To: Members of the Development Management Committee

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

22 November 2016

Development Management Committee

Wednesday, 30 November 2016 at 6.30pm

The Council Chamber, Town Hall, Sankey Street, Warrington

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

A G E N D A

Part 1

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

Item

1. Apologies for Absence

To record any apologies received.

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

Members are reminded of their responsibility to declare any disclosable pecuniary or non-pecuniary interest which they have in any item of business on the agenda no later than when the item is reached.
<table>
<thead>
<tr>
<th>Item</th>
<th>Page Number</th>
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<tbody>
<tr>
<td>3. <strong>Minutes</strong></td>
<td>1</td>
</tr>
<tr>
<td>To confirm the minutes of the meeting held on 9 November 2016 as a correct record.</td>
<td></td>
</tr>
<tr>
<td>4. <strong>Planning Applications (Main Plans List)</strong></td>
<td>Attached as a separate document</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

9 November 2016

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

DM99 Apologies for Absence

Apologies were received from Councillor P Carey and J Flaherty.

DM100 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 Wheeler</td>
<td>DM103</td>
<td>Cllr Wheeler was a Parish Councillor for the area but had no discussions or involvement with the application</td>
<td>Cllr Wheeler remained in the meeting and took part in the discussion and vote</td>
</tr>
<tr>
<td>Cllr J Wheeler</td>
<td>DM106</td>
<td>Cllr Wheeler was a ward member for the area but had no discussions or involvement with the application</td>
<td>Cllr Wheeler remained in the meeting and took part in the discussion and vote</td>
</tr>
<tr>
<td>Cllr J Wheeler</td>
<td>DM107</td>
<td>Cllr Wheeler was a ward member for the area</td>
<td>Cllr Wheeler stood down from the committee and spoke against the application</td>
</tr>
<tr>
<td>Cllr B Barr</td>
<td>DM110</td>
<td>Cllr Barr sat on the Helena Partnerships Board but had no discussions or involvement with the application</td>
<td>Cllr Barr remained in the meeting and took part in the discussion and vote</td>
</tr>
<tr>
<td>Cllr S Wright</td>
<td>DM110</td>
<td>Cllr Wright had a contract of employment with Helena Partnerships</td>
<td>Cllr Wright stood down from the committee and spoke against the application</td>
</tr>
</tbody>
</table>

DM101 Minutes

Resolved,

That the minutes of the meeting held on 19 October 2016 were agreed as a correct record and signed by the Chairman.
DM102  **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.

**DM103  2016/28590 - 36 Alexandra Road, Stockton Heath, Warrington, WA4 2UT**

*Householder - Proposed demolition of single storey rear outriggers and side car port, construction of two storey side extension, two storey and single storey rear extensions and front porch*

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

A site visit took place on Friday, 4th November 2016.

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

Resolved,

That application 2016/28590 be approved as per the officer recommendation.

**DM104  2016/28685 - DW Sports Fitness, 2 Bank Street, Warrington, WA1 2AS**

*Full Planning - Proposed Installation of a new gated entrance/exit with provision of drop kerb access and footway surfacing onto Academy Way and closure of the existing access from Bank Street and alterations to the car parking layout*

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

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

Resolved,

That application 2016/28685 be approved as per the officer recommendation.

**DM105  2016/28562 - Unit 108 (Funky Dory Shoes) Golden Square Shopping Centre, Warrington, WA1 1TD**

*Full Planning - Proposed Change of use from A1 (retail) to a flexible use for A1 (retail) or D1 (non-residential institution)*

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

The Committee noted that this application had been withdrawn.

DM106 2016/28918 - Stretton Motors, Corner of Fir Tree Close and Tarpoley Road, Stretton, Warrington - Advertisement - Proposed free standing non-illuminated directional sign.

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

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

Resolved,

That application 2016/28918 be deferred.

Reason,

The decision to defer this application was to further discuss the height and size of the sign, to delegate approval to officers subject to the local Parish Council views

DM107 2016/28760 - 29 Warren Road, Appleton, Warrington, WA4 5AG
Householder – Proposed conservatory built on the side of the house

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

Representations were heard against the officer recommendation.

Resolved,

That application 2016/28760 be deferred.

Reason,

The decision to defer this application was to further discuss potential mitigation with the applicant.

DM108 2016/28781 - 71 Carrington Close, Birchwood, Warrington, WA3 7QB
Householder - Proposed single storey extensions to the front and side.

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

Resolved,
Agenda Item 3

That application 2016/28781 be approved as per the officer recommendation

DM109 2016/28771 - 163 Park Road, Great Sankey, Warrington, WA3 5HG - Full Planning - Proposed construction of two storey building with ground floor unit with B1 (office) use and first floor unit with B8 (storage) use.

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

A site visit took place on Friday, 4th November 2016.

Members noted the additional update report.

Resolved,

That application 2016/28771 be approved as per the officer recommendation and subject to corrected conditions as set out in the written update report.

DM110 2016/28746 - The Harrison Centre, Boulting Avenue, Bewsey and Whitecross, WA5 0HG - Full Planning (Major) - Proposed erection of 21, two bed dwellings (for affordable rent)

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

A site visit took place on Friday, 4th November 2016.

Members noted the additional update report.

Resolved,

That application 2016/28746 be approved as per the officer recommendation and subject to conditions in the written update report.

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

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

**Wednesday 30th November 2016**

**Start 18:30**

<table>
<thead>
<tr>
<th>Item</th>
<th>Page</th>
<th>App number</th>
<th>App Location/Description</th>
<th>Recommendation</th>
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<tbody>
<tr>
<td>1</td>
<td>3</td>
<td>2016/28658</td>
<td>Land to the corner of Kingsway South, next to the ambulance station on Farrell Street, Warrington Advertisement - Two 6m x 3m hoardings set in a v-shape</td>
<td>Approve</td>
</tr>
<tr>
<td>2</td>
<td>13</td>
<td>2016/28432</td>
<td>4, Oughtrington Lane, Lymm, Warrington, WA13 0RD Full Planning - New detached dwellinghouse following demolition of the existing single storey garage. New access, subdivision of the garden and alterations to the existing dwelling and formation of a new parking area for the existing house.</td>
<td>Approve</td>
</tr>
<tr>
<td>3</td>
<td>36</td>
<td>2016/28851</td>
<td>Arlington House, 88, Ackers Road, Stockton Heath, Warrington, WA4 2EA Full Planning- Proposed Demolition of an existing conservatory extension and brick outbuilding, construction of new single storey extensions and change of use of the existing coach house to C2.</td>
<td>Approve</td>
</tr>
</tbody>
</table>
4  56  2016/28867  St Gregory's Catholic High School, Cromwell Avenue, Warrington, WA5 1HG
Approve
Full Planning (Major) - Proposed Formation of new four court sports hall and conversion/adaptation of existing sports hall to provide teaching accommodation.

5  71  2016/29133  Orford Youth Centre, Capesthorne Road, Warrington, WA2 0JF
Approve
Full Planning - Proposed installation of a new 3m high, paladin style fencing with single access gate to be installed.
DEVELOPMENT CONTROL COMMITTEE DATE 30-Nov-2016

ITEM 1

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2016/28658</th>
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</thead>
<tbody>
<tr>
<td>Location:</td>
<td>Land to the corner of Kingsway South next to the ambulance station</td>
</tr>
<tr>
<td>Ward:</td>
<td>Fairfield and Howley</td>
</tr>
<tr>
<td>Development</td>
<td>Advertisement - Two 6m x 3m hoardings set in a v-shape</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>04-Aug-2016</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Mr Moran</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>28-Sep-2016</td>
</tr>
</tbody>
</table>

Reason for referral

The application was presented to committee on 7th September where Members resolved to approve express consent subject to the applicant entering into a Unilateral Undertaking (UU), ensuring the removal of the existing tyre wall from the periphery of the site with Kingsway South before the advertisement was erected. Subsequent to the resolution of the Committee, the applicant has now stated that he does not intend to submit a Unilateral Undertaking. The resolution of the committee, that consent be issued only after submission of a satisfactory undertaking has been submitted, cannot now move forward. The Director of ERGE therefore considers that the application should be brought back before committee to be further considered and resolved.

It should be noted that the tyre wall (in its current form) is lawful and no further enforcement action will be taken.

The original Officer’s report is copied below. No circumstances have changed and the Officers recommendation is still to approve the application subject to conditions.

Members have four options. One is to refuse the application; one is to approve, subject to a condition seeking a UU and the third is to approve without a condition requesting a UU. If members choose the second option, and the applicant is still not minded to offer an Undertaking, then he can of course seek to appeal against imposition of the condition to the inspectorate.

The fourth option is simply to confirm the earlier decision and for the applicant to challenge that decision.
Reason for referral

This application has been referred to Development Management Committee for review at the request of Cllrs Flaherty and Higgins

Site and proposal

Triangular parcel of undeveloped land adjacent to the roundabout junction with Kingsway South and Farrell Street.

Proposal seeks advertisement consent for the installation of two hoardings measuring 6m (w) x 3m (h) mounted on posts 0.75m (h). The hoardings are to be set an angle to the main road frontage and arranged in a ‘V-shape.’

The plans submitted have been annotated stating the following:

- Phase one: Tyre barrier means of enclosure to be removed
- Phase two: New evergreen hedge to be planted
- Phase three: Non-illuminated billboard sign to be positioned as per the plan

For the avoidance of doubt, the application is seeking advertisement consent for the installation of the two hoardings. The two considerations for advertisement applications are amenity and highway safety and will be addressed in observations below. It would be unreasonable to impose a condition seeking removal of the tyre wall as the current height is within permitted development limits.

There are no land uses to note within the immediate vicinity other than its close proximity to the roundabout junction of Farrell Street and Kingsway South. No residential properties within the immediate locality

Land levels vary throughout the site

Relevant History

Whilst there are no relevant planning applications relating to the site, the ‘tyre wall’ was the subject of an investigation by the Council’s Planning Enforcement team.

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
Consultation Responses

Councillor Flaherty – ‘The site in question is in an area which has recently been upgraded due to the flood defence scheme and is now much more pleasant and has made the walk along the river bank a more enjoyable experience. The Rowing Club, who regularly hold Regattas on the river in this area and the new houses have contributed to the improvement. It is considered that this advertising hoarding would be a blight on this area and a retrograde step as we try to lift our ward from looking like it’s deprived area status; looks which are often inflicted by people who do not have to live with the results of their actions. The Fairfield & Howley Ward already has a significant amount of unnecessary street signage and complaints are regularly received from residents about these unsightly additions to our area. In addition and perhaps more seriously, on the roundabout where this is suggested, there has already been a fatal accident due to lack of concentration by a driver who knocked a cyclist from her bicycle. Mr. Moran previously considered that it would be acceptable to the residents of Fairfield & Howley for him to create an organised dump of tyres upon which he was selling advertising space, in this area, some of these tyres remain in place.’

Comment: See amenity below

The signs are to be non-illuminated and therefore less of a distraction to motorists. Further to this, given their siting close to the junction with the roundabout, drivers would be slowing down at this point. No highway objections have been received

The tyre wall has been reduced to a height that is considered to be permitted development and therefore would not need permission. Vegetation on site has grown in and amongst the tyres, therefore making the tyres less visible

Councillor Higgins – ‘Please accept my objections to this planning application laid out in the email sent by Cllr Flaherty.’

Transport Development Control – No objections

Environmental Health – No objection subject to informative

Notification Responses

None.

Observations

The two main considerations in the determination of advertisement applications are amenity and highway safety.

The hoardings are to be sited to the eastern edge of the site, which is currently an undeveloped brownfield site on the edge of the town centre. The hoardings themselves are not to be illuminated and will be set in a ‘v-shape,’ at an angle to the main road.
Given the length of the street frontage along Kingsway South to the roundabout junction with Farrell Street and Kingsway North, it is considered that the two signs would not appear overly dominant and would not cause serious visual harm given their off-set position to the street frontage and the plethora of street furniture, street signs and pylons within the vicinity (see photographs in appendix 1), all of varying heights.

A cross sectional plan has been submitted (shown in appendix 1) that demonstrates land levels at the point of siting. Given the land levels drop behind the bund, the plan shows that the posts will be 0.5m above pavement level with the 3m hoarding on top.

The proposed advertisements would be positioned so not to cause any highway or pedestrian obstruction. The Council’s highway officer has reviewed the proposal and confirmed that they have no objections to the proposal on highway grounds. The hoardings would be set back from the highway boundary and would not obstruct the visibility requirements of the roundabout or its approach lanes. Within the last 5 years, there have been three road traffic accidents near to the site, including a fatality approximately 100m to the north on the roundabout. Given these low numbers within a long timescale, these incidents, regrettable as they are, do not yield any viable analysis or suggest any inherent problem relating to the application site. The plan demonstrates that the proposed signs will not be located on or within adopted public highway. In view of the above, the proposals are therefore acceptable from a highway perspective and as such no highway objections are raised in respect of the proposed signage scheme.

**Summary**

In compliance with the relevant policies with no perceived detrimental impact upon visual amenity, highway safety and public safety.

**Recommendation**

Approve subject to Conditions

**Conditions**

1. This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

   Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) and for the purposes of amenity and public safety.
2. Any advertisement displayed, and any site used for the display of advertisements shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) and for the purposes of amenity

3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) and for the purposes of public safety.

4. Where an advertisement is required under these Regulations to be remove, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) and for the purposes of public safety and visual amenity

5. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) and for the purposes of amenity

6. 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 3rd August 2016
(b) Submitted drawings 2016/404/101; 2016/404/102; 2016/404/103 & 2016/404/104 received on 3rd August 2016

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

Informatives

1. Historical mapping indicates a former potentially contaminative land use that may affect the (re) development of the site. The site was previously subject to infilling (CL1704) and is located within 250m of a
landfill site (EAHL16894) which is a potential ground gas generation source. As such, new buildings and/or confined spaces at the site may potentially be affected by hazardous ground gases.

