate hinge fixings.
- Gates to be cleaned, painted and re-hung.
- Re-use of original bricks and stone work were possible or replacement on a like for like basis.

[See proposed drawing and photographs included at Appendix 1 and 2 of Officer Report relating to Listed Building consent application 2017/31101 relating to the same works]

Planning History


Most relevant 2015/25066 - Application for listed building consent for the demolition and re-construction of part of boundary wall. Approved subject to conditions. This application related to the curved wall attached to the Town Hall on its western flank and formed part of the enclosure to the west annexe courtyard.

Planning Policies

National Planning Policy Framework
Chapter 12- Paragraphs 126-141 – Conserving and enhancing the historic environment.

Para 126 – Local Planning Authorities should have a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. Assets should be conserved in a manner appropriate to their significance.

Para 132 – 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 significance. The more important the asset, the greater the weight should be given.
Core Strategy
Policy QE8 - Historic Environment – Conservation Area and Area of Archaeological Importance.

Supplementary Planning Documents
Construction and Design
Town Hall Conservation Area

Notification Responses

Neighbours – No comments to date

Consultation Responses

Historic England
Warrington Town Hall is a Grade I listed building, marking it among the top 2.5% of all listed buildings in England.
The building is of considerable historic, communal and aesthetic value. In the local area, the building is among Warrington’s most important buildings, and set within the positive context of its historic grounds, the conservation area and other listed buildings. The west annexe gate forms part of this overall listing, and makes a positive contribution to the overall significance of the site.
The current proposal seeks permission to temporarily remove the gates and rebuild select areas of existing brickwork around new concrete piers on new foundations at the west annexe gate to address structural issues.

Subject to the area of brickwork being rebuilt being the minimum necessary, and great care taken with the respect to the carrying out and the detail of the works, the proposal is likely to have a minimal impact on the overall significance of the site. In view of this and the justification provided for the works in line with paragraph 132 of the NPPF, Historic England has no objection to the proposal in principle.

Amenity Societies
No comments to date

Warrington Civic Society
No comments to date.

Observations

Heritage
The Grade I Listed Building dominates the parkland setting in which it is located.
Immediately adjacent to the east and west of the principal building are two annexes which are subservient in both terms of scale and design. The annexes are linked to the Town Hall on each side by curved flanking walls and iron gates, supported by brick and stone pillars. Together, they provide an important part of the architectural composition of the whole, and provide a visual link between the Town Hall and the annexe buildings.
Part of the left hand gate pillar has been demolished on the grounds that it had become a dangerous structure. The area is currently cordoned off with security fencing.

A structural inspection of the gates was carried out in July of this year. The inspection was carried out to assess the condition of the gate support structure to the West Annexe and to provide recommendations for any works that might be required to ensure that the gates are and remain structurally sound.

**Summary of Structural Report:**
Both brick pillars that support the gates, lean towards the gates and inwards and this has resulted in the gates catching/scraping on the tarmac surface of the car park entrance roadway.

The brickwork is generally weathered and the pillars contain numerous cracks which are partly due to ageing of the brickwork and loss of mortar strength, partly due to the rotational settlement of the pillars and partly due to rusting of the iron hinge support lug which is built into the brickwork.

The short boundary wall adjacent to the left hand pillar has rotated with the pillar and pulled away from the building, creating a tapered gap at this junction which widens as it travels up the wall. [This pillar has been partially demolished for safety reasons and the area is enclosed with security fencing].

The right hand pillars are topped with original stone caps but the left hand pillar was topped with a more modern concrete cap. It is presumed that this was introduced to replace the original stone cap due to excessive damage/deterioration of the stone cap. The stone caps on the right hand pillars appear to be in reasonable condition although they have no doubt deteriorated due to ageing/weathering and their condition cannot be fully assessed until they have been removed.

The brick wall between the two right hand pillars contains a personnel gate and the built-in iron hinges for the gate have caused similar crack problems in the brickwork as the main gates.

There is a reinforced concrete lintel over the personnel gate that has cracked due to rusting of the steel reinforcing bars in the lintel and the concrete along the lower edges of the lintel is now cracked and displaced.

The report concludes that the gated entrance has been subject to foundation settlement and rotation of the brick pillars. The pillars are not well bonded to adjacent walls and this has resulted in cracks appearing in the walls. The brick work and stonework have been heavily weathered. The scheme for reconstruction will seek to improve the stability of the gateway by providing an adequate foundation and by internally reinforcing the pillars to ensure that they can adequately support the weight of the gates. This would represent a digression from the original design however this is a functioning gateway that
needs to remain operational. A simple re-instatement of the original design would be likely to lead to similar structural stability issues in the future and it is reasonable to seek to rectify inherent structural weaknesses, in the re-design of the gateway. The gateway will outwardly appear the same, as all structural works will be concealed by reclaimed or matching bricks.

It is important that, as part of the current works, non-traditional materials are replaced with traditional materials where they have previously been erroneously introduced.

Bank Park provides amenity open space within the built up area of Warrington. The West Annexe gates provide access to essential services for Warrington, and the wider community in Cheshire notably the Coroners Court which is attended by the public and police. In addition, Council Members and officers of the council also make regular use of the access. The cordonning off of certain areas, to ensure public safety detracts from the area’s strengths and potential and limits the use of this important thoroughfare. It is therefore imperative that the gateway is repaired and access to the area is reinstated.

The applicant will be required to re-instate the gateway in a manner that is considered to be appropriate to the Grade I listing of this heritage asset, whilst retaining and reusing as much of the original fabric as possible.

Summary

The proposal would also accord with the NPPF in that the scheme would sustain the use and significance of the Grade I Listed Structure and would accord with Policy QE8 of the Warrington Core Strategy.

Recommendation
The proposal would respect the fabric of the Grade I Listed Building and have a positive impact on the Conservation Area and would accord with sections 66 and 72 of the Planning [Listed Building and Conservation Areas] Act 1990. The proposal would also accord with the NPPF in that the scheme would sustain the use and significance of the Grade I Listed building. This application is recommended for approval.

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 29/9/2017
   (b) Submitted drawing No's:

   Location Plan - E01
   Extent of Proposed Rebuilding - 17-7464-SK1 /2
   Plan - 17-7464-SK3
   Foundation and Column Details - 17-7464-SK4
   received on 29/9/201.

   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.
DEVELOPMENT CONTROL COMMITTEE DATE 29th November 2017

ITEM 5

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<tr>
<td>Location:</td>
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<tr>
<td>Ward:</td>
<td>Whittle Hall., Chapelford and Old Hall</td>
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<tr>
<td>Development</td>
<td>Full Planning - Proposed GP Surgery, Pharmacy &amp; associated parking &amp; external works</td>
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<td>Date Registered:</td>
<td>19-Oct-2017</td>
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<td>Applicant:</td>
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Reason for Referral to Committee

The Council now owns the site; the transfer was completed in February 2017.

Human Rights

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

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

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

Site and Proposal

This is an application for full planning permission following the recent time expiry of a revised reserved matters approval on this site (2016/27212).

As with the most recent reserved matters approval, the scheme has been designed with the following considerations in mind:

- The current proposal shows a positon of the main building which is significantly further from the main elevation of apartments on Kentucky
The scheme is being delivered directly by the NHS, according to their particular operational needs. Given the development of the nearby village centre, a pavilion-like design that visually links Dakota Park into the village centre and addresses the change in scale between the school and the apartment buildings, with soft landscaping around the building to provide greater integration into its setting. Internally, the layout of the building minimises “patient journey” distances around the main building, and maximises the use of natural lighting due to improved orientation.

There is a landscaped footway to the site from Chapelford Primary School to the south east. The site is bounded to the north by three and four storey apartment buildings on Kentucky Close and Dakota Park is to the east; the village centre car parking to the west and the walkways and amenity areas near the primary school to the south.

The site is generally flat – although currently higher than some of the surrounding walkways, but slopes very gently downwards towards the primary school.

As previously, the design of the building would be distinct from other nearby buildings - which would add variety to the neighbourhood centre - and give the medical centre its own identity, and to be readily recognisable. External materials would complement those already in use nearby – such as the timber boarding to the Sainsbury’s supermarket building, standing seam roof to the primary school and facing brick to the pub.

The facility would provide six consulting rooms; two treatment rooms; some potential for future expansion; disabled parking and drop off area and a pharmacy.

The eventual days/hours of use of the building are not known with total certainty at this point in time – but as per the previous approval, these would be restricted by condition to a maximum of 0800 to 2000 Monday to Saturday, with no opening at all to visiting members of the public on Sundays or bank/public holidays.

Should the operator of the surgery (the GP practice), need to review hours/days of use – then an application to vary the condition would need to be made.

The 2016 application anticipated that the proposed new medical centre would replace the temporary facility at Burtonwood Road wherein all existing facilities would transfer to the proposed new health centre.

**Consultation Conducted by the Applicant**

As part of the most recent reserved matters application (2016/27212),
approved at Development Management Committee on 15th June in 2016, NHS Property Services had maintained regular consultation with the following from November 2015:

- the management of the nearby Sainsbury’s store
- the management of the nearby Pub
- the head teacher of the nearby Chapelford Primary School
- Officers at Warrington BC
- David Wilson Homes.

As part of the previous approval, the applicant presented the project at a ward member’s neighbourhood forum. Other consultations were made with the patient group linked to the existing Chapelford GP practice on a number of occasions, where representatives of the patient group were able to discuss the design as it developed, and have been given regular feedback on the emerging proposals.

**Relevant Planning History**

Village centre uses at Chapelford were approved as part of the outline planning permission for “a mixed use urban village” in May 2002 (99/40635). And this was shown in successive versions of the Masterplan.

Reserved matters approval was granted for an alternative version of the current scheme in September 2013 (2013/22227).

Reserved matters approval (2016/27212) for a revised scheme was granted at the 15th June 2016 meeting of Development Management Committee. This approval time expired on 12th May 2017.

**Planning Policies**

**National Planning Policy Framework**
Matters including the effort to support sustainable new development; the creation of high quality places and the protection of living conditions.

**Local Plan Core Strategy (LPCS)**
The main policy framework in the LPCS, is provided by:-

CS4 – Transport
MP1 – General Transport Principles
MP6 – Transport Infrastructure
MP10 – Infrastructure
WW1 – Chapelford Urban Village
QE6 – Environment and Amenity Protection
SN7 – Enhancing Health and Well-Being
Supplementary Planning Documents

- Design and Construction
- Environmental Protection
- Standards for Parking in New Development

Consultation Responses

WBC Highways – No objections subject to conditions.

