1 October 2019

Development Management Committee

Wednesday, 9 October 2019, 6.30pm

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

Agenda prepared by Julie Pickles, Democratic Services Officer – Telephone: (01925) 442139 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.

Item 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 No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.</td>
<td>Minutes</td>
</tr>
<tr>
<td></td>
<td>To confirm the minutes of the meeting held on 11 September 2019 as a correct record.</td>
</tr>
<tr>
<td>4</td>
<td>Planning Applications (Main Plans List)</td>
</tr>
<tr>
<td></td>
<td>Report of the Director of Environment and Transport</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

11 September 2019

Present: Councillor T McCarthy (Chairman)
Councillors J Grime (Deputy), P Carey, K Mundry, G Friend,
T O’Neill, R Purnell, B Maher, P Walker (Substituted for B Barr),
J Wheeler and S Wright

DM37 Apologies for Absence

Apologies for absence were received from Councillors L Morgan and B Barr.

DM38 Code of Conduct – Declarations of Interest

<table>
<thead>
<tr>
<th>Councillor</th>
<th>Minute</th>
<th>Reason</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>T O’Neill</td>
<td>DM41</td>
<td>Ward Councillor area in question</td>
<td>Had objected to the application, remained in the room but did not take part in the discussion or the and vote</td>
</tr>
<tr>
<td>G Friend</td>
<td>DM41</td>
<td>Parish Councillor for area in question</td>
<td>No involvement with the application, remained in the room and took part in the discussion and vote</td>
</tr>
<tr>
<td>R Purnell</td>
<td>DM41</td>
<td>Parish Councillor for area in question</td>
<td>No involvement with the application, remained in the room and took part in the discussion and vote</td>
</tr>
<tr>
<td>P Walker</td>
<td>DM42</td>
<td>Parish Councillor for area in question</td>
<td>No involvement with the application, remained in the room and took part in the discussion and vote</td>
</tr>
<tr>
<td>Name</td>
<td>DM</td>
<td>Role</td>
<td>Description</td>
</tr>
<tr>
<td>------------</td>
<td>------</td>
<td>----------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>J Wheeler</td>
<td>DM42</td>
<td>Ward Councillor for the area in question</td>
<td>Involved in application and had discussed with local residents, but had not expressed any opinion, remained in the room and took part in the discussion and vote.</td>
</tr>
<tr>
<td>G Friend</td>
<td>DM43</td>
<td>Ward Councillor for area in question</td>
<td>No involvement with the application, remained in the room and took part in the discussion and vote.</td>
</tr>
<tr>
<td>R Purnell</td>
<td>DM43</td>
<td>Ward Councillor for area in question</td>
<td>No involvement with the application, remained in the room and took part in the discussion and vote.</td>
</tr>
<tr>
<td>J Wheeler</td>
<td>DM44</td>
<td>Parish Councillor for the area in question</td>
<td>No involvement with the application, remained in the room and took part in the discussion and vote.</td>
</tr>
<tr>
<td>P Walker</td>
<td>DM44</td>
<td>Ward Councillor for the area when application was previously refused</td>
<td>No involvement with this application, remained in the room and took part in the discussion and vote.</td>
</tr>
<tr>
<td>J Grime</td>
<td>DM45</td>
<td>Not a Ward Councillor for the area in question, but lives closed to application site</td>
<td>No involvement with the application, remained in the room and took part in the discussion and vote.</td>
</tr>
</tbody>
</table>
DM39 **Minutes**

Resolved,

That the minutes of the meeting held on 10 July and 24 July 2019 were agreed as a correct record and signed by the Chairman with the deletion of Cllr S Wright amended to Cllr S Parish on the attendance list.

DM40 **Planning Applications**

Resolved,

That Pursuant to the Town and Country Planning Act 1990 (As Amended) the applications for permission to develop land be considered and dealt with in the manner agreed.

DM41 **2019/34877 Delph Farm, Delph Lane, Warrington, WA2 8RW, Full Planning (Major)-**

Proposed conversion to form 17 dwellings; erection of 2 dwellings; demolition of various modern buildings; provision of parking and landscaping; movement of boundary wall at site access and provision of pedestrian footway in existing highway verge.

The Director of Environment and Transport submitted the above application with a recommendation for approval.

A site visit took place on Friday 6 September 2019.

Representations were heard in support of and against the application.