The Applicant/Developer should ensure that the appointed Contractors and Building Control Officers are made aware of the above, so that adequate precautions can be taken to protect Construction Workers, future Site Users and the wider public from land contamination and/or ground gas issues associated with the site and vicinity. Contamination encountered during works must be reported immediately to the LPA and works halted within the affected area.

Contact: Further information regarding the above advisory can be obtained from the Environmental Protection Team at the LPA (Tel: 01925 442581)

Disclaimer: Irrespective of any involvement by this LPA, the responsibility to address contaminated land issues, including safe (re)development and secure occupancy, resides entirely with the Landowner/Developer of the site.
Appendix 1 Site plan and photographs

Site photographs which clearly show street furniture and pylons around the site
Extract taken from Google Street Maps. Arrow denotes where the hoardings are to be installed.
Application Number: 2016/28432

Location: 4, Oughtrington Lane, Lymm, Warrington, WA13 0RD

Ward: Lymm South

Development
Full Planning - New detached dwellinghouse following demolition of the existing single storey garage. New access, subdivision of the garden and alterations to the existing dwelling and formation of a new parking area for the existing house.

Date Registered: 13-Oct-2016

Applicant: Mr & Mrs Cosgrove

8/13/16 Week Expiry Date: 07-Dec-2016

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

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

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

Reason for Referral
Councillor Woodyatt has requested that this application is referred in view of the concerns expressed by neighbours.

Site and Proposals
Full planning permission is sought for the demolition of the existing single storey garage and the erection of a new residential property and alterations to the existing property. The new property is proposed to be located in the garden of 4 Oughtrington Lane which is also known as Lime Cottage. (The site shall be referred to as 4 Oughtrington Lane in this report).
The property is located within the settlement boundary for Lymm.

The proposed detached dwelling is located in the garden of an existing residential property. The application site is located in an existing residential area, with the new proposed vehicular access being taken from the private access drive to the south of the site. The existing property has parking and an access onto Oughtrington Lane and this is proposed to be allocated to the proposed new dwelling.

The proposed detached property would include 4 bedrooms with a linen/ironing store and bathroom faculties at first floor level and kitchen, dining facilities, quiet room, family room, office, store and toilet facilities at ground floor level. At basement level the proposal would include a swimming pool and changing facilities.

The existing property on the site is a detached property set in reasonable sized grounds, within an established residential area. There are a number of trees and shrubs on the site, predominantly located on the boundaries of the site.

Planning History


93/30200 – Proposed two storey extension providing bedroom with en-suite shower and dressing room, kitchen with utility room & WC with the existing porch to be demolished

86/18547 – Outline application for erection of one dwelling – refused

78/6749 – Proposed alterations and extensions and erection of a double garage - permission

Planning Policies

National Planning Policy Framework

Para 49 – housing applications should be considered in the context of the presumption in favour of sustainable development.
Para 56 – Good design is a key aspect of sustainable development and should contribute positively to making places better for people.

Local Plan Core Strategy
CS1 – Overall Spatial Strategy – Delivering Sustainable Development
CS2 – Overall Spatial Strategy
QE6 – Environment and Amenity Protection
QE7 – Ensuring a High Quality Space
SN1 - Distribution and Nature of New Housing
CC1 – Inset and Green Belt Settlements
Supplementary Planning Documents

Design and Construction
Environment Protection

Notification Responses

The correct neighbour notifications have been undertaken and a site notice displayed on site and 10 letters of representation have been received. The letters of representation are summarised below:

a) The design is not in keeping with the character of the area;
b) Highway Safety issues;
c) The new access is too close to a busy junction;
d) Detrimental impact on the character of the local area;
e) It is not visually attractive;
f) The existing access could serve both dwellings;
g) The property looks like an industrial unit in a rural environment;
h) Issue with certificates – not signed the correct one;
i) Right of access across land;
j) Is there adequate screening to hide the property from the road?;
k) Different to existing housing in the area;
l) Would like assurances that the new drive would be tarmac as the existing gravel drive causes irritation to the properties on the opposite side of the road;
m) Would like the tree to the side of the existing driveway to be pruned as overgrown; and
n) The construction build will cause disruption to the lane

The agent has submitted an additional statement to address the representations. The applicant has also submitted the correct certificate in relation to the land.

Lymm Parish Council
No objection.

Councillor Woodyatt – requests that the application be referred to Committee in view of the neighbours’ concerns.

Consultation Responses

Environmental Protection
No objections are raised subject to the imposition of conditions and informatives relating to:

- Contaminated Land
- Working hours for Construction Sites
- Dust Control Measures Informative
- Lighting
- Refuse Location
Health and Safety Executive
Do not advise against the granting of the development

Highways
It is my understanding that the application is for a proposed new detached dwellinghouse following demolition of the existing single storey garage. New access, subdivision of the garden and alterations to the existing dwelling and formation of a new parking area for the existing house

It is proposed for the existing vehicular access and driveway to serve the new dwelling with an additional vehicular access and driveway created for the existing dwelling.

The proposal new dwelling would have four bedrooms. For a four bedroom property the Warrington Parking Standards require three allocated parking spaces in addition to a visitor parking space. It is considered that the existing driveway located off the adopted highway of Oughtrington Lane is able to provide the required level of parking provision with adequate space for vehicles to manoeuvre and exit the site in a forward gear.

Visibility splays will not be required as the vehicular access is already in use and is therefore deemed to be functioning without detriment to highway safety.

It is proposed to create a new vehicular access and driveway for the existing dwelling off the private access road to the east of Oughtrington Lane. The proposed parking area provides sufficient coverage to meet the parking demand for the existing four bedroom property. The parking area is constricted but vehicles should be able to manoeuvre and exit the site onto the private access road in forward gear.

The existing private access road is unable to provide visibility splays to meet the requirements for Manual for Streets. The substandard visibility is considered to be acceptable as the private access road is currently operating without detriment to highway safety. The additional trips generated from the proposal are minimal and therefore do not constitute an intensification of use on the existing private access road.

As the owner of the private access road to the east of Oughtrington Lane is unknown, the applicant has submitted a Certificate D for the proposed development and placed an advert in the local paper. The Certificate D outlines the applicant’s intention to create a new vehicular access from the private access road.

Access to the rear gardens will be provided for bin storage and cycle parking.

It is recommended for the development to consider providing infrastructure for electrical vehicles in the form of an external charging point.
In view of above, there would be no highway objection to the proposals

United Utilities (UU)

UU have no objection to the proposal and therefore do not require conditions to be attached.

UU advise that, in accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

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

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

Observations

Principle of Development
Section 38(6) of the Planning and Compulsory Planning Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise.

The National Planning Policy Framework (NPPF) and policies of relevance within the LPCS are considered to constitute the most appropriate framework against which to assess this proposal.

Policy CS1 of the Warrington Core Strategy states that throughout the Borough development proposals that are sustainable will be welcomed and approved without delay. It states that in order to be sustainable, development should accord with national and local policy and have regard to, amongst other things, the planned provision for housing growth; the priority afforded to accommodating growth in inner Warrington through the use of previously developed land; the priority afforded to the protection of the Green Belt and the character of the countryside; the need to safeguard environmental standards, public safety and residential amenity; the delivery of high standards of design and construction, that have regard to local distinctiveness and energy efficiency and the need to develop sites in appropriate locations accessible by public transport, walking and cycling.

Policy CC1 identifies those settlements that are Inset [that is excluded] from the Green Belt. Within these settlements, which include Lymm, new build will be allowed provided they comply with national planning policy and are
sustainable in terms of Policy CS1. The site lies within an existing urban area, it falls within the Lymm Inset Village boundary. This designation does not preclude housing development.

Policy SN1 sets out the distribution and nature of new housing required, with this policy emphasising the need to ensure that the mix of housing in terms of type, size and tenure meets identified needs and ensures that an attractive and balanced housing offer is available. The policy states that 40% of new homes will be achieved primarily through development within the suburban areas of the town and the Borough’s outlying settlements. The policy acknowledges that small-scale, low impact infill development will be supported in the borough’s defined settlements, where the proposal accords with relevant national policy.

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

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

Paragraph 14 of the NPPF advises that where the development plan is out of date, planning permission should be granted unless “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole” or “specific policies in this Framework indicate development should be restricted”.

The proposal would appear to be consistent with housing objectives within the Core Strategy (CS). The site is located within the village settlement boundary and has a clear affinity with the built form of the village. It lies close to arterial routes and is accessible to the general services that can be found within the village, it is therefore deemed to be located in a sustainable location.

This plot is considered to clearly fall within the confines of existing urban fabric, and it is considered to comprise a small-scale, low impact infill plot. The NPPF points to a presumption in favour of sustainable development.

The Core Strategy Glossary states that the definition of small scale, low impact infill development is as follows:

“What does or does not constitute this form of development will ultimately be decided on a case by case basis through and evaluation of the site in the context of its immediate locality and wider settlement within which it is located. An ‘infill’ opportunity is generally regarded as a small gap in an existing built
In terms of the definition of small scale infill development it should be noted that an appeal decision at Land at Doeford Close, Culcheth dealt with this issue. The Inspector concluded that the proposal for 26 dwellings within the defined village inset boundary of Culcheth, but outside the existing built form of the settlement, constituted small scale development.

The proposal is for one, four bedroom dwelling within the Inset Village. The proposed built form would not result in any impact on the settlement boundary and would not be located closer to the settlement boundary than properties already located within it.

The new property would be located in the rear garden of 4 Oughtrington Lane and involves the demolition of the existing detached garage on the site. It would have its own, independent access which is the existing access with a new access created on the private access road to the south serving the existing property.

It is considered that the resultant property (and gardens) would be of a size / proportion in character and scale with the surrounding area. The property would be sited so as to maintain a visual gap between it and the adjacent properties. Sufficient space would be retained for parking without compromising amenity space. The existing property at 4 Oughtrington Lane would retain sufficient levels of off street car parking and private amenity space to serve the dwelling.

It is considered that the development of the site would represent an acceptable form of development within the Inset Village and would constitute limited development which is of appropriate scale, design and character.

**Design and Visual impact**

Policy QE7 seeks to ensure that new development reinforces local distinctiveness, does not damage the character of the area and should be visually attractive.

The application is for the erection of a three storey detached house with a green roof and a third level of accommodation within a basement. The principal elevation has a fully glazed porch and a variety of different fenestration detailing.

The applicants' brief to the agent was for a new property that was contemporary and provide accommodation that was that was flexible, light and appropriate to a modern lifestyle.

The proposal includes a ground floor that is rendered externally to match the existing property at 4 Oughtrington Lane. The proposal also proposes to use
the Corten product as a material - a weathered steel. The first floor is proposed to have a Corten steel rainscreen and this is considered to reflect the key material used on Lime Cottage and the red/orange colouration of the brick buildings adjacent. The use of the Corten product is also considered to add to the contemporary architectural character of the house.

The NPPF states that design should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. Paragraph 60 of the NPPF states that planning policies and “decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however, proper to seek to promote or reinforce local distinctiveness.”

In relation to this scheme, there is no particular dominant style to the immediate area with the properties having been built over time with some from the 1930’s, 1980’s, early 20th century. 4 Oughtrington Lane itself is a rebuild of an earlier property. Many of the properties in the area have a reddish colour brick - and this is replicated through the use of the colour of the proposed materials. Whilst a contemporary property that is proposed, therefore, it would have some affinity with the characteristics of the local area, and the colour of the external materials would be influenced by its wider setting.

The proposal has been amended to include fenestration into the principal elevation of the property so that it has a stronger frontage onto Oughtrington Lane and the property has a lower ridge than both 4 and 4b Oughtrington Lane - as it is a flat roof property. In terms of the site layout plan, the property is proposed to be staggered forward from 4 Oughtrington Lane and slightly staggered back from 4b Oughtrington Lane. The location of the property is considered to fit well into the streetscene.

The rear of the building would be more glazed to take advantage of the open aspect to the rear and the views over the fields. The proposal attempts to reduce its carbon footprint by using a green roof on the building and incorporating a number of windows with meshing which will allow light and sunlight to enter but preventing overlooking and loss of privacy.

The applicant has provided drawings showing the development within the context of the adjacent dwellings. It is considered that the proposed footprint of the new build would be commensurate with that of surrounding properties. The scale of the development would also be similar to the dwellings on either side of the property.

In terms of the alterations to the existing property, the only alteration is the insertion of a new window into the side gable of the property facing towards Oughtrington Lane and the proposed window is considered to be in keeping with the character of the property.
Trees

The proposal will result in the removal of some trees and shrubs within the site, however their removal is not contested by the Council’s arborist. The proposed scheme will allow for the retention of some of the existing hedges and trees within the site, which will help to assimilate the new house into its surroundings. The pruning of existing trees is not subject to planning control, however, the agent is aware of the neighbour’s comments and an informative can be added to any permission recommending the maintenance of the existing trees on the site.

Highways

The proposed scheme includes the retention of the existing parking by the new property and this is large enough to meet the car parking requirements for a dwelling of this size and would also allow adequate space for vehicles to manoeuvre and exit the site in a forward gear.

The scheme also proposes the creation of a new access onto the existing private drive to the south of the existing property which is proposed to serve the existing property. The plan shows sufficient parking being provided on site for the existing dwelling and again sufficient space to exit the parking in a forward gear.

Neighbouring properties have raised concerns with the use of the private drive for additional vehicles. The Highways Officer has confirmed that a private drive can serve 5 dwellings and visibility splays are not required as this vehicular access is already in use and is therefore deemed to be functioning without detriment to Highway Safety.

As the owner of the private access road is not known, the applicant has submitted certificate D for this development and this certificate outlines the applicant’s intention to create a new vehicular access from the private access road.