WBC Environmental Protection – No objections subject to conditions.

WBC Flood Risk – No objections subject to condition.

United Utilities – No objections subject to conditions.

Cheshire Police – Design improvements to scheme should be afforded consideration.

Notification Responses

Ward Councillors – No comments received.

Parish Council – No comments received.

Chapelford Residents Association – No comments received.

Neighbours – No representations received.

Observations

Principle
This project would deliver the health centre approved in principle as part of the original outline planning permission for Chapelford, granted in May 2002 (99/40635). The indicative Masterplan for Chapelford – whose purpose is to guide the generalities of the area’s development over the long time period since the outline permission was made – shows that a health centre was secured by a legal agreement attached to the 99/40635 outline permission.

It is considered that the proposed medical centre would sit well with the other buildings in the neighbourhood centre – i.e. the supermarket, public house and primary school - in terms of form, scale and design. Although a different design to these other buildings, this distinctiveness is welcomed, and adds to the building variety in the village centre. External materials would complement those already in use nearby – such as the brickwork at the primary school and the timber cladding to the retail units. Policy SN7 of the Core Strategy sets out the overall objective of seeking to locate health facilities in defined centres or neighbourhood hubs with which the proposal complies.

It is considered that the proposal accords with the revised Chapelford Urban
Village Public Realm Design Guide; with the revised Masterplan (September 2011); and with Policy WW1 of the LPCS. Overall, the principle of a new health centre in this location is therefore acceptable, and would deliver a long-held aspiration.

Design, Appearance and Landscaping

The building adopts a modern ‘pavilion’ design and presents its main frontage to the eastern edge of the village centre car park from where it will be accessed by both pedestrians and vehicles. The modern design philosophy will ensure a good degree of cohesion with other nearby buildings, such as the primary school and retail units.

The main element of the building facing the car park is angled away from it and will be partially faced with timber cladding on the right hand side with the left hand side comprising curtain walling. A standing seam shallow pitched gullwing roof with aluminium fascia completes the modern aesthetics of this element of the building.

The pharmacy is housed in a smaller single storey element of the building which will be faced with dark grey brickwork and further curtain walling. A large steel and timber canopy will provide a focal point to the building and entrance when seen from the car park as well as linking the two building elements visually. Whilst Cheshire Police (Crime Reduction Officer) has recommended replacing the stone seating cubes with bollards, omitting the canopy and reduction of the recess depth to the entrance, these design elements were part of the previously approved plans and to make the suggested changes to the plans would undermine the overall design of the building. Other recommendations include the provision of CCTV, 2.1m high fencing and defensive planting where appropriate. An informative will draw the applicant’s attention to the recommendation for CCTV whilst fencing and defensive planting can be dealt with by condition.

The intended palette of materials is included in the appendices and coupled with the modern ‘pavilion’ design approach, will ensure a good degree of cohesion with the other adjacent buildings in the village centre.

There is scope for some new planting close to three sides of the building to help further integration into its setting, including planting near the boundary with Kentucky Close. This will be secured by way of a planning condition. Boundary fencing details will also be the subject of a condition to ensure cohesion with fencing used on the adjacent developments.

Residential Amenity

This application takes the opportunity to improve the separation distance between the main new building and the front elevation of the apartments on Kentucky Close, when compared to the scheme approved in 2016.

A minimum separation distance of 13m between the face elevation of the apartments and the single storey rear element of the proposed new building is
Section plan showing interface distance

In terms of the relationship with the apartments on Kentucky Close, as stated, this will be much improved by way of the increased interface distance.

In terms of boundary treatments, the 2016 permission included a condition stipulating that only weld mesh paladin style fencing could be erected to the site boundaries. This type of fencing would be in keeping with fencing erected to the primary school so a condition is once again recommended to secure this type of fencing.

Furthermore, the finished floor levels of the proposed single storey element of the building will be 465mm lower than the apartments and the intervening land will be the subject of a landscaping scheme. The windows facing the Kentucky Drive apartments would be required by condition to be obscure glazed.

The site plan approved in 2016 and the latest site plan are included on the following pages to demonstrate how the relationship with the apartments has been improved:
As detailed by the latest site plan, any impact on the living conditions of the occupiers of the apartments on Kentucky Close would be mitigated by the increased interface distance and the lower finished floor level on the health centre side; the introduction of new planting between the apartments and the health centre building; the use only of obscure glazing in the windows which would face Kentucky Close and the removal of permitted rights to install apparatus – such as flues, air conditioning equipment etc - in the face elevation of the health centre.

The northern, single storey part of the health centre – which would accommodate a plant room, a small staff room and small meeting/study room – would have some potential to be intrusive when seen from the apartments, but this would not result in a detrimental loss of light given the apartments are north of the building. Furthermore, it is not considered that the building would have a detrimentally overbearing or oppressive effect given the interface
distance has been increased to 13m.

**Traffic and Car Parking**

The access arrangements, layout and parking provision are laid out in almost the same manner as the plans approved in 2016 with the only difference being the position of the single enlarged parking space.

WBC Highways advise that the access to the site, via the existing car park serving Sainsbury’s supermarket, is wide enough to cater for two-way vehicle movements. Pedestrian access is via a separate access point that is linked to the supermarket site via demarcated crossing points. The access arrangements are considered acceptable although the access arrangements do involve vehicles passing an entrance to Chapelford Village Primary School and there would be some concern in relation to large construction vehicles and regular servicing/delivery vehicles using the access point during school start and finish times. This could be addressed by conditions requiring a construction management plan and a servicing management/waste strategy plan.

WBC Highways consider that servicing of the site can be achieved from within the site for most vehicles although larger vehicles would be required to reverse in via the main access point which would raise some concerns during the peak periods of use of the car park. This can be addressed as part of the servicing management/waste strategy condition referenced above.

At 32 spaces the level of parking proposed is deemed to be below required standards of 41 spaces. However, there is a likelihood of linked trips both between the proposed GP surgery and pharmacy and with the supermarket. The applicant has also provided typical parking accumulation data based on TRICS database analysis and details of parking surveys undertaken at the adjacent supermarket car park. It is therefore considered that the proposed level of parking is appropriate; as is the cycle and motorcycle parking provision. However, it is considered that a robust Travel Plan should be required as a condition to manage the transport needs of the site and encourage sustainable travel and the applicant is advised to contact the Council’s Smarter Choices Manager to discuss the details required; it should be noted that the Council offer a Travel Plan service that may be of benefit.

On the basis of the above, there are no highways objections to the scheme subject to conditions.

**Drainage and Flood Risk**

The application site is not in a Flood Zone and both WBC Flood Risk and United Utilities raise no objections to the scheme proposed subject to submission and approval of final drainage details.
Land Quality

The most recent reserved matters approval did not include any conditions pertaining to contaminated land as the matter was dealt with by an informative.

The current application has been submitted in full and includes a Phase II Interpretative Ground Assessment which recommends that a Phase III Remediation & Validation Proposal be designed and submitted to the Council for approval.

However, WBC Environmental Protection have reviewed the report submitted with the application and recommend imposition of the standard Preparatory Works and Completion contaminated land conditions.

Recommendation

Approve subject to conditions.

Conditions & Reasons

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

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

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

   (a) The planning application forms and Design and Access Statement and additional information received on 4th October 2017.

   (b) Submitted drawing nos. AL-90-002 (Existing Site Plan); Proposed Section through staff room Rev P1; AS-90-001 Rev P1 (Proposed Site Sections); AS-20-001 Rev P2 (Proposed Sections Sheet 1); As-90-005 Rev P1 (Proposed Site Levels); AL-90-003 Rev P3 (Proposed Site Plan); AS-90-001 (Location Plan); AL-27-001 Rev P1 (Proposed Roof Plan); AL-20-001 Rev P2 (General Arrangement Plan); AE-20-002 Rev P1 (Setting Out Elevations) and AE-20-001 Rev P1 (Proposed Elevations and 3D Views) received on 4th October 2017.

   Reason: For the avoidance of doubt and to enable the 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 Borough Local Plan Core Strategy.

3. The finished floor levels of the part of the development nearest to the Kentucky Close boundary shall be no higher than 10.05 m AOD.
Reason: The local planning authority would wish to give further consideration to any increased finished floor level at this part of the development in the interests of the living conditions of occupiers of the nearest properties on Kentucky Drive, in accordance with policies CS1 and QE6 of the Local Plan Core Strategy for Warrington.

4. Other than the window and door openings shown in the north elevation (facing Kentucky Close) on the drawing titled Setting Out Elevations AE-20-002 Rev P1, no further openings whatsoever shall be made without the prior express consent of the Local Planning Authority. The windows shown in that drawing, and any subsequent replacements shall be obscure glazed (level 5).

Reason: In the interests of living conditions of occupiers of property on Kentucky Drive in accordance with policies CS1 and QE6 of the Local Plan Core Strategy for Warrington.

5. Notwithstanding the fencing detailed by the approved plans and particulars, only weld mesh paladin style fencing shall be erected within the site and to its boundaries, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to erection. Prior to the first use of the building, the fencing shall have been erected in accordance with the approved plans and the fencing shall be retained and maintained as such at all times thereafter.

Reason: In the interests of the appearance of the development in the locality in accordance with policies CS1; QE6 and QE7 of the Local Plan Core Strategy for Warrington and with the Council's Design and Construction SPD.

6. Details of the materials to be used on the exterior of all roofs and walls of the development shall be submitted for approval to the local planning authority prior to the completion of the development to damp proof course level. Such materials as are agreed shall be used in the completion of the development.

Reason: In the interests of the appearance of the development in the locality in accordance with policies CS1; QE6 and QE7 of the Local Plan Core Strategy for Warrington and with the Council's Design and Construction SPD.

7. No patient or customer shall be admitted into - or be allowed to remain within - the health centre or pharmacy building hereby approved beyond the following hours: 0800 to 2000 Monday to Saturday. No part of the building hereby approved shall be open to visiting members of the public on Sundays or bank/public holidays.
Reason: In order to prevent harm to the living conditions of occupiers of apartments on Kentucky Close, by reason of noise and disturbance from the use of the proposed building and its car park in accordance with policies CS1; QE6 and QE7 of the adopted Local Plan Core Strategy for Warrington; and with the Environmental Protection Supplementary Planning Document (May 2013).