Resolved,

That application 2019/34877 be approved with conditions as per the officer recommendation and additional conditions relating to SUDs and bat mitigation.

DM42 **2019/35105 Land bounded by Green Lane & Dipping Brook Avenue, Appleton, Warrington, WA4 5NN Reserved Matters (Major) - Reserved matters application for residential development (details of appearance; landscaping; layout and scale) following outline planning permission 2017/29930.**

The Director of Environment and Transport submitted the above application with a recommendation for approval.

A site visit took place on Friday 6 September 2019.

Representations were heard in support of the application.
Resolved,

That application 2019/35105 be approved with conditions as per the officer recommendation.

DM43 2019/35251 – 11, Fearnhead Cross, Insall Road, Poulton-With-Fearnhead, Warrington, WA2 0HD - Full Planning - Proposed external binstore compound adjacent to the side elevation of the existing retail unit, the works will include constructing a new concrete base and forming a timber post and rail fence to enclose the binstore. Works will include localised modification to the area around the binstore to provide level access from the service road immediately adjacent to the proposed binstore position.

The Director of Environment and Transport submitted the above application with a recommendation for approval.

Resolved,

That application 2019/35251 be approved with conditions as per the officer recommendation.

DM44 2019/35280 – Unit 4, Appleton Thorn Trading Estate, Lyncastle Road, Appleton, Warrington, WA4 4SN - Full Planning (Major) - Propose construction of a warehouse (Use Class B8) with ancillary office space (Use Class B1a), creation of access, service yard, parking, earth remodelling to the existing bund, boundary treatment, and landscaping

The Director of Environment and Transport submitted the above application with a recommendation for approval.

A site visit took place on Friday 6 September 2019.

Members noted the update report.

Representations were heard in support of and against the application.

Resolved,

That application 2019/35280 be deferred to gain further information regarding boundary treatments and visibility from the neighbours upper floor window (Juliette balcony).

DM45 2019/35380 – Risley Moss Local Nature Reserve, Moss Gate, Birchwood, Warrington, WA3 6QX - Full Planning - Proposed construction of an observation tower, to provide views for visitors of the nature reserve.
Agenda Item 3

The Director of Environment and Transport submitted the above application with a recommendation for approval.

Members noted the update report.

Representations were heard in support of and against the application.

Resolved,

That application 2019/35380 be approved with conditions as per the officer recommendation and update report.

Signed………………………………

Dated…………………………
<table>
<thead>
<tr>
<th>Item</th>
<th>Page</th>
<th>App number</th>
<th>App Location/Description</th>
<th>Recommendation</th>
</tr>
</thead>
</table>
| 1    | 4    | 2019/34596 | EAVES FARMHOUSE, CROSS LANE, CROFT, WARRINGTON, WA3 7AR  
Full Planning - Proposed demolition of existing dwelling and new dwelling with alterations to existing access to include vehicle gated access | Approve         |
| 2    | 28   | 2019/35280 | UNIT 4, APPLETON THORN TRADING ESTATE, LYNCASTLE ROAD, APPLETON, WARRINGTON, WA4 4SN  
Full Planning (Major) - Proposed construction of a warehouse (Use Class B8) with ancillary office space (Use Class B1a), creation of access, service yard, parking, earth remodelling to the existing bund, boundary treatment, and landscaping. | Approve         |
| 3    | 62   | 2019/35389 | 38, SHADEWOOD CRESCENT, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2SN  
Householder. Proposed first floor rear extension and associated works | Approve         |
4 74 2019/35488  LAND BETWEEN, REYNOLDS AVENUE AND GRIFFITHS AVENUE, BIRCHWOOD PARK, WARRINGTON
Full Planning (Major) To erect a multi-storey car park (MSCP) containing 1,007 car parking spaces, 12 motorcycle spaces over 4 floors (plus ground floor), access and associated landscaping.