The proposal would accord with the Council’s adopted car parking standards and would comply with Policy QE6 of the Core Strategy in that it would not have an adverse impact on highway safety.

Residential Amenity

The NPPF seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 17).

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

Policy QE6 of the of the Warrington Borough Council Core Strategy identifies that consideration should be had to the need to respect the living conditions of existing neighbouring occupiers in relation to overlooking/loss of privacy,
outlook, sunlight, daylight, overshadowing, noise and disturbance. Policy QE6 also states that the Council will only support development that would provide future occupants with a satisfactory standard of amenity.

The area is characterised by different types of space, building forms and materials. The urban grain is generally consistent in that houses to the north of the application site, on the applicant’s side of Oughtrington Lane are set in reasonably sized plots, set back from the road with a front boundary treatment of hedges. Number 4 Oughtrington Lane, 2 Oughtrington Lane and 155-157 Higher Lane are all orientated so that they face towards the private access drive. Opposite the application site are Mews properties that have their rear gardens between the road and the application site.

The existing property on the site (4 Oughtrington Lane) has a number of first floor windows facing towards the application site, however, only one of these windows serves habitable accommodation with the rest being dressing room and bathroom facilities. As part of the application it is proposed to insert a new window into the side elevation of 4 Oughtrington Lane and to make the existing window obscure glazed and non-opening. It is considered necessary to add a condition to the permission requiring this to occur prior to the occupation of the new dwelling and for it to be retained in such a manner thereafter. It is also considered necessary to remove the permitted development rights for the insertion of new windows into this roofslope or wall as well.

Number 4b Oughtrington Lane benefits from a conservatory to the rear of the existing building but does not have any first floor side windows facing towards the application site. The application property has got first floor windows facing towards the adjacent property, however, these windows do not serve habitable windows so it is considered reasonable to add a condition requiring that these windows are to be obscurely glazed and non-opening unless more than 1.7 metres above floor level in the associated room.

The proposal does include a rear first floor balcony and there is a risk that a person standing on the balcony would be able to look directly into the rear garden of 4B Oughtrington Lane and 4 Oughtrington Lane. It is therefore considered necessary to add a condition requiring a screen to be placed on the balcony to either side to preserve the residential amenity of the neighbouring properties.

The location of the building within the plot would not infringe the 45 degree rule in respect of adjacent properties and would not therefore create a loss of outlook or result in overshadowing or have an overbearing impact on the amenities of adjacent residents in their private garden space.

One of the objectors has referenced the existing use of gravel on the parking area and the impact this has on the residential amenity of neighbouring properties through noise. The application proposes that the existing loose gravel be replaced by permeable resin bound gravel on a hardcore sub base. This detail is considered acceptable as the surface of the driveway adjacent to
the highway would typically require a bound surface to prevent movement onto the highway.

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

It is acknowledged that the proposed property is in an infill development. If approval is granted for this site, officers would want to ensure that no further development took place on the site without appropriate controls. A planning condition would be recommended to remove all permitted development rights across the site.

**Summary of Observations**

It is considered that the plot is of sufficient size to accommodate a single house without significantly affecting the residential amenity of adjacent residents.

The plot is in an established residential area, in a sustainable location. The property, would be proportionate in terms of its relative footprint and scale to that of the surrounding properties. The design and construction of the new build would harmonise with the surrounding development.

There is a presumption in favour of this form of development given that there are no constraints which would preclude the proposed development.

**Recommendation**

Approve subject to Conditions

**Conditions**

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 06/07/2016
   (b) Submitted drawing number WA 62 P01 received on 06/07/2016
   (c) Submitted drawing number WA 62 P06 Revision B received on 26/07/2016
Submitted drawing number WA62 P11 Revision A received 23/09/2016
Submitted drawing No's WA 62 P10 Revision A received on 25/10/2016.

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

3. None of the building(s) hereby approved shall be constructed until written and photographic details of the external roofing and facing materials (including manufacturer’s details) shall be submitted to the local planning authority for approval. Materials samples shall be made available to view on site and shall NOT be deposited with the Local Planning Authority. The development shall be constructed in accordance with the approved details/samples.

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

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

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

5. The windows in the side elevation (closest to 4B Oughtrington Lane) of the proposed development shall at all times be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The window shall be fitted with obscure glass only, of a type and degree of obscurity to be first agreed in writing by the Local Planning Authority. Any replacement window frame shall also be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and be fitted with obscure glass of an equal degree of obscurity to that which was first approved.

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

6. Prior to the occupation of the new residential property, the new window in the side elevation of 4 Oughtrington shall be implemented and the existing window on the rear elevation shall be obscurely glazed and non-opening as shown on the approved plans. The window shall be fitted with obscure glass only, of a type and degree of obscurity to be first agreed in writing by the Local Planning Authority. Any replacement window frame shall also be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and be fitted with obscure glass of an equal degree of obscurity to that which was first approved. No further windows shall be placed in this elevation of the property without the express consent of the Local Planning Authority.

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

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

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

8. Prior to the occupation of the dwelling, details of a screen on both sides of the proposed balcony shall be submitted to and agreed in writing by the Local Planning Authority. The screen shall be implemented prior to the use of the balcony and retained thereafter. The screen shall have a minimum height of 1.7 metres and be retained in the agreed manner thereafter.

Reason: To preserve the residential amenity of the neighbouring occupiers and to comply with policy QE6 of the Warrington Borough Local Plan.

Informatives

1. The Local Planning Authority operates a pre-planning application advice service. All applicants are encouraged to engage with the Local Planning Authority at pre-planning application stage. As part of the determination of this planning application the Local Planning Authority has worked pro-actively and positively with the applicant ensuring that upon receipt all representations and consultation responses are available to view on the Council's web site. The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework.
Appendix 1 – Proposed elevations for 4 Oughtrington Lane

east elevation

west elevation
Appendix 2 – Proposed plans for the new property
Appendix 3 – Photographs of site
Appendix 4 – CGI image
DEVELOPMENT CONTROL COMMITTEE DATE 30-Nov-2016

ITEM 3

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2016/28851</th>
</tr>
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<tbody>
<tr>
<td>Location:</td>
<td>Arlington House, 88 , Ackers Road, Stockton Heath, Warrington, WA4 2EA</td>
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<tr>
<td>Ward:</td>
<td>Grappenhall</td>
</tr>
<tr>
<td>Development</td>
<td>Full Planning- Proposed Demolition of an existing conservatory extension and brick outbuilding, construction of new single storey extensions and change of use of the existing coach house to C2.</td>
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<tr>
<td>Date Registered:</td>
<td>12-Sep-2016</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Mr Luthra</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>06-Nov-2016</td>
</tr>
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Reason for Referral

The application has been referred as Stockton Parish Council objected 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 surroundings

This application relates to Arlington House which is a nursing home located on Ackers Road in Stockton Heath.

The application site is a locally listed building located within a Conservation Area.

The site is set back from the road with a parking area to the front. There are a number of trees to the front of the site. The main property sits centrally within the site with single storey extensions located in various locations around the
property and there is an existing 2 storey coach house on the eastern boundary.

There is a variety of boundary treatments around the site with the majority being brick built walls. The front boundary of the site is a low boundary feature with there being a second front boundary located behind the parking area. This front boundary treatment is an approximately 1.8 metre high timber fence.

There are residential properties located on either side of Arlington House with residential properties also located to the rear and on the opposite side of Ackers Road.

The proposal

Planning permission is sought for single storey extensions to the site to provide 5 additional bedrooms associated with the existing residential care home, accessible bathroom facilities and kitchen store. The application also seeks the change of use of the coach house to be used as ancillary to the main use of the site for an office, hair salon, staff training and storage. The scheme has been amended during the process of the application to reduce the number of bedrooms, change the design of the extension and to remove a two storey element of the scheme. It is now proposed that no residents would reside within the coach house.

A second single storey extension is also sought following the demolition of the existing single storey conservatory located on the site to extend the existing lounge provision. This has also been amended during the process of the application.

Relevant site history

2015/25291 - Proposed removal of 10 trees and pruning of 4 tree's in the grounds of 88 Ackers Road – permission

2006/07955 - Proposed two storey rear extension to provide twelve bedrooms and two bathrooms – withdrawn

2006/09433 - Proposed single storey side extension to provide 7 additional bedrooms and garden room extension to front – permission

Planning Policies

National Planning Policy Framework
Core planning principles
Chapter 1 – Building a strong competitive economy
Chapter 2 – Ensuring the vitality of town centres
Chapter 4 – Promoting sustainable transport
Chapter 7 – Requiring Good Design
Chapter 12 – Conserving and enhancing the historic environment
Local Plan Core Strategy
CS1 – Delivering Sustainable Development
CS2 – Quantity and Distribution of Development
SN6 – Sustaining the Local Economy and Services
QE6 – Environment and Amenity Protection
QE7 – Ensuring a High Quality Place
QE8 – Historic Environment
MP1 – General Transport Principles
MP7 – Transport Assessments and Travel Plans

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

Consultation Responses

Environmental Protection
No objection subject to informatives.

Highways
The development is located outside of the town centre and as such the Warrington Parking Standards for area B should be applied.

The Council’s Parking Standards require 1 space per resident staff, 1 space per 2 non-resident staff and 1 space per 3 beds for visitor/care workers for the existing C2 (Residential Care Home) use class. The existing development has 20 bedrooms and employs 1 full time and 21 part time staff. To meet the demand for parking the development should provide 11 spaces.

The existing car park has the capacity to provide 10 parking spaces in a non-standard arrangement and the proposals do not seek to increase the capacity of the car park.

It is proposed to create an additional 5 bedrooms and employ 2 further part time staff. This would generate an increase in the demand for parking by 3 spaces.

Highways have conducted numerous site visits and at no time has the car park been full to capacity. Visitors to the development arrive at staggered times throughout the day as the visiting hours are defined as ‘open ended’. It is considered that the proposed increase in the requirement for car parking could be provided on-site as highways have regularly observed a spare capacity for 5 parking spaces.

In the event that the car park is full to capacity it is envisaged that there would be sufficient capacity available on-street. Only streets that operate at 85 – 100% capacity will be deemed to be ‘full’ and unavailable to accommodate any additional demand. Highways have regularly observed satisfactory
capacity on Ackers Road, Stanley Avenue and Hill Top Road.

The development has consent from the LHA for the existing vehicular accesses and as such no visibility splays will be required. It is envisaged that the existing vehicular accesses are operating without detriment to highway safety as there has been no recorded accidents in the vicinity of the development in the last 5 years.

In view of the above, there is no highway objection to the proposals.

Parish Council
The Parish Council objects to the proposal on the grounds of its overbearing nature and its design and appearance. The proposed extension by virtue of its size, scale and massing would appear overly prominent and out of character with the property and street scene. 88 Ackers Road is a locally listed building and is situated in the Grappenhall and Stockton Heath Conservation Area. The scale of the proposal and proximity to the site boundary would detract from the sense of space around the dwelling and creates a ‘terracing’ effect.

The change of use of the former ‘Coach House’ outbuilding is likely to significantly increase noise disturbance to the neighbouring property which is connected to the proposed development by a party wall.

The development overlooks the neighbouring properties resulting in loss of privacy. The Parish Council is concerned that the proposal will increase the volume of traffic and will impact negatively on access and highways safety. Additional visitors to the site will be required to park on the already congested surrounding roads.

The Parish Council comments were received before the amended plan consultation and no new comments have been received from them.

Notification Responses

Ward Councillors
No response received from Ward Councillors

Neighbours
10 letters of representation have been received from neighbours. The salient points raised can be summarised as:

1. Lack of parking;
2. Ackers Road is an accident blackspot;
3. Size of the extension leaving little space between Arlington House and adjacent buildings;
4. Detrimental impact on the Conservation Area;
5. Dust and pollution from building works;
6. Hill Top Road should not be used for additional parking;
7. Roads are already full of parked cars and this makes it difficult for children to play safely and this may increase the number of parked...
8. Stanley Avenue should be one way;
9. Not in keeping with character of the Conservation Area;
10. Considerable increase in the footprint of the property;
11. Signage not in keeping with Conservation Area;
12. Adjacent property gets numerous people arriving there thinking they are Arlington House;
13. Noise from car doors shutting;
14. Increase in the number of emergency vehicles attending the site;
15. Neighbouring properties have seen distressing scenes as the back of the ambulance is not always closed;
16. Arlington House is higher than 88a Ackers Road and the single storey side extension will look into the rear garden and front garden – loss of privacy;
17. Impact on highway safety;
18. No segregation of pedestrian and vehicular access;
19. Impact on the locally listed building;
20. Access for maintenance will be hindered;
21. Having bedrooms in the first floor of the coach house will mean the roof will have to be raised – this has been removed from the scheme;
22. The proposal would create a terracing affect;
23. Could the council use planning gain to get the applicant to pay for bollards to be placed on the grass verges in Stanley Avenue;
24. Harmful impact on a listed building;
25. Impact on the setting of a listed building;
26. Effect on neighbouring properties through noise as 24 hour use;
27. Overbearing impact; and
28. Overlooking of adjacent property

Observations

Visual Amenity/character of the area/ impact on the Conservation Area

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

The application site lies within a Conservation Area and paragraphs 129 and 135 of the NPPF requires that planning authorities make an assessment of the proposals impact on the heritage asset and this is replicated within QE8 of the Warrington Borough Core Strategy. The site is also a locally listed building which is also classed as being a heritage asset.
Policy CS1 of the Warrington Borough Council Core Strategy identifies the need to deliver high standards of design that have regard to local distinctiveness.

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

The impact on each element of the scheme is to be taken in turn.