8. No plant or apparatus whatsoever (including vents, flues, air conditioning equipment et cetera) shall be fixed or inserted into the elevation of the single storey element facing Kentucky Close.

Reason: In the interests of the living conditions of occupiers of properties on Kentucky Close in accordance with policies CS1; QE6 and QE7 of the Local Plan Core Strategy for Warrington and with the Council’s Environmental Protection SPD.

9. The development shall not be brought into use until the areas indicated on the submitted plans to be set aside for parking and servicing have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown. The parking and servicing areas shall be retained as such thereafter.

Reason: To ensure that adequate provision is made on the site for the traffic generated by the development, including allowance for safe circulation, manoeuvring, loading and unloading of vehicles as well as parking, and that hard-surfaced areas have a satisfactory appearance.

10. The development shall not be brought into use until the areas indicated on the submitted plans to be set aside for cycle and motorcycle parking have been provided in accordance with the details and specifications shown. The cycle and motorcycle parking shall be retained as such thereafter.

Reason: To ensure that adequate provision is made for parking cycles and motorcycles on the site; and to establish measures to encourage non-car modes of transport.

11. The development shall not be occupied until the owners and occupiers of the site have appointed a Travel Plan Co-ordinator. The Travel Plan Co-ordinator shall be responsible for the implementation, delivery, monitoring and promotion of the Travel Plan, including the day-to-day management of the steps identified to secure the sustainable transport initiatives. The details (name, address, telephone number and email address) of the Travel Plan Co-ordinator shall be notified to the Council as Local Planning Authority upon appointment and immediately upon any change.

Reason: To ensure that an approved Travel Plan is implemented, in
order to establish sustainable, non-car modes of transport.

12. The development shall not be brought into use until a Travel Plan has been submitted to and approved in writing by the Council as Local Planning Authority. The Plan shall include immediate, continuing and long-term measures to promote and encourage alternative modes of transport to the single-occupancy car. For the avoidance of doubt, the Travel Plan shall include, but not be limited to:

a) Involvement of employees
b) Information on existing transport policies, services and facilities, travel behaviour and attitudes
c) Access for all modes of transport
d) Targets for mode share
e) Resource allocation including Travel Plan Co-ordinator and budget
f) A parking management strategy
g) A marketing and communications strategy
h) Appropriate measures and actions to reduce car dependence and encourage sustainable travel
i) An action plan including a timetable for the implementation of each such element of h above
j) Mechanisms for monitoring, reviewing and implementing the travel plan

The Approved Travel Plan shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied and in use.

An annual report shall be submitted to the Council no later than 1 month following the anniversary of the first occupation of the development for a period of 3 years. The annual report shall include a review of the Travel Plan measures, monitoring data and an updated action plan.

Reason: To maximise opportunities for travel by modes of transport other than the private car, and to ensure that the development is sustainable.

13. Prior to the erection of any external lighting on site, the applicant shall submit a comprehensive assessment of lighting details for the entire site. The scheme shall show levels of illumination around the site (isolux drawings) but shall also show any overspill lighting beyond the physical site boundary. Mitigation measures or installation requirements shall be clearly identified within the scheme as shall control measures such as time clocks/light sensors or other control methods. Once approved, the agreed scheme shall be implemented in full prior to the commencement of use of that lighting and shall be retained as approved thereafter.
Reason: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site and in accordance with: Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); and Paragraph 125 of the National Planning Policy Framework (March 2012); and Section 5 of the Environmental Protection Supplementary Planning Document (May 2013)

14. The building – including all proposed activities and any associated plant and/or equipment, shall be acoustically insulated to a scheme submitted to and approved in writing by the Local Planning Authority before the development commences. The scheme shall ensure, through an appropriate noise assessment, that the cumulative rated noise level from all proposed activities, plant and/or equipment does not exceed the existing background noise level at the boundary of the nearest noise sensitive property – in accordance with BS4142:2014 methodology. The approved scheme shall be implemented in full prior to the commencement of the use hereby permitted and shall be maintained and retained, in full, for the duration of the use.

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

15. The collection of refuse from the site shall be limited to between 08.00hrs and 20.00hrs Mondays to Friday inclusive, 08.00hrs and 16.00hrs on Saturdays, and at no time on Sundays and Bank or Public Holidays.

Reason: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area and in accordance with: Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); and Paragraph 123 of the National Planning Policy Framework (March 2012); and Section 6 of the Environmental Protection Supplementary Planning Document (May 2013).

16. Prior to first occupation of any building(s) hereby approved a satisfactory programmed landscaping scheme which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of the development, shall be submitted to the Local Planning Authority for approval. The approved scheme shall be implemented during the first planting season following the completion of development and any tree or shrub planted which dies or is felled, uprooted, willfully damaged or destroyed in the first five year period commencing with the date of planting shall be replaced by the applicants or their successors in title.
Reason: To ensure a satisfactory form of development and to enhance the visual amenities of the locality and to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction.

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

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

18. Prior to first occupation of the development hereby permitted a servicing and waste management strategy shall be submitted to, and approved in writing by, the Council as Local Planning Authority. For the avoidance of doubt the strategy shall set out design and operational proposals for servicing and the storage, transfer and collection of waste ensuring that appropriate arrangements are made and that logistical requirements are appropriately considered and addressed. The strategy shall be subsequently implemented in accordance with the approved details. For the avoidance of doubt all vehicle movements shall be co-ordinated so as to avoid school start/finish times at the adjacent Chapelford Primary School.

Reason: To ensure that adequate on-site provision is made for servicing and waste management collection including allowance for the storage, transfer and collection of waste to reduce impact on residential amenity and the general amenity of surrounding occupiers.

19. No works shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of demolition/construction has been submitted to and approved in writing by the Council as Local Planning Authority.

The method statement shall include, but not be limited to:

Construction traffic routes, including provision for access to the site
Entrance/exit from the site for visitors/contractors/deliveries
Location of directional signage within the site
Siting of temporary containers
Parking for contractors, site operatives and visitors
Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction
Temporary roads/areas of hard standing
Schedule for large vehicles delivering/exporting materials to and from site  
Storage of materials and large/heavy vehicles/machinery on site  
Measures to control noise and dust  
Details of street sweeping/street cleansing/wheelwash facilities  
Details for the recycling/disposing of waste resulting from demolition and construction works  
Hours of working  
Phasing of works including start/finish dates  

For the avoidance of doubt all construction vehicles shall load/unload within the confines of the site. For the avoidance of doubt all vehicle movements shall be co-ordinated so as to avoid school start/finish times at the adjacent Chapelford Primary School. The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority.

Reason: To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers.

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

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

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

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

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

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

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

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

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

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

Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion. In accordance with: 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).
Appendix 1 – Proposed Drawings

Proposed Elevations

[Images of proposed elevations for East, North, South, and West sides]
Item 7

Application Number: 2017/31330

Location: 1, Penzance Close, Birchwood, Warrington, WA3 6ZP

Ward: Birchwood

Development: Householder - Retrospective application for the retention of the existing boundary wall (at its current height) with a proposed reduction in height to 1m to the driveway and a 2m length along Delenty Drive

Date Registered: 11-Oct-2017

Applicant: Mr Thompson

8/13/16 Week Expiry Date: 05-Dec-2017

Reason for Referral to Committee

The application is referred to Committee due to an objection from the 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

Site and proposal

A modern two storey detached house in a prominent position on the corner of Penzance Close and Delenty Drive

The property is sited at the entrance to this recently built residential development of 6no. houses adjacent to the police station at Birchwood
The property itself has its main front entrance facing Delenty Drive with the detached garage to the front of the dwelling.

Retrospective permission is sought to retain an existing boundary wall to the northern and north-western boundary of the site fronting Delenty Drive and linking into an existing boundary fence fronting Powell Avenue.

The original submission which sought to retain the wall at its highest point of 1.67m reducing it along the frontage with Delenty Drive to 1.06m. Discussions with the applicant and Highways Officer have resulted in an amended plan being submitted demonstrating a further reduction in height closest to the junction of Penzance Close and Delenty Drive (see plans in Appendix 2).

**Relevant History**

2011/18822 - Proposed demolition of existing dwelling and construction of six detached two storey dwellings, garages and associated landscaping – approved with conditions

Condition 14: Notwithstanding drawing "Proposed Layout 1075.LO2 Rev D" - the fencing along Powell Avenue - and any subsequent replacement - shall be of the close board variety only

Condition 12 : Prior to the occupation of the development, visibility splays of 2.4m x 40m shall be provided from the site access with Delenty Drive and shall be retained thereafter, with nothing being erected or allowed to grow above 0.6m within the splays.

**Planning Policy**

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

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

Supplementary Planning Documents
Design and Construction

**Consultation Responses**

*Birchwood Town Parish Council* – Objects:
- The boundary wall is over 1 metre high and next to the footpath of a highway used by vehicles
- The wall incorporates the busy junction of Delenty Drive and Powell Avenue and, at the height it has been built to, causes sight line issues for drivers, cyclists and pedestrians alike
- The wall is out of keeping with rest of the development, which has a more
The Town Council respectfully requests that Officers consider recommending the height of the wall be reduced to 1m, particularly to ensure the safety of drivers, cyclists and pedestrians at this very busy junction.

**Officer Comment:** No adverse highway issues at the junction of Delenty Drive and Powell Avenue. See Highway comments. The surrounding area displays a mix of boundary treatments (see photos below). Amended plans submitted proposing height of wall to be lowered to 1.1m at the junction with Penzance Close and Delenty Drive as recommended by the LPA’s Highways Department.

Councillor I Watkin (Parish Council Councillor)

The following objections have been raised with by a resident who lives in the area:-

"1. Aesthetic - The wall is in a prominent position and would be an eyesore; there are no other walls higher than 1m fronting the road. Although to close boarded fence along Powell Avenue is higher, it is not as prominent and is justified by the reasonable expectation of privacy in back gardens.

2. Visibility - The wall as it currently stands limits visibility around the corner, for users of both the carriageway and the footway.

3. The access bellmouth at the entrance to Penzance Close is not built to the geometry shown on the approved plans for application 2016/28964 and the proposed wall may impede the visibility splays if higher than 0.6m.