5 93 2019/35512  TOWN HALL, WEST ANNEXE, SANKEY STREET, WARRINGTON, WA1 1UH
Listed Building- To replace the impact damaged stone capping on the town hall west annexe gateway

6 102 2019/35582  TOWN HALL, SANKEY STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1UH
Listed Building - Proposed replacement of existing 13 CCTV Cameras with new HD Cameras incorporating a mix of static and controllable pan-tilted zoom cameras and an additional 3 cameras

7 113 2019/35620  WALTON HALL GARDENS, WALTON LEA ROAD, WALTON, WARRINGTON
Listed Building - Proposed to replace the lead flashing on the roof of the Shippon at Walton estate with a lead substitute

8 123 2019/35621  PARSONAGE WAY FIELDS, LIVERPOOL ROAD, WARRINGTON
Full Planning - Replacement boundary treatment comprising metal railings atop a low wall with feature pedestrian entrance and separate gated maintenance vehicle entrance

9 133 2019/35639  LAND TO FRONT OF PARR HALL, PALMYRA SQUARE SOUTH, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1BL
Full Planning - Proposed erection of a memorial plaque on a freestanding metal frame.
Full Planning - Proposed replacement of existing 13 CCTV Cameras with new HD Cameras incorporating a mix of static and controllable pan-tilted zoom cameras and an additional 3 cameras
ITEM 1

UPDATE REPORT

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2019/34596</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Development:</td>
<td>Full Planning – Proposed demolition of existing dwelling and new dwelling with alterations to include vehicle gated access</td>
</tr>
<tr>
<td>Location Address:</td>
<td>Eaves Farmhouse, Cross Lane, Croft, Warrington. WA3 7AR</td>
</tr>
<tr>
<td>Applicant:</td>
<td>S Edwards</td>
</tr>
<tr>
<td>Ward:</td>
<td>Culcheth, Glazebury and Croft</td>
</tr>
<tr>
<td>Site Allocation:</td>
<td>None</td>
</tr>
<tr>
<td>Number of representations received:</td>
<td>No further comments received</td>
</tr>
<tr>
<td>Reason for Referral:</td>
<td>Application deferred at Committee on 14 August 2019 Parish Council Objection</td>
</tr>
<tr>
<td>Statutory expiry date:</td>
<td>18 October 2019</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>Approve subject to conditions</td>
</tr>
<tr>
<td>Case Officer:</td>
<td>Nick Howard <a href="mailto:x-nick.howard@warrington.gov.uk">x-nick.howard@warrington.gov.uk</a></td>
</tr>
</tbody>
</table>

SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of residential development in this location including the impact on Green Belt is considered acceptable.
- The design of the proposed house is considered to be acceptable
- The design and safety of access to and from the site from Cross Lane would be acceptable.
- The living conditions of adjacent occupiers would be protected from undue harm.
• The impact of the development upon any protected species has been assessed and subject to appropriate mitigation is acceptable.

• Issues relating to archaeology and historic recording have been addressed in a satisfactory manner

OFFICER’S REPORT TO PLANNING COMMITTEE

1. EQUALITIES ACT (2010)

In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equalities Act 2010. It is considered that the application has no differential impacts.

2. BACKGROUND

Background

2.1 Members will recall this application was presented to the August committee with a recommendation of approval but was deferred by members. The application site comprised a former farmhouse on the northern side of Cross Lane in Croft. The site is within the Green Belt. That house has now been demolished and the proposal is to replace the former farmhouse with a new detached house. The proposal will be the same size in height, width and depth as the original property including a previously approved extension (which was not constructed due to structural issues).

2.2 Members resolved to defer the application to fully understand the planning history of the site, the significance of a consultation response from Cheshire Archaeology Planning Advisory service (APAS), the impact on the residential amenity of the adjacent dwelling, Eaves Farm and clarification on the use of the stable block located to the rear of the site.

2.3 This report is to update the previous committee report presented to committee in August and deals with the issues raised by members:

Planning History of the site

2.4 Planning permission was granted in September 2018 for a proposed part single storey, part 2 storey rear extension including attached garage, renovations to existing dwelling including new access walling and gates to front of site. Appendix 1 shows the existing plans, the approved floor plans and the approved elevation plans.

2.5 Construction then began on the site to build the extensions and it became apparent the host dwelling was in a poor condition, movement had been detected and the building was unsafe. A prior notification was submitted for the proposed demolition of the dwelling (2019/34453). The Council responded in
March 2019 that prior approval was not required. On 15 March 2019, Cheshire Archaeology Planning Advisory service commented on the prior approval application as follows:-

Given that the above property is of historical value it therefore does have archaeological significance on a local level. As the proposed demolition will result in the total loss of the remaining structure, the Cheshire Archaeology Planning Advisory Service (APAS) would recommend that should planning permission be granted for this, or any similar scheme, the building should be subject to an archaeological record prior to demolition. APAS would recommend that this work should conform to a Level 2 Building Survey in line with the guidance set out in Section 5.2 of Understanding Historic Buildings: A Guide to Good Recording Practice (2016), published by Historic England.