The first element of the proposal is for the demolition of the existing single storey conservatory and the replacement with a larger brick built extension which is to be located behind the existing front boundary treatment. The single storey extension is half the width of the existing main two storey property and has replicated the design of the windows in the main property with stone headers above the window and they have a uniform height and size which is consistent with the main property. The height of the roof has also been designed to fit with the character of the property.

The second element – the single storey rear/side extension; has been designed so that the windows replicate the windows within the existing single storey elements on the site and while the roof is visible from outside the site, this is the only element that is visible from the wider environment and this is proposed to utilise matching materials as there is an existing boundary treatment in front of the extension and this is proposed to be retained.

Taking all elements of the scheme together, the use of the single storey extensions is considered to be in keeping with the character of the site as it allows the main properties on the site which are Arlington House and the Coach House to remain the prominent buildings. In relation to the front print of the building on the site, it is considered that the built to garden relationship is acceptable as the proposal maintains a large amount of open space on the site.

As the use of materials is key in making sure the proposals do preserve the character and appearance of the Conservation Area and the locally listed building, it is considered necessary to add a condition requiring the submission of materials to be used in the construction of the extensions. With the proposed condition, the proposal is considered to preserve the character and appearance of the Conservation Area and locally listed building and is considered to be in accordance with policies CS1, QE7 and QE8 of the Warrington Borough Council Core Strategy and the design policies in the National Planning Policy Framework – it would not have an adverse impact upon the visual amenities of the area.
Residential Amenity

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

Policy CS1 of the Warrington Borough Council Core Strategy identifies the need to safeguard public amenity. Policy QE6 of the Warrington Borough Council Core Strategy identifies that consideration should be had to the need to respect the living conditions of existing neighbouring occupiers in relation to overlooking/loss of privacy, outlook, sunlight, daylight, overshadowing, noise and disturbance.

The application site is located is close proximity to a number of residential properties. The House Extensions Guidelines sets out how the 45 degree rule will be applied to assess the impact of a proposal on the residential amenity on neighbouring properties. The neighbouring property to the east (90a) has objected to the scheme in relation to impact on their property through the extension being overbearing. The proposal is for a single storey extension in this located with a roof slope that is sloping away from the neighbouring property. In relation to the scheme, the single storey proposal complies with the 45 degree rule and has been designed to have the least impact on the neighbouring property as the section of extension closest to the boundary has the lowest part of the roof.

The proposal also includes the use of the Coach house as part of the residential home. This building is located within the grounds of the residential home already and is therefore classed as being part of the planning unit of the site. The building could be used as ancillary to the main use of the site without the requirement of planning permission. The proposals have been altered so that there are no longer residential rooms proposed within this building - instead, it is to be used as staff training and for storage at first floor which is probably the floor that has the most impact on the residential amenity of the neighbouring property. It is considered necessary to add a condition stating that these rooms can only be used for the purpose applied for - as the use of them for any other purpose has not been assessed. The neighbour has objected to the proposal in relation to overlooking of the garden, however, the room could historically have been used for storage so the use of this room for storage is not considered to worsen the current situation. The Environmental Protection team have been consulted as part of this application and have not objected to the proposal or requested any conditions be added.

The neighbouring property to the west (88a) has objected to the scheme in relation to overlooking – in relation to the single storey side extension replacing the existing conservatory. The proposed single storey side extension is larger than the one it replaces and it would be closer to the boundary between the two properties than the existing one - however, the existing extension, as it is a conservatory, means that it is fully glazed all the way round the extension. The new extension is proposed to be brick built with windows to the front and French windows to the side with full length brick
walls on either side of the French windows. The two sets of French windows are also located looking at the blank gable wall of the adjacent property and from inside the extension it would be very difficult with the angles on site and the existing single storey rear extension to look into the neighbouring properties rear garden. In relation to the front garden, it is accepted that there may be some overlooking - but this situation already occurs, both from the existing conservatory, existing garden and from the footpath. The overlooking of the front garden is not considered to have an unacceptable impact on the amenity of the occupiers of the property - as front gardens tend to be less private - especially where a back garden is also available to the occupiers.

Having regard to noise and disturbance, it is accepted that the construction of the new extensions may have an impact during the build process, however, the proposal is for an extension to an existing nursing home and this use is considered to be acceptable within a residential area. Given the small scale nature of the hairdressers, the use of this is not considered to have an unacceptable detrimental impact on the residential amenity of the neighbouring property. As previously stated it is also considered necessary to add a condition restricting the use of the first floor of the coach house from becoming residential.

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

Parking and highway safety

Policy CS1 of the Warrington Borough Council Core Strategy identifies the need protect public safety.

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

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

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

The Highways team have given advice on the application. The Council’s Parking Standards require 1 space per resident staff, 1 space per 2 non-
resident staff and 1 space per 3 beds for visitor/care workers for the existing C2 (Residential Care Home) use class. The existing development has 20 bedrooms and employs 1 full time and 21 part time staff. To meet the demand for parking the development should provide 11 spaces. The existing car park has the capacity to provide 10 parking spaces in a non-standard arrangement and the proposals do not seek to increase the capacity of the car park. It is proposed to create an additional 5 bedrooms and employ 2 further part time staff. This would generate an increase in the demand for parking by 3 spaces.

WBC Highways have conducted numerous site visits and at no time has the car park been full to capacity. Visitors to the development arrive at staggered times throughout the day as the visiting hours are defined as ‘open ended’. It is considered that the proposed increase in the requirement for car parking could be provided on-site as highways have regularly observed a spare capacity for 5 parking spaces.

In the event that the car park is full to capacity it is envisaged that there would be sufficient capacity available on-street. Only streets that operate at 85 – 100% capacity will be deemed to be ‘full’ and unavailable to accommodate any additional demand. Highways have regularly observed satisfactory capacity on Ackers Road, Stanley Avenue and Hill Top Road.

The development has consent from the Highways Authority for the existing vehicular accesses and as such no visibility splays will be required. It is envisaged that the existing vehicular accesses are operating without detriment to highway safety as there has been no recorded accidents in the vicinity of the development in the last 5 years.

The application has been reviewed by the Council’s Highways team, who confirm that they have no objections to the proposal. It is therefore considered that the proposed parking, access and serving arrangements are appropriate and consequently it is not considered that the proposal would not raise any issues from a highway safety perspective.

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

Other Issues

The issue of the signs of the site have been raised with the applicant and they are looking to address the issue as they were unaware that the replacement of the existing signs with new signs would have required consent.

There is no control – enforceable via the Planning system – which would require ambulance doors are closed before administering care to patients. However, this matter can be raised with the applicant.
**Recommendation**

Approve subject to Conditions

**Conditions**

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 02/09/2016
   (b) Submitted drawing numbers G01 Revision C; G02 Revision B; G03 Revision B and G04 Revision B received on 31/10/2016.

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

3. None of the buildings hereby approved shall be constructed until written and photographic details of the external roofing and facing materials (including manufacturer’s details) shall be submitted to the local planning authority for approval. Materials samples shall be made available to view on site and shall NOT be deposited with the Local Planning Authority. The development shall be constructed in accordance with the approved details/samples

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

4. This permission does not grant or imply consent for any works or felling of any trees on the site.

   Reason: For the avoidance of doubt as there are a number of trees within the site and as it is located within a Conservation Area, the trees are protected, and in order to comply with Policy QE7 of the Warrington Core Strategy and the Warrington SPD: Design and Construction.

5. The first floor of the coach house shall not be used for residential use including ancillary and shall only be used for the purposes shown on the approved floor plans.

   Reason: The Local Planning Authority would wish to retain control over the
use of this floor in the interests of safeguarding the amenities of the area and living conditions and in respect of Highways safety and parking standards and to comply with Policies CS1 and QE6 of the Warrington Core Strategy.

**Informatives**

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

2. **Noise Informative - Working Hours For Construction Sites.**
   
   This is not a condition: In the interests of residential amenity, the applicant/agent/developer is strongly advised to adopt the following recommended construction/demolition hours for all works on site.

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

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

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

3. **Dust Control Measures Informative**
   
   The applicant is advised to consider implementing a range of dust suppression measures during the demolition and construction phase. Dusts from demolition and construction projects can easily become wind entrained and affect the amenity of sensitive properties around the periphery of the site. Advice on appropriate mitigation measures can be sought from Environmental Protection Officers who can be contacted on 01925 442589. Typical measures would include dampening down of dry or dusty wastes and limiting the storage of fine aggregates where they can become wind entrained.
Appendix 1 – Proposed plans
Appendix 2 – Existing car parking layout
Appendix 3 – Photographs of the site
Reason for Referral

The Council has a significant interest in the proposal.

Human Rights

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

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

Site and Proposal

The High School is situated within the settlement boundary. To the north west beyond Cromwell Avenue are residential properties, to the north, east and south east are school playing fields, and to the south is the International Peace Centre.

The application seeks planning permission for the following:
- New-build two storey sports hall facility to include store, plant, fitness area, 4No indoor courts, with changing rooms and showers at first floor.
- Conversion of the existing sports hall and ancillary areas to form 13No
classrooms (6No at first floor and 7No at ground floor), 3No science labs at ground floor and an additional assembly hall at first floor, including and ancillary accommodation and circulation areas.
- External alterations in connection with the conversion, including insertion of windows to serve the teaching accommodation
- Single storey flat roof infill extension to form 1No classroom
- Two storey flat roof extension to form stairwell and entrance to new classroom accommodation.

Policies

National Planning Policy Framework

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

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

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

Warrington Local Plan Core Strategy (adopted 2014)

Policy CS1 (Overall Spatial Strategy – Deliver Sustainable Development)
Policy CS2 (Overall Spatial Strategy – Quantity and Distribution of Development)
Policy QE5 (Biodiversity and Geodiversity)
Policy QE6 (Environment and Amenity Protection)
Policy QE7 (Ensuring a High Quality Place)

Material Considerations

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

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

Relevant History

2016/28682 Full Planning Permission - Temporary siting of mobile classroom units
Approved with conditions

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

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

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

2006/08440 Proposed alterations to the existing kitchen bin store & erection of new bin store
Approved 23/08/2006

2004/03294 Proposed installation of mobile classrooms & Admin Facilities
Approved 27/07/2004

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

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

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

Consultation Responses

Health and Safety Executive

The HSE do not advise, on safety grounds, against the granting of planning permission.

Highways

No objection subject to a condition requiring a Construction Environmental
Management Plan

Ecology

No objection on ecological grounds

Environmental Protection

No objection subject to land contamination conditions and informatives.

United Utilities

No objection subject to the following conditions:
(i) Foul and surface water to be drained on separate systems
(ii) Surface water drainage system
(iii) Sustainable drainage management and maintenance plan

Sport England

No objection

Notification Responses

Ward Councillor (s)

No comments received at time of report preparation.

Great Sankey Parish Council –

No comments received at time of report preparation.

Neighbours –

No representations received at the time of report preparation.

Appraisal

Principle

The application site is an existing established school complex which is situated within the defined settlement boundary. The NPPF and the Policy Statement for School Development is clear that great weight should be attached to school proposals.

The principle of the proposed development is acceptable, subject to key considerations of design, amenity, ecology, highways matters and public safety due to the proximity to the existing Trans Pennine Ethylene Pipeline which runs through the school site.
Design

The proposed external works to the existing gym building to form classroom and ancillary accommodation would comprise of additional windows to all external elevations. It is considered that these works would improve the appearance of this building, adding visual interest to the existing blank elevations. Two relatively small-scale extensions are proposed to the north of the school building, to form a classroom and a two storey stairwell. These would be of a flat roof construction and would be relatively minor additions in the context of the wider built form. In design terms, the proposed works are considered to be of an acceptable scale and appearance and would not be injurious to the streetscene.

The proposed sports hall would be located to the southwest of the site, towards the junction of Cromwell Avenue and Peace Drive. It would occupy the footprint of the former mobile classrooms which have now been relocated (following the approval of planning application ref: 2016/28682 which granted a temporary permission for the siting of these mobiles to the north of the site). This location has been chosen for various reasons, mainly to avoid disruption to the operation of the school and to make the most efficient use of developable land within the site which is constrained by the Trans-Pennine Ethylene Pipeline and the playing fields. The proposed sports hall would be provided in phase 1 of the works in order to ensure that the curriculum can be maintained, particularly for Physical Education. Once the sports hall is constructed, phase 2 works would commence to convert the existing gym into classroom and ancillary accommodation. Accordingly, no teaching accommodation would be disturbed for the duration of the works which may take 18 months or so. Upon completion of the works, the temporary mobile classrooms would be removed in line with the planning permission (ref: 2016/28682).

It would be a relatively large building given its function as a sports hall which has been designed to comply with Sport England requirements. At its highest point the building would be 9.5 metres high (to the ridge), dropping down in height towards the junction/corner of the site. The height variation of the entrance and palette of materials, including brick, metallic silver cladding and timber cladding would reduce the overall bulk and massing of the building.

The proposed sports hall would be slightly higher than the adjacent main school building, but it would be set further back from the boundary. It would be relatively prominent in the streetscene given its scale; however it would be seen in the context of existing institutional buildings along the road frontage to Cromwell Avenue, and against the wider backdrop of the school site itself. Existing boundary trees would provide some screening to the proposed development; however these are located within the highway verge and are therefore outside the control of the school in terms of their long-term retention. Nonetheless, it is not considered that the proposal would result in an incongruous form of development in the streetscene and would not be harmful to its character, appearance and function, having regard to Local Plan policy QE7.
The application does not provide a full schedule of materials, and therefore a condition would be necessary to require the details to be approved, in the interests of the appearance of the development.

Subject to the above condition, the proposed development would comply with Local Plan Core Strategy policy QE7 (Ensuring a High Quality Place).

**Amenity**

The nearest residential properties are situated along Payne Close and would be in excess of 70 metres from the proposed works to the existing gym area which would be converted to classroom accommodation, including two extensions. Given the nature of the works and the separation distances from residential properties, it is not considered that the proposal would adversely affect neighbouring residential amenity.