4. I do not know whether Penzance Close is an adopted highway, or is intended to become one. This may influence the acceptability of the development facing into the Close.

The application should be refused and the wall should be modified in accordance with the conditions for application 2016/28964 and permitted development."

**Officer Comment:**
1) See photos in Appendix 1 that clearly show a mix of boundary treatment. The brick to the wall matches the property itself.
2) & 3) Highways issues have been addressed and will be conditioned to ensure visibility is maintained.
4) Penzance Close is not formally adopted and this has no relevance when determining acceptability of the proposal from both a highways and visual aspect.

Notification Responses

Two letters of support:
- It is not imposing onto the path which is used daily
- Beautifully built in keeping with the other homes
- Provides security and privacy for no.1
- Provides privacy for residents opposite the close
- Traffic moves slowly from the Close and ensures care is taken
- High enough to ensure youths don’t use the land to congregate
- The wall does not cause any inconvenience in any way

Observations

Visual amenity/Design & Residential amenity:
The area is characterised by a variety of boundary treatments resulting in no uniform appearance. Images and photographs taken clearly show the variety of boundary treatment within the immediate locality. The boundary treatment to the application site currently consists of a 1.8m brick wall which links into the fencing on the corner of Powell Avenue and Delenty Drive. This reduces in height along the Delenty Drive frontage to the junction with Penzance Close. The original plan submitted, as shown in appendix 1, gives the varying heights along the frontage

Whilst the wall is of a considerable height given siting within the street scene, the materials used in the construction of the wall match the existing garage and dwelling which ensures that the wall does not appear as a prominent feature given the rather stark appearance of the adjacent fencing along Powell Avenue

Given the siting of the wall, and the distance from neighbouring properties, the development is not considered to introduce undue harm to individuals neighbours amenity through overshadowing or overbearing

Car parking/Highway safety:
Original submission raised objections from Highways on the grounds that the boundary treatment has a detrimental impact on visibility at the site access and the junction of Penzance Close and Delenty Drive. Further information has been provided by the applicant to address the concerns raised by Highways
The applicant has submitted subsequent information to demonstrate that the majority of the proposed boundary wall would be approximately 1 metre in height. The reduced height of the wall would continue to have a detrimental impact on visibility at the site access onto Penzance Close.

The Local Highway Authority (LHA) would typically refuse applications that have a detrimental impact on visibility. However, the applicant can erect a 1 metre boundary treatment adjacent to the adopted highway without consent from the Local Planning Authority (LPA). The boundary treatment only becomes significantly higher than 1 metre when visibility at the site access is not affected.

A planning condition was imposed on the development site to ensure a 2.4 metre by 40 metre visibility splay at the junction of Delenty Drive and
Penzance Close was provided and retained thereafter, with nothing being erected or allowed to grow above 0.6 metres in height. The proposed boundary wall would not breach the planning condition as it is located outside of the visibility splay.

A subsequent email from the applicant confirms removal of the gates and brick pillars from the proposal.

In summary, the Local Highways Authority cannot substantiate a reason to refuse the proposal as the applicant can erect a 1 metre boundary treatment without consent from the LPA. The boundary treatment slightly exceeds 1m in height with visibility at the site not affected.

**Summary**

With the safeguard of attached conditions, the amended submission would overcome the original highways objections. The development meets expected standards for design and protection of neighbour’s amenity such as to comply with the objectives of policies and guidance. Appropriate scale, siting and design presents subordinate additions to the original dwelling and preserves the character of the area.

**Recommendation**

Approve subject to Conditions

**Condition & Reason**

1. Within three months of the date of the decision the amendments agreed of reducing the first 2m length along the Penzance Close and Delenty Drive junction to 1.1m in height, in accordance with the plan received on 13th November 2017, shall be completed and retained as such in perpetuity.

   Reason: In the interests of highway safety and to comply with policy QE6 of the Local Plan Core Strategy.
Appendix 1 Site photographs

Wall at the entrance to the application property off Penzance Close

Top of wall looking through to the application property. This clearly shows a matching brick
Photograph taken from Delenty Drive. Fencing apparent along the Powell Avenue frontage with the wall viewed against the backdrop of the dwellings themselves.

View down Delenty Drive taken from Google Maps clearly shows boundary walls and gates of other properties.
Another view along Delenty Drive opposite the new estate
Appendix 2 – Amended drawing (received 13.11.17)
Application Number: 2017/31428

Location: James Lee House, Brick Street, Warrington, WA1 2PD

Ward: Fairfield and Howley

Development

Full Planning - Proposed conversion of existing Chapel/Meeting room into 8 emergency overnight bedrooms.

Date Registered: 24-Oct-2017

Applicant: Your Housing Group

8/13/16 Week Expiry Date: 18-Dec-2017

Reason for Referral

The site is owned by Warrington Borough 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

Site and Proposal

The site is in a mixed use area with a number of commercial uses nearby. It is a large four storey building which provides supported accommodation in 54 units for single adults at risk of homelessness.

Whilst the site is not allocated in the Warrington Local Plan Core Strategy (LPCS), it is within the Strategic Location of Inner Warrington as defined by Policy CS 9 of the LPCS. It is also within an Air Quality Management Area (AQMA) and Area of Archaeological Potential.

The proposal is for the conversion of an existing chapel/meeting room into 8 bedrooms to provide emergency overnight accommodation for the
homeless/those at risk of being homeless, and requires permission as the number of units of accommodation provided would increase.

This accommodation has been identified as being key to helping address the increase in rough sleeping in the Borough as accepted by the Homeless Commission Priority Action Group. This proposal for Direct Access Bed provision is an integral aspect of Warrington’s Homeless Strategy and would be a key resource in its Severe Weather Emergency Protocol.

The Council’s Public Health team considers that this provision will ensure those in need of emergency housing are safely housed and have access to appropriate support for their needs, which can include substance misuse.

No additional staff would be required as a result of the proposal. The Salvation Army staff the premises with people who are adequately trained and experienced to provide support; to maintain the accommodation and to engage with the full range of services – with the aim of resettling individuals into permanent accommodation.

Although some alterations to the external fabric of the building would be involved – a fire exit door and windows set in render – these are not considered to affect the external character and appearance of the building, and as such would not require a separate planning permission in this case.

**Relevant Planning History**

98/38188 – proposed redevelopment of existing salvation army hostel to provide new residential accommodation, 2 cluster units, one shared 4 bed flat and 15 self-contained bedsits. Approved 12/08/1998.


**Notification Responses**

The application has been publicised by neighbour notification letters, and the display of a site notice on Brick Street. No representations have been received.

**Consultation Responses**

**Ward Councillors**

No comments received.

**Environmental Protection**

No objections subject to a condition regarding a ventilation filter and an informative regarding working hours.

**Highways**

No objections.
Observations

Principle
The site is already used to provide supported accommodation for people at risk of homelessness, and the proposed additional bedrooms would be in keeping with the use of the site.

The proposal would deliver facilities to provide overnight accommodation and other interventions for some of the most vulnerable people in society. It would also deliver an integral aspect of the Council’s Homeless Strategy, especially during the winter. Therefore it is considered that it would deliver special needs housing and dramatically improve health and wellbeing for particularly vulnerable people in accordance with Policies SN 1 and SN 7 of the LPCS.

Noise & Air Quality
The Council’s Environmental Protection team has not raised objections to the proposal.

The submission indicates uprated glazing to those rooms with windows and they would be non-openable. These would ensure that internal noise levels would comply with relevant noise standards.

A Mechanical Heat Recovery system is proposed to ventilate the rooms in accordance with building regulations requirements. Attenuators are detailed on the plans to include a silencer achieving the same level of attenuation as the glazing – to prevent the ventilation system being a conduit for external noise to adversely impact on amenity. This would again ensure that noise levels comply with relevant noise standards.

Due to the site’s location in an Air Quality Management Area, it is recommended that a NOx (oxides of Nitrogen) filter should be installed in the input route for the mechanical ventilation system. This filter would reduce levels of a range of harmful pollutants, NOx being the critical pollutant in this area, to a level below the National Air Quality Objective levels. Details of the specific filter to be used are to be decided and therefore a condition is recommended to deal with this issue.

Therefore subject to the installation of glazing and ventilation attenuation in accordance with the updated submitted plans and the recommendation of detail to be submitted for the NOx filter, it is considered that the proposal would provide adequate accommodation in accordance with Policy QE 6 of the LPCS.

Residential Amenity
The site is in a commercial area and there are no dwellings in close proximity to the area of the building where the bedrooms are proposed. Given the scale and current use of the property, it is considered an additional 8 bedrooms and associated visits would be unlikely to cause harm to residential amenity. Therefore the proposal is considered to accord with Policy QE 6 of the LPCS.
Highway Safety
The Highways team has not raised objection, and it is considered that the proposal compliments the existing use. Given that there is no increase in staff numbers at the site there would be very limited potential for car trip generation or further parking demand. Therefore the proposal would be acceptable in highway terms and comply with Policy MP 1 of the LPCS.

Archaeology
Given the works involved would not involve any intrusive ground operations, as it is simply a conversion of part of an existing building there would not be any archaeological implications. As such the proposal would accord with Policy QE 8 of the LPCS.

 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:

A.01.0 - Location Plan
A.01.2 - Existing Floor Plan
A.01.01 Rev. B - Outline Proposals (Received 8/11/17)

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

3. Prior to the first use of the bedrooms hereby approved, details of a NOx Filter to be inserted in line with the incoming air for the proposed mechanical ventilation scheme to mitigate against exposure to poor air quality, shall be submitted to and approved in writing by the Local Planning Authority. The approved filter system shall be implemented in full prior to the residential use commencing and shall be retained, maintained and serviced in accordance with manufacturers recommendations for the duration of any residential use for these rooms.