2.6 The prior notification of demolition procedure does not allow for the addition of such conditions and as such, the prior approval application was subsequently approved on 26 March 2019 without the condition suggested by Cheshire APAS. This issue was not material to the decision in this case and would not have justified the refusal of the application to demolish.

2.7 The applicant then submitted the current application in May 2019. At the time of submission the farmhouse was still standing but was demolished in July 2019 with the benefit of the prior approval. At the time of demolition the applicant was unaware of the comments from APAS, given that no condition was imposed on the previous prior approval, for the reason set out above.

3. AMENDED PLANS

3.1 Subsequent to the deferral from the Committee meeting in August, the applicant has submitted amend plans that introduce a hipped roof to the garage adjacent to the common boundary with the adjacent house and have also submitted a photographic survey of the house before it was demolished.

4. REPRESENTATIONS

4.1 No further representations have yet been received following the notification of amended plans and additional information. Any further representations received will be included in the update report.

5. ASSESSMENT

Issues relating to Archaeological significance

5.1 APAS provided a consultation response to the current application on 4 June 2019 and requested a condition which as follows:

No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of
investigation which has been submitted by the applicant and approved in writing by the local planning authority. The work shall be carried out strictly in accordance with the approved scheme.

5.2 Following the committee meeting in August the applicant has prepared a Level 2 Building survey plan. The report has been prepared retrospectively but includes a full survey and photographs of the original building. The applicant submitted this report to APAS and they commented as follows;

*I would advise that this is a sufficient account of the building to allow for a permanent record to be generated and held within the historic environment records as such. I am happy that there are now no outstanding archaeological considerations for this development.*

Given the responses from APAS, if members are minded to approve the application the condition requested previously by APAS would therefore not be required.

**Impact on residential amenity of adjacent dwelling**

5.3 As set out above, the proposal is to replace the former dwelling with the additions previously approved. The new house proposed would be identical in scale and design to the house that would have resulted from the previously approved extension granted under planning permission 2018/33065. Indeed the plans presented were the identical plan numbers.

5.4 Notwithstanding this, concern was expressed by members in relation to the impact on the adjacent property, in particular from the gable wall of the proposed garage. The applicants have submitted amended plans that seek to address this concern by incorporating a hipped roof over the garage as can be seen in the plans at Appendix 2.

5.5 It is considered that the amended plans, where the hipped roof over the garage slopes away from the boundary with the adjacent house, do improve the relationship of the proposed dwelling to the adjacent property and it is acceptable in terms of planning policy.

**Use of Stable block**

5.6 At the rear of the property is a stable block. The Council received an application for prior notification for the conversion of barn into garden room annex to existing domestic property (ref 2019/34568). The Council determined the prior approval and confirmed that planning permission would be required for the change of use. This current application shows the retention of that building and its conversion for ancillary domestic use. This is considered to raise no issues in relation to green belt, visual amenity or the amenities of neighbours and accordingly this element of the scheme is considered to be acceptable.
6. CONCLUSION AND RECOMMENDATION

6.1 In respect of members concerns, the proposal will be the same size in height, width and depth as the original property and including a previously approved extension. APAS are content with the submitted Level 2 Building Survey and have confirmed there are no outstanding archaeological matters and the roof of the proposed garage has been reduced in scale with a hipped roof, which will overcome the concerns raised in relation to the neighbours living conditions.

Recommendation

It is recommended that planning permission be granted subject to the conditions set out in the original report, amended to reflect the plans showing the hipped roof over the garage.