There are no residential properties in close proximity to the proposed sports hall and as such there would be no adverse residential amenity impacts in this respect.

The applicant has confirmed that the proposed works do not seek to increase the pupil numbers at the school, but caters for existing intake. Upon completion of the works, the existing mobile classrooms would be removed from the site, and the new classrooms (as proposed in this application) would be utilised. As such there would be no intensification of use at this current time. It should be noted however, that if the school numbers were to increase in the future, this would be outside of the control of the Local Planning Authority and would fall with the relevant Education Authority.

The application proposes a compatible form of development with surrounding uses and would accord with Local Plan Core Strategy policy QE6 (Environment and Amenity Protection).

**Ecology**

The Council’s ecologist has assessed the application and raises no objection on ecological grounds. The submitted ecological assessment confirms that there would be no adverse impacts on protected species or designated sites. The application would accord with Local Plan Core Strategy policy QE5 (Biodiversity and Geodiversity).

**Highways**

The Highways Officer has assessed the application and raises no objection to the proposal, subject to a condition requiring the submission of an updated Construction Management Plan. The main highways impacts are expected to occur during the construction phase of the development, and therefore further information is required to address, amongst other things: movements between the school drop off activity, visitors of the adjacent Peace Centre, and
construction traffic; and the location of temporary pedestrian access routes throughout the school in order to avoid conflicts between contractor/staff traffic and pedestrians.

Subject to the recommended condition, the proposed development would have an acceptable impact on highways safety and would accord with Local Plan Core Strategy policy QE6 (Environment and Amenity Protection).

Health and Safety Executive

This proposed development site lies within the consultation distance of a major accident hazard pipeline – ref.6710: Trans-Pennine Ethylene Pipeline (TPEP) Wilton/Runcorn, operated by Sabic UK Petrochemicals Ltd.

This pipeline runs through the school site, underneath the school playing fields to the east and south of the site. An exclusion zone exists around the pipeline in the interests of safety, as advised by the Health and Safety Executive.

The proposed development lies predominantly outside the revised consultation distance of the pipeline, with less than 10% of the development area in the outer zone. As such the HSE does not advise, on safety grounds, against the granting of planning permission in this case.

Land Contamination

Although a land contamination assessment has been submitted during the course of the application, the detail is insufficient and therefore a revised assessment would be conditioned to be submitted for approval, in line with Environmental Protection comments.

Conclusions

The National Planning Policy Framework and the Policy Statement for School Development is clear that great weight should be attached to school proposals. The proposed development would enable the school to enhance its facilities and to deliver the curriculum in an inspiring and purpose built teaching environment. The proposal would not adversely affect the residential amenity of neighbouring properties; nature conservation interests; or the character, appearance and function of the streetscene. Subject to a condition requiring a revised Construction Management Plan to cover the construction phase of the development, the proposed development would not adversely affect highways safety. The application accords with the relevant policies of the Development Plan and is recommended for approval accordingly, subject to conditions.
Recommendation

Approve subject to Conditions

Conditions

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

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

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

5692 P01 Location Plan
5692 P010 Existing Partial Roof Plan
5692 P011 Existing Elevations
5692 P012 Existing Sections
5692 P014 Existing Elevations
5692 P015 Existing Elevations (mobile)
5692 P02 Existing Site Plan
5692 P03 Existing Ground Floor Plan
5692 P04 Existing Partial Ground Floor Plan
5692 P05 Existing Partial Ground Floor Plan
5692 P06 Existing First Floor Plan
5692 P07 Existing Partial First Floor Plan
5692 P08 Existing Roof Plan
5692 P09 Existing Partial Roof Plan (Gym)
5692 P020 Proposed Site Location Plan
5692 P021 Proposed Site Plan
5692 P022 Proposed Ground Floor Plan
5692 P023 Proposed Partial Ground Floor Plan
5692 P024 Proposed Partial Ground Floor Plan
5692 P025 Proposed First Floor Plan
5692 P026 Proposed Partial First Floor Plan
5692 P027 Proposed Partial First Floor Plan
5692 P028 Proposed Roof Plan
5692 P029 Proposed Partial Roof Plan
5692 P030 Proposed Partial Roof Plan
5692 P031 Proposed Elevations
5692 P032 Proposed Sections
5692 P033 Proposed Sports Hall Sections
5692 P037 Proposed Elevations
5692 P038 Proposed Sports Hall Elevations

Reason: For the avoidance of doubt and to specify the plans to which the permission relates.
3. Notwithstanding the approved plans and prior to the commencement of the development hereby approved, written and photographic details of external materials (including manufacturer's details) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details, unless otherwise varied in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the development and in accordance with Local Plan Core Strategy (2014) policy QE7 and Supplementary Planning Document: Design and Construction

4. Prior to the commencement of the development hereby permitted, including demolition and site clearance, a revised Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The detailed scheme for the management of construction, servicing and deliveries to and from the premises shall address the following:
- Pedestrian / vehicular conflicts on Peace Drive and within the school access including drop off activity (particularly at school start and end times);
- Discontinuous paving along pedestrian access routes;
- Mud / debris on the highway;
- Vehicle types, scheduling /stacking;
- Capacity for staff and contractor parking;
- Measures to prevent staff and contractors parking on the highway;
- Detail of loading and turning areas (including swept path analysis);
- Condition survey of the access and Peace Drive;
- Provision for servicing the school during the construction period.

No servicing or deliveries to or from the premises shall be carried out unless in full accordance with the approved scheme, or such variation as may be approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to ensure the safe and convenient flow of all traffic within the site during the construction phase and to avoid vehicle /pedestrian conflict. To accord with Local Plan Core Strategy (2014) policy QE6 (Environment and Amenity Protection).

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

A: CHARACTERISATION: With specific consideration to human health, controlled waters and wider environmental factors, the following documents must be provided (as necessary) to characterise the site in terms of potential risk to sensitive receptors:

- Preliminary Risk Assessment (PRA or Desk Study)
- Generic Quantitative Risk Assessment (GQRA) informed by a Intrusive Site Investigation
- Detailed Quantitative Risk Assessment (DQRA)
- Remedial Options Appraisal
Completing a PRA is the minimum requirement. DQRA should only to be submitted if GQRA findings require it.

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

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

Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion. In accordance with: Local Plan Core Strategy (2014) policy QE6 (Environment and Amenity Protection), Supplementary Planning Document: Environmental Protection (May 2013) and the Framework at paragraph 121.

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

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

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

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

The site shall not be taken into use until remediation and verification are completed. The actions required to be carried out in Sections A to C above shall adhere to the following guidance: CLR11 (Environment Agency/DEFRA, 2004); BS10175 (British Standards Institution, 2011); C665 (CIRIA, 2007).
Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion. In accordance with: Local Plan Core Strategy (2014) policy QE6 (Environment and Amenity Protection), Supplementary Planning Document: Environmental Protection (May 2013) and the Framework at paragraph 121.

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

Reason: To secure proper drainage and to manage the risk of flooding and pollution in accordance with Local Plan Core Strategy (2014) policy QE6 (Environment and Amenity Protection), the Framework and Planning Practice Guidance

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

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

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

Reason: To promote sustainable development, to secure proper drainage and to manage the risk of flooding and pollution in accordance with Local Plan Core Strategy (2014) policy QE6 (Environment and Amenity Protection), the Framework and Planning Practice Guidance

9. Prior to the commencement of the sports hall hereby approved, a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. The sustainable drainage management and maintenance plan shall include as a minimum:
   a. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident’s Management Company; and
   b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.
The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development. In accordance with the Framework and Planning Practice Guidance

**Informatives**

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

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

3. For advice concerning Environmental Protection matters Contaminated Land Assessments, Air Quality Assessments, Odour Assessments, Noise or Lighting requirements please refer to the Environmental Protection Supplementary Planning Document on the Warrington Borough Council website: https://www.warrington.gov.uk/downloads/file/4089/spd_environmental_protection

Contact: For further verbal advice please contact Mrs Angela Sykes regarding Contaminated Land on 01925 442557, Mr Richard Moore regarding Air Quality on 01925 442596 or Mr Steve Smith regarding Odour, Noise or
Lighting on 01925 442589.
Disclaimer: Irrespective of any involvement by this LPA, the responsibility to address contaminated land issues, including safe (re)development and secure occupancy, resides entirely with the Landowner/Developer of the site.

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

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

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

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

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

6. The external lighting should be designed and installed by competent persons. The system should be designed according to best practice in respect of glare, light spill and efficiency. Advice can be obtained from:

Institution of Lighting Professionals
Regent House
Regent Place
Rugby
CV21 2PN
https://www.theilp.org.uk/home/
Appendix 1 Proposed Plans

Proposed Site Plan

Proposed extensions and alterations to main school building (north elevations)

Typical Sports Hall Elevation – main entrance
DEVELOPMENT CONTROL COMMITTEE DATE 30-Nov-2016

ITEM 5

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2016/29133</th>
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<tr>
<td>Location:</td>
<td>Orford Youth Centre, Capesthorne Road, Warrington, WA2 0JF</td>
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<tr>
<td>Ward:</td>
<td>Poplars and Hulme</td>
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<tr>
<td>Development:</td>
<td>Full Planning - Proposed installation of a new 3m high, paladin style fencing with single access gate to be installed</td>
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<tr>
<td>Date Registered:</td>
<td>24-Oct-2016</td>
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<tr>
<td>Applicant:</td>
<td>Ryan Hirst, Warrington Borough Council</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>18-Dec-2016</td>
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Reason for referral

The site is owned by the 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 comprises Orford Youth centre, located off Capesthorne Road within the built-up area of Orford

Site boundaries are formed by Poplars Avenue and Derek Avenue housing to the north and south with playing fields to the east

The building itself is sited well back from the street frontage

Proposal seeks permission for replacement fencing to part of the eastern boundary, a stretch of 51m down to the southern boundary with the houses along Derek Avenue. The existing 1.8m is to be replaced with 3m high, paladin weld-mesh style fencing to be powder coated green
Relevant History

2008/12712 - Proposed demolition and replacement of access ramp to main entrance; demolition and replacement of entrance canopy; creation of mezzanine floor over main hall – Approved with conditions

2009/14572 – One non illuminated sign – Approved with conditions

2012/20884 – Proposed new additional car park with 23 No. bays (2 of which are accessible bays) to the rear of Orford Youth Base allowing for work to existing access road within the site. Additional installation 3m fencing system to car park with new pedestrian and vehicular gate– Approved with conditions

Planning Policy

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

Supplementary Planning Documents
Design and Construction

Notification Responses
None.

Consultation Responses
None.

Observations

Principle:
The proposed fencing would improve building/site security to allow the smooth running of the premises to the benefit of the local community. In line with the presumption of favour of sustainable development, the proposal is considered acceptable in principle

Residential amenity:
The potential to colour the fencing, and the fact that there would be views through the weld mesh panels would combine to reduce the overall impact of the new fence. It is considered therefore that the development would not have an unacceptable impact on the amenity of the current or future occupiers of those properties along Derek Avenue backing onto the development site in terms of loss of light, privacy, overlooking or being overbearing. The weld mesh style of fencing is considered to be visually superior to the palisade style.
Crime prevention:
There would be views through the weld mesh fencing when viewed from within the car park and from the surrounding playing fields - and this would prevent the creation of secluded areas which might otherwise facilitate antisocial behaviour. The 3m height of the fencing is considered high enough to deter people from climbing the fencing, whilst also matching the overall scale and massing of the site and existing fencing. It is therefore considered that the proposed fencing used will be of a quality and design which will further secure the site at the rear whilst deterring antisocial behaviour.

Design:
Submitted details state that the fencing proposed will be green in colour and will measure no more than 3m in height to the south-east of the application site. With the entirety of the development being located to the rear and to the side of the building itself, the proposal would not be visible from any of the surrounding streets and would therefore have limited adverse impact upon the overall character of the area.

In lieu of the above, it is considered that the proposed development would not appear as a prominent feature within the street scene and would not have an unacceptable impact on the character and appearance of the existing community facility and the surrounding area. The weld mesh style fencing is visually preferable to palisade fencing.

Parking/Highway safety:
Given the siting of the fencing, there will be no impact upon highway safety or pedestrian visibility, as the proposed fencing is not located in any position immediately adjacent to adopted highway and does not obstruct any existing access.

Summary
The scale and massing of this proposal are such that it respects the character within which it is sited, avoiding undue oppressive or overbearing impacts upon those residents within Derek Avenue whom would view the fencing. The chosen siting of the proposal is such that it will have no bearing upon the character and appearance of the streetscene and surrounding residential area.

Recommendation
Approve subject to Conditions

Conditions
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

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 24th October 2016

(b) Submitted drawings, received on 24th October 2016

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

3. The proposed fencing, hereby approved, shall be powder coated green to match the existing fencing and shall be retained as such thereafter.