Reason: To protect the health and amenity of future occupants through the introduction of appropriate mitigation measures for protection against poor air
quality, in accordance with Policy QE6 of the Warrington Local Plan and Section 3 of the Environmental Protection SPD.
Appendix 1 – Photographs/Plans
Area of the building where the works are proposed
Proposed Bedrooms
# Delegated Decisions

## 29th November 2017

### Appleton

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
</tr>
</thead>
<tbody>
<tr>
<td>03/11/2017</td>
<td>2017/31151</td>
<td>33, FIELD LANE, APPLETON, WARRINGTON, WA4 5JR</td>
<td>Householder - Proposed dormer window to bedroom</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>06/11/2017</td>
<td>2017/31216</td>
<td>9, WOODSTOCK GARDENS, APPLETON, WARRINGTON, WA4 5HN</td>
<td>TPO - Application for tree works to 2 x Oak trees (T26 and T27) situated in the rear garden. Carry out 20-30% overall crown reduction to increase wind and light permeation. Remove large limb overhanging the garage roof to the main stem.</td>
<td>Approved with Conditions</td>
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<tr>
<td>07/11/2017</td>
<td>2017/31287</td>
<td>WALTON HALL, WALTON HALL GARDENS, WALTON LEA ROAD, WALTON, WARRINGTON, WA4 6SN</td>
<td>Discharge of Condition - Proposed discharge of Conditions 3 (Photographic record), Condition 4 (Wet and dry rot) Condition 5 (Natural England License), Condition 6 (Schedule of works/materials) and Condition 7 (Repair/re roof of building) on application 2017/30146</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<tr>
<td>07/11/2017</td>
<td>2017/31257</td>
<td>Walton Estate Riding School, Walton Lea Road, Higher Walton, Warrington, WA4 6SN</td>
<td>Discharge of Condition - Proposed Discharge of Conditions 4(Materials) and 5(Sample approval) on application 2017/29593</td>
<td>Condition Discharged</td>
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<td>10/11/2017</td>
<td>2017/31224</td>
<td>48, PETERSHAM DRIVE, APPLETON, WARRINGTON, WA4 5QF</td>
<td>Section 192 Certificate - Proposed single storey extension to rear of dwelling</td>
<td>Approved</td>
</tr>
<tr>
<td>10/11/2017</td>
<td>2017/31226</td>
<td>68, HIGHFIELD AVENUE, APPLETON, WARRINGTON, WA4 5DX</td>
<td>Householder - Proposed single storey rear extension</td>
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<td>10/11/2017</td>
<td>2017/31196</td>
<td>359, LONDON ROAD, WARRINGTON, WA4 5HP</td>
<td>Householder - Proposed single storey rear extension</td>
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<td>10/11/2017</td>
<td>2017/31305</td>
<td>SMITHY HOUSE, COMMON LANE, STRETTON, WARRINGTON, WA4 4PD</td>
<td>Householder - Proposed detached garage and new vehicle access</td>
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<td>10/11/2017</td>
<td>2017/31146</td>
<td>31, STONEACRE GARDENS, APPLETON, WARRINGTON, WA4 5ET</td>
<td>Householder - Proposed garage extension (Resubmission of 2017/30338)</td>
<td>Approved with Conditions</td>
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<td>17/11/2017</td>
<td>2017/31263</td>
<td>25, SHEPPERTON CLOSE, APPLETON, WARRINGTON, WA4 5JZ</td>
<td>TPO - Proposed Reduction and thin to allow light into garden and reduce overhang over house and neighbours under TPO15</td>
<td>Approved with Conditions</td>
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<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
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<td>2017/31101</td>
<td>WEST ANNEXE, TOWN HALL, SANKEY STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1UH</td>
<td>Listed Building - Proposed remedial works to West Annex Access Gates including dismantling existing brick work and removing gates. Construction of new concrete piers and foundations, utilising existing brickwork to hide concrete structure inkeeping with rest of Grade 1 listed structures. Existing wall to be rebuilt using existing brickwork.</td>
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<tr>
<td>NULL</td>
<td>2017/31311</td>
<td>Former Council Offices in Cairo Street, Former Council Offices, Cairo Street, Warrington</td>
<td>Full Planning - Proposed Change of use from Former Council Offices (B1) to Restaurants &amp; Cafe (A3) and Drinking Establishment (A4)</td>
<td>Full Planning</td>
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<tr>
<td>NULL</td>
<td>2017/31314</td>
<td>WEST ANNEXE, TOWN HALL, SANKEY STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1UH</td>
<td>Full Planning - Proposed remedial works to unstable wall that requires re-building supporting piers and gates. Wall has been taken down with proposal to re-build wall and piers as per SHP Structural Engineer's requirements.</td>
<td>Full Planning</td>
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<tr>
<td>03/11/2017</td>
<td>2017/31369</td>
<td>JUNCTION NINE, HAWLEYS LANE, BEWSEY AND WHITECROSS, WARRINGTON</td>
<td>Discharge of Conditions of 2016/27482 - Condition 6 (Contamination - Remediation and Verification) in respect of Unit 8</td>
<td>Condition Discharged</td>
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<td>06/11/2017</td>
<td>2017/31208</td>
<td>33, FROGHALL LANE, BEWSEY AND WHITECROSS, WARRINGTON, WA2 7JP</td>
<td>Section 191 Certificate ? Existing use of part of house in multiple occupation (Use Class C4) as one bedroom flat (Use Class C3)</td>
<td>Approved</td>
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<tr>
<td>06/11/2017</td>
<td>2017/31123</td>
<td>Hoyle Street Centre, Hoyle Street, Bewsey and Whitecross, Warrington, WA5 0LP</td>
<td>Full Planning - Retrospective change of use to allow a mix of uses, comprising Sui Generis (Car Sales), B1(a), B1(c) and B2, including the extension of opening hours</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>14/11/2017</td>
<td>2017/30958</td>
<td>65, Bridge Street and adjacent areas including the, rear Courtyard (Lion Yard), Warrington</td>
<td>Discharge of Condition - Proposed discharge of condition 6 (Building method statement) on previously approved application 2016/27636</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<tr>
<td>14/11/2017</td>
<td>2017/30965</td>
<td>65, Bridge Street and adjacent areas, including the rear Courtyard, (Lion Yard), Warrington</td>
<td>Discharge of Condition - Proposed discharge of condition 4 (Building method statement) on previously approved application 2016/27637</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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## Bewsey and Whitecross

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<tr>
<td>14/11/2017</td>
<td>2017/31221</td>
<td>51, WINWICK ROAD, WARRINGTON, WA2 7DH</td>
<td>Advertisement - Proposed 3 x internally illuminated fascia signs and 2 x internally illuminated hanging signs.</td>
<td>Approved with Conditions</td>
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<tr>
<td>15/11/2017</td>
<td>2017/31382</td>
<td>44, GERRARD AVENUE, BEWSEY AND WHITECROSS, WARRINGTON, WA5 0NW</td>
<td>42 Day Householder Prior Approval - Proposed single storey ground floor rear extension to extend beyond the rear wall by 4.163 metres, maximum height of 3.389 metres, and height at the eaves 2.626 metres</td>
<td>Prior Approval Not Required</td>
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<td>16/11/2017</td>
<td>2017/31352</td>
<td>LAND AT FORMER HAWTHORNE BUSINESS PARK, NORTH OF FOLLY FARM CLOSE, SOUTH OF CALGARTH AVENUE, WARRINGTON</td>
<td>Discharge of Condition - Proposed discharge of Condition 11 (Characterisation and Remediation and Verification) on previously approved application 2016/29157</td>
<td>Condition Not Discharged</td>
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<td>16/11/2017</td>
<td>2017/31202</td>
<td>WYCLIFFE UNITED REFORMED CHURCH, EDGEWORTH STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA2 7HZ</td>
<td>Full Planning - Proposed alteration, refurbishment and structural repair of 2 storey memorial hall, to include comprehensive roof repairs / replacement comprising taking down the structurally unstable existing parapets and gables on Allen Street and Edgerton Street elevations and gable on car park elevation, new gables on Allen Street and Edgerton Street elevations and re fenestration,</td>
<td>Refused</td>
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<tr>
<td>17/11/2017</td>
<td>2017/31163</td>
<td>Unit 2C, Junction Nine, Hawleys Lane, Warrington, WA2 8TW</td>
<td>Full Planning ? Unit 2C - erection of a non-trading mezzanine (137m2); external works to replace front elevation and amend door locations to the rear; external plant area to rear with palisade fencing at 2.4 metres in height. To allow 10% of the net retail floorspace to be occupied by other goods or services, ancillary to the principal purposes of the display and sale of comparison goods.</td>
<td>Approved with Conditions</td>
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<td>Decision date</td>
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<td>NULL</td>
<td>2017/31147</td>
<td>NEW HALL FARM, SCHOOL LANE, BIRCHWOOD, WARRINGTON, WA3 6LH</td>
<td>Full Planning - Proposed re-use and extension of agricultural barn to accommodate a facility for the generation of electricity from gas and the storage of electricity in batteries comprising 4 containerised gas generators and radiators; 2 transformers; 2 substations in an electrical container; 2 oil tanks; 1 gas kiosk; a battery energy storage system; gated entrance and acoustic fencing. Demolition of existing agricultural building and replacement with new agricultural building.</td>
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<td>2017/31330</td>
<td>1, PENZANCE CLOSE, BIRCHWOOD, WARRINGTON, WA3 6ZP</td>
<td>Householder - Retrospective application for the retention of the existing boundary wall (at its current height) with a proposed reduction in height to 1m to the driveway and a 2m length along Delenty Drive</td>
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<td>16/11/2017</td>
<td>2017/31251</td>
<td>Land bounded by Admirals Road, Linnet Grove, and Curtlew Grove, Birchwood, Warrington</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 3 (Gas Risk Assessment) and Condition 4 (Remediation Validation Report) following Planning Approval 2016/28810.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<td>03/11/2017</td>
<td>2017/31057</td>
<td>35, GOLBORNE ROAD, WINWICK, WARRINGTON, WA2 8SY</td>
<td>Householder - Proposed demolition of existing dilapidated conservatory and proposed single storey lounge extension to the rear</td>
<td>Approved with Conditions</td>
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<tr>
<td>03/11/2017</td>
<td>2017/31209</td>
<td>2, BOARDED BARN, HALL LANE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 4BE</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
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<tr>
<td>07/11/2017</td>
<td>2017/31173</td>
<td>9, CROMPTON DRIVE, WINWICK, WARRINGTON, WA2 8XQ</td>
<td>Section 192 Certificate - Proposed single storey rear extension.</td>
<td>Approved</td>
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<tr>
<td>13/11/2017</td>
<td>2017/31245</td>
<td>Land at, Pennington Lane, Burtonwood, Warrington, WA5 4EF</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 3 (i) a scheme detailing full constructional details to the site access) following Retrospective Planning Approval 2017/29852.</td>
<td>Condition Discharged</td>
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<td>16/11/2017</td>
<td>2017/31201</td>
<td>Plots 7E &amp; 7F, Zone 7, Omega South, WARRINGTON, WA5 7XQ</td>
<td>Discharge of Condition - Application for approval of details reserved by Conditions 6 (Energy Statement), 8 (Flood Risk Assessment), 9 (Surface Water Regulation Scheme) and 10 (Scheme for overland flood flow (exceedence) following Planning Approval 2016/28337.</td>
<td>Condition Discharged</td>
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<td>2017/31097</td>
<td>Zones 3-6, Phase 2, WARRINGTON, Omega South, WA5 7XQ</td>
<td>Discharge of Condition - Proposed discharge of Condition 5 (Surface water drainage) and Condition 6 (Overland flow of surface water) on previously approved application 2015/26469</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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<td>2017/31320</td>
<td>Vacant land to rear of Sainsbury's supermarket, Land forming part of Neighbourhood Centre, Santa Rosa Boulevard, Great Sankey, Warrington</td>
<td>Full Planning - Proposed GP Surgery, Pharmacy &amp; associated parking &amp; external works</td>
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<td>17/11/2017</td>
<td>2017/31249</td>
<td>Bellefield House, Burtonwood Road, WARRINGTON, WA5 3AN</td>
<td>Householder - Proposed detached double garage</td>
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<td>2017/31186</td>
<td>1, NEWLAND MEWS, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4EN</td>
<td>Householder-Single storey side extension</td>
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<td>31/10/2017</td>
<td>2017/31189</td>
<td>7, AVON ROAD, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5DT</td>
<td>Householder - Proposed attached garage to the side plus internal layout changes to the main property</td>
<td>Refused</td>
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<td>31/10/2017</td>
<td>2017/31337</td>
<td>10, CLAREMONT ROAD, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4NT</td>
<td>Non Material Amendment - Proposed reduction to approved side extension and alteration of internal layout</td>
<td>Approved</td>
</tr>
<tr>
<td>31/10/2017</td>
<td>2017/31140</td>
<td>18, CULCHETH HALL DRIVE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4PS</td>
<td>Householder - Proposal to demolish existing attached flat roof Garage, replace existing rear conservatory with an extension and to erect an extension on the front elevation (Resubmission of 2017/30502)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>02/11/2017</td>
<td>2017/31144</td>
<td>THE CHERRY TREE, COMMON LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4EX</td>
<td>Advertisement - Proposed internally illuminated logo, 2 externally illuminated sign written house names, 3 externally illuminated sign written logos, 3 double sided post mounted Corex signs and refurbishment of existing internally illuminated totem sign.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>02/11/2017</td>
<td>2017/31145</td>
<td>23, LADY LANE, CROFT, WARRINGTON, WA3 7AY</td>
<td>Householder - Proposed Installation of electrically operated gates and rendered support pillars to driveway.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>03/11/2017</td>
<td>2017/31180</td>
<td>160B, BENT LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5ES</td>
<td>Householder - Proposed two storey side extension above existing garage, two storey rear extension &amp; part single storey extension. Resubmission of application 2017/30561</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>07/11/2017</td>
<td>2017/31160</td>
<td>12, BROOKFIELD ROAD, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4NY</td>
<td>Householder - Proposed first floor extension over existing garage with dormer windows to consist of new Bedroom with En-suite along with external changes to the property.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>07/11/2017</td>
<td>2017/31280</td>
<td>REEDHAM, BROSELEY LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4HP</td>
<td>Householder - Proposed detached triple garage to front of property</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>10/11/2017</td>
<td>2017/31214</td>
<td>8, Queens Avenue, Culcheth and Glazebury, WARRINGTON, WA3 5NE</td>
<td>Householder - Proposed single storey extension to side of dwelling</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>13/11/2017</td>
<td>2017/31438</td>
<td>71, HOB HEY LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4NR</td>
<td>Householder - Proposed removal of existing conservatory and erection of new single storey rear extension with balcony over</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>14/11/2017</td>
<td>2017/31532</td>
<td>Land At Winwick Lane, Croft, Warrington</td>
<td>Discharge of Condition - Proposed Discharge of Condition 3 (Replacement Hedgerow Planting) on previously approved application 2017/30115</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>17/11/2017</td>
<td>2017/31181</td>
<td>18, WADESON WAY, CROFT, WARRINGTON, WA3 7JP</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
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</table>
## Fairfield and Howley

<table>
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<tr>
<th>Decision date</th>
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<th>Development description</th>
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<tbody>
<tr>
<td>03/11/2017</td>
<td>2017/30975</td>
<td>Site adjacent to, 182, Manchester Road, Warrington, WA1 3RL</td>
<td>Full Planning - Proposed builders storage yard including the siting of five steel containers</td>
<td>Approve for a Limited Period</td>
</tr>
<tr>
<td>10/11/2017</td>
<td>2017/31185</td>
<td>86, Laira Street, Fairfield and Howley, WARRINGTON</td>
<td>Full Planning - Proposed demolition of existing building and erection of residential building containing 4 dwellings</td>
<td>Refused</td>
</tr>
<tr>
<td>17/11/2017</td>
<td>2017/31095</td>
<td>2, WINIFRED STREET, FAIRFIELD AND HOWLEY, WARRINGTON, WA2 7ER</td>
<td>Householder-Proposed single and two storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
### Grappenhall

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<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
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<tbody>
<tr>
<td>31/10/2017</td>
<td>2017/31153</td>
<td>155, CHESTER ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2SB</td>
<td>TPO - T1, T2, T3 - Beech adjoining Chester Road - Proposed crown thin by Approx 15-20% to increase wind and light permeation. Crown lift to 6M approx to clear highway. T4 beech situated on Western elevation of property - Proposed crown thin to increase wind and light permeation.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>03/11/2017</td>
<td>2017/31192</td>
<td>16, PEPPER STREET, APPLETON, WARRINGTON, WA4 4RU</td>
<td>Householder - Proposed first floor side extension with partial second floor over existing garage, replacement of rear pitched roof with orangery style roof and lantern and new entrance porch</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>03/11/2017</td>
<td>2017/31268</td>
<td>20, PARKLAND CLOSE, APPLETON, WARRINGTON, WA4 4RH</td>
<td>Section 192 Certificate - Proposed garage conversion</td>
<td>Approved</td>
</tr>
<tr>
<td>06/11/2017</td>
<td>2017/31298</td>
<td>25, VICTORIA ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2EN</td>
<td>Trees in a conservation area - Sycamore-Proposed 15-20% crown thin, crown lift to clear roof of garage by 2-3M, Lime-Proposed reduction from both properties by 1-2M and crown lift to 6M</td>
<td>Approved</td>
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<tr>
<td>07/11/2017</td>
<td>2017/31241</td>
<td>88, ALBERT ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2PG</td>
<td>Lawful Development Certificate - Proposed single storey side and rear extension</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>10/11/2017</td>
<td>2017/31164</td>
<td>15, ASHBERRY DRIVE, APPLETON, WARRINGTON, WA4 4QS</td>
<td>Householder - Proposed 3 dormer windows to rear elevation of existing roof</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>14/11/2017</td>
<td>2017/31250</td>
<td>TRAVIS PERKINS, BARLEYCASTLE TRADING ESTATE, LYNCASTLE ROAD, APPLETON, WARRINGTON, WA4 4SN</td>
<td>Full Planning - Proposed installation of new 6m high racking within existing service yard.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>31/10/2017</td>
<td>2017/31153</td>
<td>155, CHESTER ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2SB</td>
<td>TPO - T1, T2, T3 - Beech adjoining Chester Road - Proposed crown thin by Approx 15-20% to increase wind and light permeation. Crown lift to 6M approx to clear highway. T4 beech situated on Western elevation of property - Proposed crown thin to increase wind and light permeation.</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Great Sankey North and Whittle Hall

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<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
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<tbody>
<tr>
<td>01/11/2017</td>
<td>2017/31141</td>
<td>WINDERMERE HOUSE, LINGLEY MERE BUSINESS PARK, LINGLEY GREEN AVENUE, GREAT SANKEY, WARRINGTON, WA5 3LP</td>
<td>Discharge of Condition - Proposed discharge of Condition 1 (Commencement), Condition 2 (Reserved Matters), Condition 3 (Tree Protection), Condition 4 (Local Employment Scheme), Condition 5 (Foul Drainage), Condition 6 (Surface Water), Condition 7 (Management of Flooding), Condition 8 (Characterisation, Remediation and Verification), Condition 9 (Remediation and Verification, Contamination, Long term Monitoring and Maintenance), Condition 10 (CEMP), Condition 11 (Noise Insulation), Condition 12 (Travel Plan), Condition 13 (Highway Layout), Condition 14 (Parking Layout), 16 (Funding Mechanism), Condition 17 (Affordable Housing), Condition 18 (Ecological Design Strategy) and Condition 19 (Landscape and Ecological Management Plan) on previously approved outline application 2016/27313.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>02/11/2017</td>
<td>2017/31171</td>
<td>Site now known as Primrose Meadow, Liverpool Road, Great Sankey, Warrington, WA5 3LW</td>
<td>Discharge of Condition - Proposed Discharge of Condition 4 (works to ditch/culvert) on application 2016/29329.</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>06/11/2017</td>
<td>2017/31284</td>
<td>LAND AT LINGLEY MERE, OFF LINGLEY GREEN AVENUE, GREAT SANKEY, WARRINGTON, WA5 3LQ</td>
<td>Discharge of Condition - Proposed Discharge of Condition 15 (scheme for upgraded junction; signing and lining) on application 2016/27313.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>13/11/2017</td>
<td>2017/31203</td>
<td>30, CHAPELSIDE CLOSE, GREAT SANKEY, WARRINGTON, WA5 1RA</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>14/11/2017</td>
<td>2017/31230</td>
<td>92, PARK ROAD, GREAT SANKEY, WARRINGTON, WA5 3ET</td>
<td>TPO - T1, Proposed fell and replace, T2- Proposed crown reduce by up to 2m in places and balance crown</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>16/11/2017</td>
<td>2017/31201</td>
<td>Plots 7E &amp; 7F, Zone 7, Omega South, WARRINGTON, WA5 7XQ</td>
<td>Discharge of Condition - Application for approval of details reserved by Conditions 6 (Energy Statement), 8 (Flood Risk Assessment), 9 (Surface Water Regulation Scheme) and 10 (Scheme for overland flood flow (exceedence) following Planning Approval 2016/28337.</td>
<td>Condition Discharged</td>
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<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
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<tr>
<td>16/11/2017</td>
<td>2017/31182</td>
<td>WINDERMERE HOUSE, LINGLEY MERE BUSINESS PARK, LINGLEY GREEN AVENUE, GREAT SANKEY, WARRINGTON, WA5 3LP</td>
<td>Full Planning - Proposed installation of substation and electrical infrastructure.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>17/11/2017</td>
<td>2017/31307</td>
<td>12, Shanklin Close, Great Sankey, Warrington, WA5 3JN</td>
<td>Householder-Garage conversion - Removing existing garage door and replacing with brick panel to lower section and window to upper section.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>17/11/2017</td>
<td>2017/31097</td>
<td>Zones 3-6, Phase 2, WARRINGTON, Omega South, WA5 7XQ</td>
<td>Discharge of Condition - Proposed discharge of Condition 5 (Surface water drainage) and Condition 6 (Overland flow of surface water) on previously approved application 2015/26469</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
</tbody>
</table>
## GREAT SANKEY NORTH.