Reason: To ensure that the fencing is not an obtrusive feature within the surrounding area which would be to the detriment of the visual quality of the area, with particular regard to the residential area along Derek Avenue and in order to comply with policy QE7 of the Local Plan Core Strategy

Informatives

1. The Local Planning Authority worked positively and proactively with the applicant to ensure that the proposal comprised sustainable development and did not cause harm to the character/appearance of the area, the existing property or the living conditions of neighbouring properties. The decision was also issued without delay. As a result, the proposal accords with the development plan. The Local Planning Authority has therefore implemented the requirements in Paragraphs 186-187 of the National Planning Policy Framework
Appendix 1 Site plan

Supply and install approximately 51 meters of 3m High Galvanised and Polyester coated zenith fencing compromising zenith fence panels 2.4m wide. 1x single access gate to be installed in fence line. Gate to be 2m High and 1.3m wide - Gate location to be confirmed.
Existing 3m high fence around the car park
## DEVELOPMENT MANAGEMENT COMMITTEE

**Wednesday 30th November 2016**

### DECISIONS

<table>
<thead>
<tr>
<th>Item</th>
<th>Page</th>
<th>App number</th>
<th>App Location/Description</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>3</td>
<td>2016/28658</td>
<td>Land to the corner of Kingsway South, next to the ambulance station on Farrell Street, Warrington</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Advertisement - Two 6m x 3m hoardings set in a v-shape</td>
<td>REFUSED – HARM TO VISUAL AMENITY</td>
</tr>
<tr>
<td>2</td>
<td>13</td>
<td>2016/28432</td>
<td>4, Oughtrington Lane, Lymm, Warrington, WA13 0RD</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Full Planning - New detached dwellinghouse following demolition of the existing single storey garage. New access, subdivision of the garden and alterations to the existing dwelling and formation of a new parking area for the existing house.</td>
<td>APPROVED AS REC</td>
</tr>
<tr>
<td>3</td>
<td>36</td>
<td>2016/28851</td>
<td>Arlington House, 88, Ackers Road, Stockton Heath, Warrington, WA4 2EA</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Full Planning - Proposed Demolition of an existing conservatory extension and brick outbuilding, construction of new single storey extensions and change of use of the existing coach house to C2.</td>
<td>APPROVED WITH ADDITIONAL CONDITIONS TO REQUIRE LANDSCAPING SCHEME AND OBSCURE GLAZING IN REAR OF FORMER COACH HOUSE BUILDING</td>
</tr>
</tbody>
</table>

Continued overleaf…
4 56 2016/28867 St Gregorys Catholic High School, Cromwell Avenue, Warrington, WA5 1HG
Approve
Full Planning (Major) - Proposed Formation of new four court sports hall and conversion/adaptation of existing sports hall to provide teaching accommodation.
APPROVED AS RECOMMENDATION

5 71 2016/29133 Orford Youth Centre, Capesthorne Road, Warrington, WA2 0JF
Approve
Full Planning - Proposed installation of a new 3m high, paladin style fencing with single access gate to be installed
APPROVED AS RECOMMENDATION

END
<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>11/11/2016</td>
<td>2016/28920</td>
<td>3, SOUTHWAY AVENUE, APPLETON, WARRINGTON, WA4 3AF</td>
<td>Householder - Proposed first floor bedroom and bathroom extension to side and rear elevations</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/29112</td>
<td>103 , Beamish Close, Stretton, WARRINGTON, WA4 5RJ</td>
<td>Lawful Development Certificate - Proposed single storey rear extension</td>
<td>Approved</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/28582</td>
<td>61, PEWTERSPEAR GREEN ROAD, APPLETON, WARRINGTON, WA4 5FE</td>
<td>Householder - Proposed insertion of 2no. rooflights to front (South) elevation</td>
<td>Cancelled</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/28966</td>
<td>THE CHESTNUTS, HOBB LANE, WALTON, WARRINGTON, WA4 5LS</td>
<td>Householder - Proposed two storey side, part two part single storey rear extension with hipped roofs and front canopy extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>17/11/2016</td>
<td>2016/29074</td>
<td>14, HATTON LANE, STRETTON, WARRINGTON, WA4 4NG</td>
<td>Householder - Proposed single storey kitchen/ family room extension to rear elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>17/11/2016</td>
<td>2016/28973</td>
<td>62, HATFIELD GARDENS, APPLETON, WARRINGTON, WA4 5QJ</td>
<td>Householder - Proposed removal of a standard 1.8m high timber fence to be replaced with a 3m high Noise Abatement Fence to the rear of the property only</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>17/11/2016</td>
<td>2016/28987</td>
<td>306, LONDON ROAD, WARRINGTON, WA4 5DR</td>
<td>Householder - Proposed two storey side and rear wrap round extension with hipped and gable roof structures</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/11/2016</td>
<td>2016/29003</td>
<td>5, LYONS LANE, APPLETON, WARRINGTON, WA4 5JG</td>
<td>Householder - Proposed rear balcony to replace single storey pitched roof on previously approved application 2016/27922 (Proposed two storey rear extension)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/11/2016</td>
<td>2016/29120</td>
<td>STOCKLEY HOUSE, STOCKLEY LANE, STRETTON, WARRINGTON, WA4 4PQ</td>
<td>Lawful Development Certificate - Proposed rear dormer to existing bedroom</td>
<td>Approved</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>18/11/2016</td>
<td>2016/28835</td>
<td>WOODSIDE, CANN LANE NORTH, APPLETON, WARRINGTON, WA4 5NF</td>
<td>TPO - Proposed works to trees to include T1 Oak crown thin by approximately 15%. Crown lift to clear highway and telephone wires. Weight reduce South/South East side overhanging garage by reducing side lateral branches by 1-2m to aid rebalancing of crown.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>07/11/2016</td>
<td>2016/28791</td>
<td>ALBAN RETAIL PARK, HAWLEYS LANE, BEWSEY AND WHITECROSS, WARRINGTON</td>
<td>Full Planning - Proposed reconfiguration of retail units 4, 5A and 6B including: sub-division of unit 4 to form 4a and 4b; subdivision of unit 6b to form 6b1 and 6b2; proposed use of unit 6b1 as variety retailer with food and drink for consumption off the premises; proposed use of unit 5a as comparison goods with ancillary pet care; and installation of mezzanine floor space (totalling 995m2).</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>10/11/2016</td>
<td>2016/28719</td>
<td>7, WINWICK STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1XW</td>
<td>Listed Building - Minor interior alterations and exterior alterations to front elevation</td>
<td>Approved subj. to Section 106 Agreement</td>
</tr>
<tr>
<td>10/11/2016</td>
<td>2016/28963</td>
<td>82 - 84, Bridge Street, Warrington, WA1 2RF</td>
<td>Prior Approval Class O Prior Approval - Proposed change of use from offices to 12 one bed studio apartments</td>
<td>Refused</td>
</tr>
<tr>
<td>10/11/2016</td>
<td>2016/28625</td>
<td>LAND ADJACENT TO MCDONALDS, WINWICK ROAD, WARRINGTON, WA2 8HQ</td>
<td>Full Planning (Major)- Proposed new builder's merchant unit, as well as areas for external storage of goods (including racking) and trade parking spaces. New access to the northern boundary and associated boundary treatments.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>14/11/2016</td>
<td>2016/28845</td>
<td>Unit 11 Alban Retail Park, Hawleys Lane, Bewsey and Whitecross, WARRINGTON, WA2 8TP</td>
<td>Discharge of Condition - Proposed discharge of Conditions 3 (Bin storage), Condition 8 (submission of Air extraction/ filtration sytem for A3 or A3/A5 units), Condition 10 (Comprehensive assessment of lighting details), Condition 11 (details of the proposed deliveries to, collections from and waste collection for any individual plot ), Condition 12 (details of scheme of bicycle and motorcycle parking provision) and Condition 13 (details of a scheme of enlarged parking spaces, disabled parking spaces and pedestrian routing) on previously approved application 2016/27482 (All conditions relate to unit 11 (KFC) only)</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/28842</td>
<td>Land Adjacent to 51 to 59 Winwick Road, Winwick Road, Warrington, WA2 7DH</td>
<td>Advertisement - Proposed installation of a double facing outdoor digital advertising screen</td>
<td>Refused</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
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<tr>
<td>15/11/2016</td>
<td>2016/28422</td>
<td>LIDL, OLD LIVERPOOL ROAD, WARRINGTON</td>
<td>Discharge of Condition - Proposed part discharge of Conditions 20 (Method statement) and part discharge of Condition 23 (Construction Environmental Management Plan) on previously approved application 2016/27213</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/28995</td>
<td>ALBAN RETAIL PARK, HAWLEYS LANE, BEWSEY AND WHITECROSS, WARRINGTON</td>
<td>Advertisement - Proposed perforated metal screen with Colonel and KFC logos</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/28972</td>
<td>Unit 11 Alban Retail Park, Hawleys Lane, Bewsey and Whitecross, WARRINGTON, WA2 8TP</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 9 (Acoustic Report) and Condition 14 (Servicing Management Strategy) following Planning Approval 2016/27482</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>17/11/2016</td>
<td>2016/28979</td>
<td>ALBAN RETAIL PARK, HAWLEYS LANE, BEWSEY AND WHITECROSS, WARRINGTON</td>
<td>Advertisement - Proposed 2 no. double sided totem signs</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>17/11/2016</td>
<td>2016/29022</td>
<td>LAND AT JUNCTION OF THEWLIS STREET &amp;, OLD LIVERPOOL ROAD, WARRINGTON, WA51AJ, WARRINGTON, WA5 1AJ</td>
<td>Discharge of Condition - Proposed Discharge of conditions 10 (Cycle and motorcyle parking scheme), Condition 18 (Lighting Details) and Condition 24 (Electric car charging infrastructure) on KFC area only on previously approved application 2016/27213</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>17/11/2016</td>
<td>2016/28826</td>
<td>Former B and Q, Milner Street, Bewsey and Whitecross, Warrington, WA5 1AD</td>
<td>Advertisement - Proposed signage</td>
<td>Approved with Conditions</td>
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# Delegated Decisions

**Bewsey and Whitecross.**

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
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</thead>
<tbody>
<tr>
<td>15/11/2016</td>
<td>2016/27819</td>
<td>COCKHEDGE SHOPPING CENTRE, COCKHEDGE WAY, BEWSEY AND WHITECROSS, WARRINGTON</td>
<td>Discharge of Condition - Proposed Discharge of Condition 3 (Travel Plan) on previously approved application 2016/27292</td>
<td>Condition Not Discharged</td>
</tr>
<tr>
<td>Application number</td>
<td>Location</td>
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<tr>
<td>2016/28636</td>
<td>BIRCHWOOD SHOPPING CENTRE, BENSON ROAD, BIRCHWOOD, WARRINGTON</td>
<td>Reserved Matter (Major) - Proposed application for approval of reserved matters following outline proposal 2015/25880 as amended by 2016/27580 for Scale, appearance and landscaping relating to units E1, E2, E3 &amp; E4</td>
<td>Approved with Conditions</td>
<td></td>
</tr>
<tr>
<td>2016/28334</td>
<td>15, 16, 19, 20, Adlington Court, Birchwood, Warrington, WA3 6PL</td>
<td>Full Planning - Proposed removal of existing shrubbery &amp; trees from the landscaped areas outside units 15, 16, 19 and 20 Adlington Court &amp; lay Block Paving to the area</td>
<td>Refused</td>
<td></td>
</tr>
<tr>
<td>2016/28892</td>
<td>751, WARRINGTON ROAD, WARRINGTON, WA3 6AR</td>
<td>Householder - Proposed detached garage / workshop for the restoration, maintenance and storing of classic cars</td>
<td>Approved with Conditions</td>
<td></td>
</tr>
<tr>
<td>2016/28958</td>
<td>21, WOOLMER CLOSE, BIRCHWOOD, WARRINGTON, WA3 6TT</td>
<td>Householder - Proposed single storey side extension, two storey rear extension with hipped roofs, front porch extension with ridged roof and 2m high boundary fence</td>
<td>Approved with Conditions</td>
<td></td>
</tr>
<tr>
<td>2016/28996</td>
<td>12, REDVALES COURT, BIRCHWOOD, WARRINGTON, WA3 7NN</td>
<td>Householder - Proposed single storey side and rear wrap round extension with mono-pitched roof and alterations to the front ground floor bay window</td>
<td>Approved with Conditions</td>
<td></td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
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<tr>
<td>08/11/2016</td>
<td>2016/28636</td>
<td>BIRCHWOOD SHOPPING CENTRE, BENSON ROAD, BIRCHWOOD, WARRINGTON</td>
<td>Reserved Matter (Major) - Proposed application for approval of reserved matters following outline proposal 2015/25880 as amended by 2016/27580 for Scale, appearance and landscaping relating to units E1, E2, E3 &amp; E4</td>
<td>Approved with Conditions</td>
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## Burontwood and Winwick

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<tr>
<th>Decision date</th>
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<th>Development description</th>
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<tbody>
<tr>
<td>08/11/2016</td>
<td>2016/28866</td>
<td>Plot 7c, Zone 7, Omega South, Warrington</td>
<td>Discharge of condition - Proposed discharge of Condition 12 (Remediation and verification, Contamination and long term monitoring and maintenance) on previously approved application 2016/28337</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>08/11/2016</td>
<td>2016/28656</td>
<td>Plot 2B, Lockheed Road, Omega North, WARRINGTON, Burtonwood and Westbrook, WA5 4AH</td>
<td>Reserved Matters (Major) - Application for approval of reserved matters, Proposed erection of building for HGV Service Centre (Use Class B2), ancillary offices and HGV sales, with associated parking, access, landscaping and boundary treatment proposals following previous applications 2015/26475 &amp; 2013/22086</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>14/11/2016</td>
<td>2016/29002</td>
<td>Plot 7c, Zone 7, Omega South, Warrington</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 7 (BREEAM Interim Design Certificate), Condition 25 (Bat Survey) and Condition 27 (Revised Mitigation Survey) following Planning Approval 2016/28337 and the original Planning Approval 2014/23290.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/28925</td>
<td>Plot 1A, Zone 1, Omega South, Warrington</td>
<td>Non Material Amendment - Proposed amendment to the road layout granted under reserved matters approval 2016/27588.</td>
<td>Approved</td>
</tr>
<tr>
<td>17/11/2016</td>
<td>2016/29105</td>
<td>ALDER ROOT FARM, ALDER ROOT LANE, WINWICK, WARRINGTON, WA2 8RZ</td>
<td>Full planning - Proposed roof over sand arena height to be 12ft at the eaves, 18ft at the centre.</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>18/11/2016</td>
<td>2016/29113</td>
<td>18, CLAY LANE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 4HG</td>
<td>Discharge of Condition - Proposed Discharge of conditions 4 (A: Characterisation, B: Remediation and Verification scheme) and 5 (A: Remediation and Verification, B: Reporting unexpected contamination, C Long term monitoring and maintenance) on Application 2015/26640</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
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<tr>
<td>11/11/2016</td>
<td>2016/28908</td>
<td>Land to rear of Holly House, Holly House, Burtonwood Road, WARRINGTON, WA5 3AN</td>
<td>Full Planning - Resubmission of 2012/21000 Proposed 2 Detached dwellings with vehicle access</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/29004</td>
<td>6, HUDSON CLOSE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 9PY</td>
<td>Householder-Proposed ground floor extension to rear and dormer extension to first floor front elevation</td>
<td>Approved with Conditions</td>
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## Culcheth, Glazebury and Croft

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
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<tbody>
<tr>
<td>08/11/2016</td>
<td>2016/28698</td>
<td>12, DAM LANE, CROFT, WARRINGTON, WA3 7HF</td>
<td>Full Planning - Demolition of existing detached property to be replaced by one, four bedroomed detached house and one, three bedroomed detached cottage with garages</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/28663</td>
<td>CULCHETH HALL FARM BARNs, WITHINGTON AVENUE, CULCHETH AND GLAZEBURY, WARRINGTON</td>
<td>TPO - Works to trees covered by TPO 66 Proposed Crown Thin by 20% and reduction of lateral branches from ground level upwards by 1 - 3 Metres on eastern face to stand of Sycamores.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>17/11/2016</td>
<td>2016/28978</td>
<td>88, PENDLE GARDENS, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4LU</td>
<td>Householder - Proposed single storey extension to side and conversion of garage to games room</td>
<td>Refused</td>
</tr>
<tr>
<td>18/11/2016</td>
<td>2016/28896</td>
<td>76, CULCHETH HALL DRIVE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4PX</td>
<td>TPO - Proposed works to Oak T28 and Oak T27 of TPO 486. T27 - oak tree overhangs into garden of 76 Culcheth Hall Drive. Permission requested to carry out crown lift in order to take back overhang by a maximum of 4 feet to allow light into the garden and plants/lawn to flourish. Some deadwood within tree. T28 - permission requested to carry out a crown lift including removing crossing branches need one branch removing, 2 large branches coming towards property (no 76 Culcheth Hall Drive) - permission requested to take both of these branches back to trunk.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
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<tr>
<td>15/11/2016</td>
<td>2016/28663</td>
<td>CULCETH HALL FARM BARN, WITHINGTON AVENUE, CULCETH AND GLAZEBURY, WARRINGTON</td>
<td>TPO - Works to trees covered by TPO 66 Proposed Crown Thin by 20% and reduction of lateral branches from ground level upwards by 1 - 3 Metres on eastern face to stand of Sycamores.</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Fairfield and Howley

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
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<th>Development description</th>
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</thead>
<tbody>
<tr>
<td>NULL</td>
<td>2016/28658</td>
<td>Land to the corner of Kingsway South next to the ambulance station</td>
<td>Advertisement - Two 6m x 3m hoardings set in a v-shape</td>
<td></td>
</tr>
<tr>
<td>08/11/2016</td>
<td>2016/28763</td>
<td>24, MARSH STREET, FAIRFIELD AND HOWLEY, WARRINGTON, WA1 3QA</td>
<td>Full Planning - Rear extension and alteration to existing hairdresser's including changes to front first floor window</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>14/11/2016</td>
<td>2016/28948</td>
<td>238, MANCHESTER ROAD, WARRINGTON, WA1 3BE</td>
<td>Full Planning - Proposed Change of use of first floor to 5 residential units and two storey extension to rear</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/28984</td>
<td>River Mersey (Between Woolston &amp; Bridgefoot roundabout); Padgate Brook (at Orford Road &amp; from the Twiggeries to its confluence w</td>
<td>Discharge of Condition - Proposed discharge of condition 17(submission of a habitat creation scheme) on previous planning application 2011/19262</td>
<td>Condition Discharged</td>
</tr>
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<td>Decision date</td>
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<td>15/11/2016</td>
<td>2016/28984</td>
<td>River Mersey (Between Woolston &amp; Bridgefoot roundabout); Padgate Brook (at Orford Road &amp; from the Twiggeries to its confluence with)</td>
<td>Discharge of Condition - Proposed discharge of condition 17(submission of a habitat creation scheme) on previous planning application 2011/19262</td>
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<tr>
<td>NULL</td>
<td>2016/28851</td>
<td>Arlington House, 88 , Ackers Road, Stockton Heath, WARRINGTON, WA4 2EA</td>
<td>Full Planning- Proposed Demolition of an existing conservatory extension and brick outbuilding, construction of new single storey extensions and change of use of the existing coach house to C2.</td>
<td></td>
</tr>
<tr>
<td>10/11/2016</td>
<td>2016/28932</td>
<td>61, KILDONAN ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2LJ</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>17/11/2016</td>
<td>2016/29043</td>
<td>BUTTYFOLD COTTAGE, BROAD LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 3HS</td>
<td>Householder - Proposed construction of a first floor rear extension and rear balcony (Resubmission of 2014/24138)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/11/2016</td>
<td>2016/28983</td>
<td>16, GREENBANK GARDENS, STOCKTON HEATH, WARRINGTON, WA4 2DR</td>
<td>Householder - Proposed single storey side and rear wrap round extension with mono-pitched roof</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Grappenhall and Thelwall.

<table>
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<tr>
<td>17/11/2016</td>
<td>2016/29043</td>
<td>BUTTYFOLD COTTAGE, BROAD LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 3HS</td>
<td>Householder - Proposed construction of a first floor rear extension and rear balcony (Resubmission of 2014/24138)</td>
<td>Approved with Conditions</td>
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<tr>
<td>02/11/2016</td>
<td>2016/28701</td>
<td>Land bounded by, Lingley Green Avenue, Omega Boulevard, Orion Boulevard., Whittlehall Avenue &amp; Burtonwood Rd, WARRINGTON, Great Sankey, WA5 1WA</td>
<td>Discharge of Condition - Proposed Discharge of Conditions 8 (a Scheme/details to allow provision of necessary road markings) and 9 (detailed design of footway/cycleway link) following Original Application 2015/25467</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>08/11/2016</td>
<td>2016/28866</td>
<td>Plot 7c, Zone 7, Omega South, Warrington</td>
<td>Discharge of condition - Proposed discharge of Condition 12 (Remediation and verification,Contamination and long term monitoring and maintenance ) on previously approved application 2016/28337</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>14/11/2016</td>
<td>2016/28338</td>
<td>GREAT SANKEY LEISURE CENTRE, BARROW HALL LANE, GREAT SANKEY, WARRINGTON, WA5 3AA</td>
<td>Discharge of Condition - Proposed Discharge of conditions 3(Surface water management scheme) and 5(lighting details) on Original Application 2015/25790</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>14/11/2016</td>
<td>2016/29002</td>
<td>Plot 7c, Zone 7, Omega South, Warrington</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 7 (BREEAM Interim Design Certificate), Condition 25 (Bat Survey) and Condition 27 (Revised Mitigation Survey) following Planning Approval 2016/28337 and the original Planning Approval 2014/23290.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/28517</td>
<td>Land on West of, Station Road, Great Sankey, Warrington, WA5 1RH</td>
<td>Full Planning - Proposed vehicle access onto station road</td>
<td>Cancelled</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/29032</td>
<td>1, HAWTHORNE AVENUE, GREAT SANKEY, WARRINGTON, WA5 1RJ</td>
<td>42 Day Householder Prior approval - Proposed single storey rear extension with roof lights to extend beyond the rear wall by 3.906m, maximum height of 3.670 and height at the eaves 2.740m.</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/28927</td>
<td>23, SHORWELL CLOSE, GREAT SANKEY, WARRINGTON, WA5 3JY</td>
<td>Householder - Retrospective application for 2 brick pillars to front entrance of driveway</td>
<td>Cancelled</td>
</tr>
<tr>
<td>18/11/2016</td>
<td>2016/28952</td>
<td>4, GORDALE CLOSE, GREAT SANKEY, WARRINGTON, WA5 3HX</td>
<td>TPO - Proposed T1 Crown reduction - reduce side laterals by 1-2m to remove overhang from over boundry and from property. Crown thin by 15%</td>
<td>Approved with Conditions</td>
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</tbody>
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## Great Sankey South

<table>
<thead>
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<tbody>
<tr>
<td>NULL</td>
<td>2016/28867</td>
<td>St Gregorys Catholic High School, Cromwell Avenue, WARRINGTON, WA5 1HG</td>
<td>Full Planning (Major) - Proposed Formation of new four court sports hall and conversion/adaptation of existing sports hall to provide teaching accommodation.</td>
<td></td>
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<tr>
<td>07/11/2016</td>
<td>2016/29016</td>
<td>SYCAMORE LANE COMMUNITY PRIMARY SCHOOL, SYCAMORE LANE, GREAT SANKEY, WARRINGTON, WA5 1LA</td>
<td>Demolition - Proposed demolition of existing school</td>
<td>Prior Approval Not Required</td>
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<tr>
<td>15/11/2016</td>
<td>2016/28951</td>
<td>59, MALPAS DRIVE, GREAT SANKEY, WARRINGTON, WA5 1HN</td>
<td>Householder - Proposed single storey rear extension adjoining neighbours existing extension</td>
<td>Approved with Conditions</td>
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### Latchford East

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<tr>
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<tbody>
<tr>
<td>08/11/2016</td>
<td>2016/28633</td>
<td>Edgewater Park, Thelwall Lane, Warrington</td>
<td>Discharge of Condition - Proposed discharge of condition 17 (contaminated land) on previously approved application 2005/06423 in relation to plots 116, 117, 118, 120, 121, 122 and 123 only.</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/28984</td>
<td>River Mersey (Between Woolston &amp; Bridgefoot roundabout); Padgate Brook (at Orford Road &amp; from the Twiggers to its confluence with)</td>
<td>Discharge of Condition - Proposed discharge of condition 17(submission of a habitat creation scheme) on previous planning application 2011/19262</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/29231</td>
<td>34, POWDER MILL ROAD, LATCHFORD, WARRINGTON, WA4 1GD</td>
<td>42 Day Householder Prior Approval - Proposed orangery to the rear of property projecting beyond the rear wall by 4.5 metres, height of 3.53 metres and height of the eaves of 2.41 metres</td>
<td>Refused</td>
</tr>
<tr>
<td>Decision date</td>
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<td>15/11/2016</td>
<td>2016/28984</td>
<td>River Mersey (Between Woolston &amp; Bridgefoot roundabout); Padgate Brook (at Orford Road &amp; from the Twiggeries to its confluence w</td>
<td>Discharge of Condition - Proposed discharge of condition 17(submission of a habitat creation scheme) on previous planning application 2011/19262</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>17/11/2016</td>
<td>2016/28130</td>
<td>North of Mersey Walk and north and west of, Cardinal Newman Catholic High School, Latchford, Warrington</td>
<td>Discharge of condition - Proposed discharge of condition 7( Piling and foundation designs), Condition 12 (Tree protection), Condition 13( Full access construction details) and Condition 20( Proposed signage design) on previously approved application 2015/26544</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
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<tr>
<td>15/11/2016</td>
<td>2016/28935</td>
<td>99, ST MARY STREET, LATCHFORD, WARRINGTON, WA4 1BH</td>
<td>Discharge of condition - Proposed discharge of conditions 3(full details of all external facings), 8(A: characterisation, B remediation and verification strategy) and 10(details of proposed obscured glazing) on application 2016/27351</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/28984</td>
<td>River Mersey (Between Woolston &amp; Bridgefoot roundabout); Padgate Brook (at Orford Road &amp; from the Twiggeries to its confluence w</td>
<td>Discharge of Condition - Proposed discharge of condition 17(submission of a habitat creation scheme) on previous planning application 2011/19262</td>
<td>Condition Discharged</td>
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<tr>
<td>15/11/2016</td>
<td>2016/28984</td>
<td>River Mersey (Between Woolston &amp; Bridgefoot roundabout); Padgate Brook (at Orford Road &amp; from the Twiggeries to its confluence)</td>
<td>Discharge of Condition - Proposed discharge of condition 17(submission of a habitat creation scheme) on previous planning application 2011/19262</td>
<td>Condition Discharged</td>
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<tr>
<td>10/11/2016</td>
<td>2016/28923</td>
<td>93, BUCKLOW GARDENS, LYMM, WARRINGTON, WA13 9RN</td>
<td>Householder - Proposed single storey rear kitchen extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/11/2016</td>
<td>2016/28944</td>
<td>4, WHITEGATE BARNES, WEASTE LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 3JR</td>
<td>Variation of Condition - Proposed Removal of Condition 4 (details of revised window designs for the extension shall be submitted to and approved) to allow installation of Bi-folding doors to southern side elevation following previously approved application 2011/18837.</td>
<td>Refused</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/28954</td>
<td>1, ASHCROFT ROAD, LYMM, WARRINGTON, WA13 9HX</td>
<td>Householder - Proposed first floor side extension and replace existing porch canopy with new porch canopy</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/29055</td>
<td>114, WEASTE LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 3JR</td>
<td>42 Day Householder Prior Approval - Proposed increase to existing single storey extension to extend beyond the rear wall by 5m, maximum height of 3.5m and height of the eaves 2.3m.</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/29086</td>
<td>98, SANDY LANE, LYMM, WARRINGTON, WA13 9HR</td>
<td>Lawful Development Certificate - Proposed side kitchen extension and loft conversion including dormer</td>
<td>Approved</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/29138</td>
<td>10, WINDSOR DRIVE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2NU</td>
<td>Lawful Development Certificate - Proposed single storey side extension</td>
<td>Approved</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/28971</td>
<td>46, Prestbury Drive, Grappenhall and Thelwall, WARRINGTON, WA4 2HZ</td>
<td>Full Planning - Proposed single storey extension to rear and dormers to front &amp; rear (including Juliet Balcony)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/28945</td>
<td>34, LYMINGTON AVENUE, LYMM, WA13 9NQ</td>
<td>Householder - Proposed loft conversion to existing bungalow including dormer windows</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/28739</td>
<td>53, CAWTHORNE AVENUE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2LP</td>
<td>42 Day Householder Prior Approval - Proposed single storey rear extension to be extended beyond rear wall by 4m, maximum height of 3.5m and height of eaves at 2.35 metres</td>
<td>Cancelled</td>
</tr>
<tr>
<td>17/11/2016</td>
<td>2016/29064</td>
<td>86, RUSHGREEN ROAD, LYMM, WARRINGTON, WA13 9PR</td>
<td>Advertisement - Proposed 1X internally illuminated totem, 1 internally illuminated fascia sign and 1 ATM wall signage.</td>
<td>Approved with Conditions</td>
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<td>18/11/2016</td>
<td>2016/29046</td>
<td>446, STOCKPORT ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2TR</td>
<td>Householder - Proposed ground floor rear extension</td>
<td>Approved with Conditions</td>
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## Lymm South