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
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<th>Decision type</th>
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</thead>
<tbody>
<tr>
<td>17/11/2017</td>
<td>2017/31307</td>
<td>12, Shanklin Close, Great Sankey, Warrington, WA5 3JN</td>
<td>Householder-Garage conversion - Removing existing garage door and replacing with brick panel to lower section and window to upper section.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
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<tr>
<td>09/11/2017</td>
<td>2017/31113</td>
<td>5, CHARLESTON GROVE, GREAT SANKEY, WARRINGTON, WA5 1ZL</td>
<td>Householder - Proposed single storey extension to the rear of the property with garage to the side of the property.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
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<tr>
<td>14/11/2017</td>
<td>2017/31174</td>
<td>Land off Marsden Avenue, Latchford, Warrington, WA4 1UB</td>
<td>Discharge of Condition - Proposed Discharge of Condition 22(Remediation) on application 2012/20529</td>
<td>Condition Not Discharged</td>
</tr>
<tr>
<td>16/11/2017</td>
<td>2017/31084</td>
<td>LATCHFORD LOCKS WORKS, THELWALL LANE, WARRINGTON, WA4 1NN</td>
<td>Full Planning (Major) - Proposed erection of a canopy over an existing area of open storage for aluminium scrap for reprocessing adjoining an existing building</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
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<tr>
<td>03/11/2017</td>
<td>2017/31273</td>
<td>20, BURGESS AVENUE, LATCHFORD, WARRINGTON, WA4 6QZ</td>
<td>42 Day Householder Prior Approval - Proposed single storey ground floor rear extension to extend beyond the rear wall 5.24 metres, maximum height of 4.0 metres and height at the eaves 2.5 metres.</td>
<td>Prior Approval is Given</td>
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</table>
## Lymm North and Thelwall

<table>
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<tr>
<th>Decision date</th>
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<tr>
<td>03/11/2017</td>
<td>2017/31294</td>
<td>40, CAWTHORNE AVENUE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2LP</td>
<td>42 Day Householder Prior Approval - Proposed single storey ground floor rear extension to extend beyond the rear wall by 4.95 metres, maximum height of 3.68 metres, and height at the eaves 2.35 metres</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>03/11/2017</td>
<td>2017/30721</td>
<td>LYMM GOLF CLUB HOUSE, WHITBARROW ROAD, LYMM, WARRINGTON, WA13 9AN</td>
<td>Full Planning - Proposed Construction and Operation of an Indoor Teaching Studio and 3 Covered Driving Bays</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>06/11/2017</td>
<td>2017/31253</td>
<td>HEATH COTTAGE, FERRY LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2SS</td>
<td>TPO Conservation Area- Proposed fell 2 Sycamore trees in conservation area</td>
<td>Approved</td>
</tr>
<tr>
<td>06/11/2017</td>
<td>2017/31299</td>
<td>3, MILLBANK, LYMM, WARRINGTON, WA13 9DG</td>
<td>Trees in a Conservation area - Beech in rear garden-Proposed crown reduction to previous point, Oak - Proposed reduction to crown by target pruning the 'bolting' branches, Beech x3 - Proposed reduction by approximately 1/3 to natural break in crown</td>
<td>Approved</td>
</tr>
<tr>
<td>07/11/2017</td>
<td>2017/31193</td>
<td>73, ALBANY ROAD, LYMM, WARRINGTON, WA13 9LT</td>
<td>Householder-Single storey side and rear extension.</td>
<td>Approved with Conditions</td>
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<tr>
<td>08/11/2017</td>
<td>2017/30909</td>
<td>67, MILL LANE, LYMM, WARRINGTON, WA13 9SG</td>
<td>Reserved Matters - Reserved Matters application for construction of new dwelling (layout, scale and appearance)</td>
<td>Withdrawn</td>
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<tr>
<td>10/11/2017</td>
<td>2017/31199</td>
<td>3, Grasmere Road, Lymm, WARRINGTON, WA13 9PL</td>
<td>Section 192 (Lawful Development Certificate) - Proposed single storey rear extension</td>
<td>Approved</td>
</tr>
<tr>
<td>13/11/2017</td>
<td>2017/31190</td>
<td>31, Mill Lane, Lymm, WARRINGTON, WA13 9SD</td>
<td>Householder - Proposed single storey rear extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>14/11/2017</td>
<td>2017/31223</td>
<td>117, THELWALL NEW ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2HR</td>
<td>Householder - Proposed single storey side and rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>14/11/2017</td>
<td>2017/31255</td>
<td>6, WILSON CLOSE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2ET</td>
<td>Householder - Proposed single storey kitchen dining room and utility room extensions to side and rear elevations plus dormer window to rear.</td>
<td>Approved with Conditions</td>
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</tbody>
</table>
# Lymm North and Thelwall

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<tr>
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<tr>
<td>14/11/2017</td>
<td>2017/31283</td>
<td>41, WINDSOR DRIVE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2NU</td>
<td>Householder - Proposed Ground floor rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/11/2017</td>
<td>2017/31240</td>
<td>11, RICHMOND DRIVE, LYMM, WARRINGTON, WA13 9HE</td>
<td>Householder - Proposed Roof raised and new dormer to the side elevation.</td>
<td>Refused</td>
</tr>
<tr>
<td>17/11/2017</td>
<td>2017/31351</td>
<td>420, STOCKPORT ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2TA</td>
<td>T1 Oak- Proposed fell, T2-oak- Proposed removal of Deadwood,G1 Sycamores-adjacent to 33kv overhead powerlines -Proposed side prune to gain safety clearance from Overhead power line</td>
<td>Approved</td>
</tr>
<tr>
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<tr>
<td>03/11/2017</td>
<td>2017/31195</td>
<td>21, EAGLE BROW, LYMM, WARRINGTON, WA13 0NA</td>
<td>Householder-Proposed amendment to previously approved application 2016/28396 through alteration to rear roof form of the existing dwelling to create a rear gable and a gallery in the resultant roof space to serve bedroom 3. Also, alterations to the fenestration of the rear elevations of existing and previously approved rear outirgers</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>06/11/2017</td>
<td>2017/31177</td>
<td>E SMITH NURSERY, BOOTS LANE, LYMM, WARRINGTON, WA13 0PF</td>
<td>Full Planning - Proposed erection of new growing structure</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>06/11/2017</td>
<td>2017/31288</td>
<td>10, BROOKFIELD ROAD, LYMM, WARRINGTON, WA13 0QJ</td>
<td>Trees in a Conservation area - x4 Poplars - Proposed Fell</td>
<td>Approved</td>
</tr>
<tr>
<td>07/11/2017</td>
<td>2017/31205</td>
<td>50, BOOTHS HILL ROAD, LYMM, WARRINGTON, WA13 0DP</td>
<td>Section 192 Certificate - Proposed rear dormer loft conversion</td>
<td>Approved</td>
</tr>
<tr>
<td>09/11/2017</td>
<td>2017/31165</td>
<td>11, BROOKFIELD ROAD, LYMM, WARRINGTON, WA13 0PX</td>
<td>Householder - Proposed Creation of new single storey summer room to existing west elevation.</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>09/11/2017</td>
<td>2017/31228</td>
<td>14, DAVID ROAD, LYMM, WARRINGTON, WA13 0EW</td>
<td>Householder - Proposed demolition of existing utility &amp; store room. Construction of two storey/part single storey side and rear extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/11/2017</td>
<td>2017/31237</td>
<td>140, CHERRY LANE, LYMM, WARRINGTON, WA13 0SY</td>
<td>Discharge of Condition - Proposed discharge of Conditions 4(Access) and 7(Landscape) on application 2014/25031</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>17/11/2017</td>
<td>2017/31358</td>
<td>2, BROOKFIELD ROAD, LYMM, WARRINGTON, WA13 0QJ</td>
<td>Tree in a Conservation Area - Hornbeam branches 30% crown reduction and thinning, and proposed 4m Crown lift on adjacent Hornbeam</td>
<td>Approved</td>
</tr>
<tr>
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<tr>
<td>06/11/2017</td>
<td>2017/31299</td>
<td>3, MILLBANK, LYMM, WARRINGTON, WA13 9DG</td>
<td>Trees in a Conservation area - Beech in rear garden-Proposed crown reduction to previous point, Oak - Proposed reduction to crown by target pruning the 'bolting 'branches , Beech x3 - Proposed reduction by approximately 1/3 to natural break in crown</td>
<td>Approved</td>
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### Orford

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<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
</tr>
</thead>
<tbody>
<tr>
<td>14/11/2017</td>
<td>2017/31384</td>
<td>1, WEST AVENUE, ORFORD, WARRINGTON, WA2 8BG</td>
<td>Householder - Proposed change of use from outbuilding to ancillary annexe</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
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<tr>
<td>01/11/2017</td>
<td>2017/31024</td>
<td>14, LYNTON CLOSE, PENKETH, WARRINGTON, WA5 2QB</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 3 (External roofing and facing materials), Condition 4 (A) - Characterisation), (B) - Submission of a Remediation &amp; Verification Scheme, Condition 6 (Boundary treatment), Condition 11 (Landscaping scheme), and Condition 12 (Details of a Legal Agreement which demonstrates right of access) following Planning Approval 2014/24764.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>14/11/2017</td>
<td>2017/31348</td>
<td>38, FRIARS AVENUE, GREAT SANKEY, WARRINGTON, WA5 2AS</td>
<td>42 Day Householder Prior Approval - Proposed single storey ground floor rear extension to extend beyond the rear wall by 5.28 metres, maximum height of 3.872 metres, and height at the eaves 2.597 metres</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
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</tr>
<tr>
<td>01/11/2017</td>
<td>2017/31024</td>
<td>14, LYNTON CLOSE, PENKETH, WARRINGTON, WA5 2QB</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 3 (External roofing and facing materials), Condition 4 (A) - Characterisation), (B) - Submission of a Remediation &amp; Verification Scheme, Condition 6 (Boundary treatment), Condition 11 (Landscaping scheme), and Condition 12 (Details of a Legal Agreement which demonstrates right of access) following Planning Approval 2014/24764.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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### Poplars and Hulme

<table>
<thead>
<tr>
<th>Decision date</th>
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<tbody>
<tr>
<td>16/11/2017</td>
<td>2017/31131</td>
<td>44, DEREK AVENUE, POPLARS AND HULME, WARRINGTON, WA2 0ET</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
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</tbody>
</table>
# Delegated Decisions

## Poulton North

<table>
<thead>
<tr>
<th>Decision date</th>
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<th>Decision type</th>
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</thead>
<tbody>
<tr>
<td>01/11/2017</td>
<td>2017/31108</td>
<td>19, MUIRFIELD CLOSE, POUlTON-WITH-FEARNHEAD, WARRINGTON, WA2 0SS</td>
<td>Householder-Proposed first floor extension, built over existing garage.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>03/11/2017</td>
<td>2017/31342</td>
<td>14, KINGS ROAD, POUlTON-WITH-FEARNHEAD, WARRINGTON, WA2 0BG</td>
<td>42 Day Householder Prior Approval - Proposed single storey ground floor rear extension to extend beyond the rear wall by 4 metres, maximum height of 3.95 metres, and height at the eaves 2.35 metres</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>09/11/2017</td>
<td>2017/31068</td>
<td>24, DUNDEE CLOSE, WINWICK, WARRINGTON, WA2 0UL</td>
<td>Householder - Proposed two Storey Side Extension</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Poulton South

<table>
<thead>
<tr>
<th>Decision date</th>
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<th>Decision type</th>
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</thead>
<tbody>
<tr>
<td>06/11/2017</td>
<td>2017/31178</td>
<td>39, SHEERWATER CLOSE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 3JE</td>
<td>TPO - Proposed 1x Oak - carry out 15-20% overall crown reduction to increase wind and light permeation and aid reformation of the crown</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>14/11/2017</td>
<td>2017/31242</td>
<td>1, BRUCHE DRIVE, WARRINGTON, WA1 3JX</td>
<td>Householder - Proposed erection of a single storey rear extension to existing property with slight overlap onto existing side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>16/11/2017</td>
<td>2017/31291</td>
<td>69, BIRCHDALE ROAD, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 3EU</td>
<td>Householder - Proposed single storey ground floor side extension.</td>
<td>Refused</td>
</tr>
</tbody>
</table>
### Rixton and Woolston

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
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<th>Decision type</th>
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</thead>
<tbody>
<tr>
<td>07/11/2017</td>
<td>2017/31071</td>
<td>Station House, Moss Side Lane, Rixton, Warrington, WA3 6HH</td>
<td>Change of Use - Proposed change of use from Office to single dwelling including extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>10/11/2017</td>
<td>2017/31152</td>
<td>43, HARDWICK GRANGE, WOOLSTON, WARRINGTON, WA1 4RF</td>
<td>Full Planning - Proposed extension to replace existing storage canopy to house furnace</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>17/11/2017</td>
<td>2017/31277</td>
<td>7, GREENFIELDS CLOSE, WOOLSTON, WARRINGTON, WA1 4NP</td>
<td>Householder - Proposed Single Storey Ground Floor Rear and Side Extensions.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
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<td>Decision type</td>
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<tr>
<td>02/11/2017</td>
<td>2017/31322</td>
<td>37, BROOK AVENUE, STOCKTON HEATH, WARRINGTON, WA4 2RY</td>
<td>Non Material Amendment - Insertion of an obsurely glazed window in the ground floor wall at the side of the extension following previously approved application 2017/29950</td>
<td>Approved</td>
</tr>
<tr>
<td>06/11/2017</td>
<td>2017/31166</td>
<td>81A, GRAPPENHALL ROAD, STOCKTON HEATH, WARRINGTON, WA4 2AR</td>
<td>Discharge of Conditions of 2016/28485 - Condition 7 (Construction Method Statement), Condition 8 (Construction details for junction, access road and internal highway layout), Condition 9 (Details of off street parking) &amp; Condition 10 (Scheme of tree works protection and construction methodology)</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>14/11/2017</td>
<td>2017/31219</td>
<td>10, HEATH STREET, STOCKTON HEATH, WARRINGTON, WA4 6LP</td>
<td>Householder - Proposed extension to kitchen at ground floor and loft conversion</td>
<td>Refused</td>
</tr>
<tr>
<td>15/11/2017</td>
<td>2017/31576</td>
<td>31, STETCHWORTH ROAD, WALTON, WARRINGTON, WA4 6JE</td>
<td>Householder - Proposed first floor side extension and all associated works</td>
<td>Cancelled</td>
</tr>
<tr>
<td>16/11/2017</td>
<td>2017/31372</td>
<td>Former Ship Inn and adjoining land, Chester Road, Walton, Warrington, WA4 6EN</td>
<td>Discharge of Condition - Proposed discharge of Conditions 24 (Remediation and Verification, Contamination, Long term monitoring and Maintenance) and Condition 25 (Characterisation, Remediation and Verification) on application 2014/23334</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<td>Decision type</td>
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<tr>
<td>14/11/2017</td>
<td>2017/31207</td>
<td>14, PENDINE CLOSE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 9RQ</td>
<td>Householder - Proposed two storey side and single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
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<tr>
<td>NULL</td>
<td>2017/31320</td>
<td>Vacant land to rear of Sainsbury's supermarket, Land forming part of Neighbourhood Centre, Santa Rosa Boulevard, Great Sankey, Warrington</td>
<td>Full Planning - Proposed GP Surgery, Pharmacy &amp; associated parking &amp; external works</td>
<td></td>
</tr>
</tbody>
</table>
## DEVELOPMENT MANAGEMENT COMMITTEE

**Wednesday 29th November 2017**

### DECISIONS

**Start 18:30**

<table>
<thead>
<tr>
<th>Item</th>
<th>Page</th>
<th>App number</th>
<th>App Location/Description</th>
<th>Recommendation</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>3</td>
<td>2017/31101</td>
<td>West Annexe, Town Hall, Sankey Street, Bewsey And Whitecross, Warrington, WA1 1UH</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Listed Building - Proposed remedial works to West Annex Access Gates including dismantling existing brick work and removing gates. Construction of new concrete piers and foundations, utilising existing brickwork to hide concrete structure in keeping with rest of Grade 1 listed structures. Existing wall to be rebuilt using existing brickwork.</td>
<td>Approved in accordance with officer recommendation</td>
</tr>
<tr>
<td>2</td>
<td>16</td>
<td>2017/31147</td>
<td>New Hall Farm, School Lane, Birchwood, Warrington, WA3 6LH</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Full Planning - Proposed re-use and extension of agricultural barn to accommodate a facility for the generation of electricity from gas and the storage of electricity in batteries comprising 4 containerised gas generators and radiators; 2 transformers; 2 substations in an electrical container; 2 oil tanks; 1 gas kiosk; a battery energy storage system; gated entrance and acoustic fencing. Demolition of existing agricultural building and replacement with new agricultural building.</td>
<td>Refused on grounds of harm to visual amenity due</td>
</tr>
</tbody>
</table>
to the extent of the works proposed including acoustic fence and chimneys which are considered to be disproportionate additions.

<table>
<thead>
<tr>
<th>No.</th>
<th>Code</th>
<th>Date</th>
<th>Address</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>36</td>
<td>2017/31311</td>
<td>Former Council Offices in Cairo Street, Former Council Offices, Cairo Street, Warrington</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Full Planning - Proposed Change of use from Former Council Offices (B1) to Restaurants &amp; Cafe (A3) and Drinking Establishment (A4)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Approved in accordance with recommendation subject to amended hours in condition 11 to restrict use of the outdoor area between 9.00 – 22.00.</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>53</td>
<td>2017/31314</td>
<td>West Annexe, Town Hall, Sankey Street, Bewsey And Whitecross, Warrington, WA1 1UH</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Full Planning - Proposed remedial works to unstable wall that requires re-building supporting piers and gates. Wall has been taken down with proposal to re-build wall and piers as per SHP Structural Engineer's requirements.</td>
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<td></td>
<td>Approved in accordance with recommendation</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>60</td>
<td>2017/31320</td>
<td>Vacant land to rear of Sainsbury's supermarket, Land forming part of Neighbourhood Centre, Santa Rosa Boulevard, Great Sankey, Warrington</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Full Planning - Proposed GP Surgery, Pharmacy &amp; associated parking &amp; external works</td>
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<td>Approved in accordance with recommendation subject to additional condition regarding details of landscape maintenance arrangements to be submitted.</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>80</td>
<td>2017/31330</td>
<td>1, Penzance Close, Birchwood, Warrington, WA3 6ZP</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Householder - Retrospective application for the retention of the existing boundary wall (at its current height) with a proposed reduction in height to 1m to the driveway and a 2m length along Delenty Drive</td>
<td></td>
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<tr>
<td></td>
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<td></td>
<td>Approved in accordance with recommendation, subject to amended condition 1 to reference reduction to 1.1m finished height.</td>
<td></td>
</tr>
</tbody>
</table>
James Lee House, Brick Street, Warrington, WA1

2PD

Full Planning - Proposed conversion of existing Chapel/Meeting room into 8 emergency overnight bedrooms.

Deferred for further information concerning how the application relates to the Council’s housing strategy. Site visit requested prior to application being reported back to the committee.