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<tbody>
<tr>
<td>NULL</td>
<td>2016/28432</td>
<td>4, OUGHTRINGTON LANE, LYMM, WARRINGTON, WA13 0RD</td>
<td>Full Planning - New detached dwellinghouse following demolition of the existing single storey garage. New access, subdivision of the garden and alterations to the existing dwelling and formation of a new parking area for the existing house.</td>
<td></td>
</tr>
<tr>
<td>08/11/2016</td>
<td>2016/28752</td>
<td>4, HIGHER LANE, LYMM, WARRINGTON, WA13 0AP</td>
<td>Householder - Proposed two storey rear extension including Juliet balcony and four new replacement windows to the front elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/28684</td>
<td>SHELL LYMM, 39, HIGHER LANE, LYMM, WARRINGTON, WA13 0BA</td>
<td>Full Planning - Proposed extension of existing building in materials to match existing and laying out of customer parking bays.</td>
<td>Cancelled</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/28950</td>
<td>18, ORCHARD AVENUE, LYMM, WARRINGTON, WA13 0JX</td>
<td>Householder - Proposed first floor side extension, alterations to existing rear extension and existing windows/doors, internal alterations and alteration to driveway including extension to existing dropped kerb</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/11/2016</td>
<td>2016/29048</td>
<td>1, GROVE RISE, LYMM, WARRINGTON, WA13 0JQ</td>
<td>Trees in Conservation Area - Hornbeam adjacent to Pepper street - Proposed crown reshaping and crown raising to a height of 2.5m over the pavement and 5.2 metres over the highway and Sycamore on the border of the property with Grove Rise - Proposed removal</td>
<td>Approved</td>
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</tbody>
</table>
### Lymm.

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<td>2016/28432</td>
<td>4, OUGHTRINGTON LANE, LYMM, WARRINGTON, WA13 0RD</td>
<td>Full Planning - New detached dwellinghouse following demolition of the existing single storey garage. New access, subdivision of the garden and alterations to the existing dwelling and formation of a new parking area for the existing house.</td>
<td></td>
</tr>
<tr>
<td>08/11/2016</td>
<td>2016/28752</td>
<td>4, HIGHER LANE, LYMM, WARRINGTON, WA13 0AP</td>
<td>Householder - Proposed two storey rear extension including Juliet balcony and four new replacement windows to the front elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>10/11/2016</td>
<td>2016/29062</td>
<td>50, STAR LANE, LYMM, WARRINGTON, WA13 9LN</td>
<td>Non Material Amendment - Proposed reduction of window size within rear roof dormer including new cladding to external dormer walls on previously approved planning application 2016/27304</td>
<td>Approved</td>
</tr>
<tr>
<td>Decision date</td>
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<tr>
<td>15/11/2016</td>
<td>2016/28842</td>
<td>Land Adjacent to 51 to 59 Winwick Road, Winwick Road, Warrington, WA2 7DH</td>
<td>Advertisement - Proposed installation of a double facing outdoor digital advertising screen</td>
<td>Refused</td>
</tr>
<tr>
<td>17/11/2016</td>
<td>2016/28554</td>
<td>Land to rear of, 2-14, synge street, Warrington, WA2 7QB</td>
<td>Discharge of Condition - Proposed Discharge of Conditions 1 (expiration of three years), Condition 2 (details of reserved matters), Condition 3 (drainage), Condition 4 (Glazed windows) Condition 5 (materials), Condition 6 (details of boundary treatment), Condition 7 (car parking spaces), Condition 8 (pedestrian sight visibility splays), Condition 9 (Characterisation and remediation and verification scheme), Condition 10 (Remediation, reporting of unexpected contamination and long term monitoring and maintenance) Condition 11 (details of an amended east facing side elevation) on previously approved application 2013/21848</td>
<td>Condition Part Discharged/Part Not Discharged</td>
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</table>
## Penketh and Cuerdley

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<tr>
<td>15/11/2016</td>
<td>2016/29010</td>
<td>8, LYNTON CLOSE, PENKETH, WARRINGTON, WA5 2QB</td>
<td>Householder - Proposed dormer extension to front.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/29085</td>
<td>7, GREENALL AVENUE, PENKETH, WARRINGTON, WA5 2SA</td>
<td>Householder Prior Approval - Proposed demolition of existing rear porch and attached outbuildings, and erection of single storey rear extension to extend beyond the rear wall of 2.50m, height of the extension to be 3.45m and height of the eaves to be 3.45m</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>17/11/2016</td>
<td>2016/28959</td>
<td>43, LARCH AVENUE, PENKETH, WARRINGTON, WA5 2AZ</td>
<td>Householder - Proposed two storey side extension and porch to front</td>
<td>Approved</td>
</tr>
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<td>NULL</td>
<td>2016/29133</td>
<td>ORFORD YOUTH CENTRE, CAPESTHORNE ROAD, WARRINGTON, WA2 0JF</td>
<td>Full Planning - Proposed installation of a new 3m high, paladin style fencing with single access gate to be installed</td>
<td></td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/28702</td>
<td>335A, GRASMERE AVENUE, POPLARS AND HULME, WARRINGTON, WA2 0JZ</td>
<td>Full Planning - Proposed Change of use from Warrington Borough Council Offices to place of Christian Worship and entertainments, also 2 rooms to be used as 'Health 1st recruitment' (D1 Use)</td>
<td>Cancelled</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/28703</td>
<td>335A, GRASMERE AVENUE, POPLARS AND HULME, WARRINGTON, WA2 0JZ</td>
<td>Advertisement - Proposed Non-illuminated Fascia Sign</td>
<td>Cancelled</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/28644</td>
<td>A A H PHARMACEUTICALS LTD, WOBNURN ROAD, WINWICK, WARRINGTON, WA2 8UH</td>
<td>Full Planning - Proposed demolition of the existing tote shed, erection of a new tote shed, formalisation and extension of the hard surfaced area to the front of the main building to provide 67 parking spaces for vans and re-siting of the existing palisade fence</td>
<td>Approved with Conditions</td>
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### Poplars and Hulme.

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<tr>
<td>15/11/2016</td>
<td>2016/28984</td>
<td>River Mersey (Between Woolston &amp; Bridgefoot roundabout); Padgate Brook (at Orford Road &amp; from the Twiggeries to its confluence w</td>
<td>Discharge of Condition - Proposed discharge of condition 17(submission of a habitat creation scheme) on previous planning application 2011/19262</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/28644</td>
<td>A A H PHARMACEUTICALS LTD, WOBURN ROAD, WINWICK, WARRINGTON, WA2 8UH</td>
<td>Full Planning - Proposed demolition of the existing tote shed, erection of a new tote shed, formalisation and extension of the hard surfaced area to the front of the main building to provide 67 parking spaces for vans and re-siting of the existing palisade fence</td>
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<tr>
<td>15/11/2016</td>
<td>2016/28915</td>
<td>64, ROWLAND CLOSE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA2 0DQ</td>
<td>Householder - Retrospective single storey rear lean to extension</td>
<td>Cancelled</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/29098</td>
<td>69, KINROSS CLOSE, WINWICK, WARRINGTON, WA2 0UT</td>
<td>Lawful Development Certificate - Proposed single storey kitchen/dining room extension to rear elevation</td>
<td>Refused</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/28984</td>
<td>River Mersey (Between Woolston &amp; Bridgefoot roundabout); Padgate Brook (at Orford Road &amp; from the Twigherries to its confluence w</td>
<td>Discharge of Condition - Proposed discharge of condition 17(submission of a habitat creation scheme) on previous planning application 2011/19262</td>
<td>Condition Discharged</td>
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<tr>
<td>17/11/2016</td>
<td>2016/28559</td>
<td>20, GROSVENOR GRANGE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 4SF</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 15 (Groundwater and Surface Water Samples) of Planning Approval 2016/27651 and Condition 14 (Groundwater and Surface Water Samples) of Planning Approval 2016/28471.</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>18/11/2016</td>
<td>2016/28863</td>
<td>26A, CINNAMON LANE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA2 0BB</td>
<td>TPO - Proposed cut back of overhanging branches to 2 feet beyond boundary line and crown thin by 20%</td>
<td>Approved with Conditions</td>
</tr>
<tr>
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### Poulton South

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<td>Condition Discharged</td>
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<td>15/11/2016</td>
<td>2016/28956</td>
<td>2, BRUCHE HEATH GARDENS, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 3TP</td>
<td>Full Planning - Proposed retention of an ATM installed through the existing glazing to the far right hand side of the shop front. Replacing part of the existing glazing with a white laminate composite security panel</td>
<td>Approved</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/28957</td>
<td>2, BRUCHE HEATH GARDENS, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 3TP</td>
<td>Advertisement - Proposed fascia signs</td>
<td>Approved with Conditions</td>
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## Rixton and Woolston

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<tbody>
<tr>
<td>10/11/2016</td>
<td>2016/28903</td>
<td>15, Chesford Grange, Woolston, WARRINGTON, WA1 4RQ</td>
<td>Full Planning (Major) - Proposed change of use from warehouse (Use Class B8) to a used truck sales business (Sui Generis).</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/28984</td>
<td>River Mersey (Between Woolston &amp; Bridgefoot roundabout); Padgate Brook (at Orford Road &amp; from the Twigherries to its confluence w</td>
<td>Discharge of Condition - Proposed discharge of condition 17(submission of a habitat creation scheme) on previous planning application 2011/19262</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>16/11/2016</td>
<td>2016/28968</td>
<td>The Old Barn, Woodend Farm, Woodend Lane, Rixton-With-Glazebrook, WARRINGTON, WA3 6EG</td>
<td>Discharge of Condition - Proposed discharge of condition 5 (Landscaping scheme and boundary structures and scheme detailing the mobile home pitch ) on application 2015/26412</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>17/11/2016</td>
<td>2016/28985</td>
<td>4, WILLOW CRESCENT, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 4JS</td>
<td>Householder - Proposed single storey side extension and two storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>17/11/2016</td>
<td>2016/29034</td>
<td>9, SEYMOUR DRIVE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 3TR</td>
<td>Householder - Proposed loft conversion</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>17/11/2016</td>
<td>2016/28785</td>
<td>GLAZEBROOK RAIL STATION, GLAZEBROOK LANE, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 5BA</td>
<td>Listed Building Consent - To provide new CCTV cameras, new CIS Displays, an enhancement to the existing Long Line Public Address system and new Public Help Points at Glazebrook Station.</td>
<td>Approved with Conditions</td>
</tr>
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## Stockton Heath

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<tbody>
<tr>
<td>15/11/2016</td>
<td>2016/28706</td>
<td>Adjacent to no, 10, Heath Street, Stockton Heath, Warrington, WA4 6LP</td>
<td>Proposed 2 no two storey 2 bedroom residential units</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>15/11/2016</td>
<td>2016/28802</td>
<td>10, MELTON AVENUE, WALTON, WARRINGTON, WA4 6PQ</td>
<td>Householder - Proposed single storey rear extension and pitched roof extension to existing detached garage</td>
<td>Cancelled</td>
</tr>
<tr>
<td>18/11/2016</td>
<td>2016/28901</td>
<td>9, OLD HALL CLOSE, WALTON, WARRINGTON, WA4 6SZ</td>
<td>TPO works - x3 Lime (nearest wooden outbuilding ) -Proposed crown lift to branch break and thin 15-20%, x1 Silver Birch- Proposed fell, x3 Chestnut adjoining stream - Proposed crown lift to branch break (5-6M), x2 Holly adjoining stream - Proposed reducing of height to previous point</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/11/2016</td>
<td>2016/28946</td>
<td>BIRCHDALE COURT, BIRCHDALE ROAD, APPLETON, WARRINGTON</td>
<td>TPO - Proposed T1 - Crown reduce a mature Sycamore by 1m, whilst making sure a 2m clearance is provided from the building, remove the lowest branch facing the property and crown thin by 20%, situated north of block C.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/11/2016</td>
<td>2016/28974</td>
<td>36, ALEXANDRA ROAD, STOCKTON HEATH, WARRINGTON, WA4 2UT</td>
<td>Section 192 (Lawful Development Certificate) - Proposed rear dormer.</td>
<td>Approved</td>
</tr>
<tr>
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<tr>
<td>08/11/2016</td>
<td>2016/28866</td>
<td>Plot 7c, Zone 7, Omega South, Warrington</td>
<td>Discharge of condition - Proposed discharge of Condition 12 (Remediation and verification, Contamination and long term monitoring and maintenance) on previously approved application 2016/28337</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
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