7. CONDITIONS

As per the schedule of conditions set out in the Officers Report prepared for 14 August meeting.
8. PLAN EXTRACTS

Appendix 1

Existing Floorplans

Proposed floor plans
Appendix 2

Proposed Elevations
Appendix 3

Original officer report
**DEVELOPMENT CONTROL COMMITTEE DATE 14-Aug-2019**

**ITEM 5**

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2019/34596</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>Eaves Farmhouse, Cross Lane, Croft, Warrington, WA3 7AR</td>
</tr>
<tr>
<td>Ward:</td>
<td>Culcheth, Glazebury and Croft</td>
</tr>
<tr>
<td>Development</td>
<td>Full Planning - Proposed demolition of existing dwelling and new dwelling with alterations to existing access to include vehicle gated access</td>
</tr>
<tr>
<td>Date Registered:</td>
<td>15-May-2019</td>
</tr>
<tr>
<td>Applicant:</td>
<td>S Edwards</td>
</tr>
<tr>
<td>8/13/16 Week Expiry Date:</td>
<td>09-Jul-2019</td>
</tr>
</tbody>
</table>

**Reason for Referral to Committee**

The Parish Council has submitted an objection to the application contrary to the officer recommendation.

**Human Rights:**

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

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

**Application Site:**

The application site is a former farmhouse on the northern side of Cross Lane in the rural village of Croft. The application site is within the boundaries of the Green Belt, outside but close to the settlement boundary of Croft. The immediate area around the site is characterised by open expanses of agricultural land, with the settlement boundary some 40.0m to the west. There is one immediate neighbour, with an expanse of buildings, to the east; and an agricultural building to the south, across Cross Lane.
The application site consists of the dwelling and residential curtilage. Currently, there is an existing farmhouse and an outer building that was historically used as a stable for horses in connection with the paddock to the side and rear of the application site.

The applicant site was once part of Eaves Farm, has now been split into two separate developments. The large barn which has since been converted into a domestic dwelling with associated storage and out buildings. The farm house is a traditional building dating to the later 19th century with a castellated front elevation which looks like a later addition. Work has started on a recently approved single storey extension. The property has its own garden, stable block and paddock. This area has its own roadway access with a new inset gate and post arrangement.

Development Proposal

The application seeks permission for the demolition of the existing detached property and replace it with a new detached house of similar size and design to the existing (including recently approved extensions). It is also proposed to retain and convert the existing stable block into a garden room with WC and bathroom.

The proposed house would be of the same size in height width and depth as the original property with the extension approved under application ref: 2018/33065.

Relevant Planning History

- 2019/34568 - Conversion of Barn into Garden Room Annex to existing Domestic Property. – Planning Permission Required
- 2019/34453 - Proposed demolition of Farm House – Prior Approval Not Required
- 2018/33065 - Proposed part single storey part 2 storey rear extension including garage, renovations to existing dwelling including new access walling and gate to front of site - Approved with Conditions
- 2018/32357 - Proposed extensions (2 Storey) and renovations to existing dwelling including new access walling and gates to front of site – Refused

Planning Policies

- Chapter 2 Achieving Sustainable Development
- Chapter 12 Achieving well-designed places
• Chapter 13 Protecting Green Belt Land

Local Plan Core Strategy (LPCS)
• CS1 – Delivering Sustainable Development
• CS2 – Quantity and Distribution of Development
• CS5 – Green Belt
• SN1 – Distribution and Nature of New Housing
• SN2 – Securing Mixed and Inclusive Neighbourhoods
• QE5 – Biodiversity and Geodiversity
• QE6 – Environment and Amenity Protection
• QE7 – Ensuring a High Quality Place
• QE8 – Historic Environment
• MP1 – General Transport Principles
• CC1 – Inset and Green Belt Settlements
• CC2 – Protecting the Countryside

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

Notification Responses

Ward Councillors
Cllrs Grime, Davidson and Smith were notified of the application on the 15th May 2019. No objections were received in response to the consultation.

Croft Parish Council
The Parish Council submitted an objection to the proposal on the grounds that the proposal would represent an overdevelopment of the site in the Green Belt and would be overbearing on the neighbouring property and likely to cause loss of residential amenity.

Neighbours
One letters of representation has been received in response to this application. The concerns raised were:
• Loss of character
• Overbearing
• Loss of light

Consultation Responses

Public Realm Division – No objections

United Utilities – No objections

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.

United Utilities (UU) recommends the applicant implements the scheme in accordance with the surface water drainage hierarchy outlined above.

Cheshire Archaeology Planning Advisory Service (APAS)

Our records show that APAS has previously offered comment on this development under planning application 2019/34453 on the 15/03/2019. I believe that the comments made in relation to this previously planning application are still adequate for the recording of archaeological materials prior to their loss.

A brief review of available historic mapping has revealed that Eaves Farmhouse, Croft has been in existence from at least the mid-19th century. A structure in this location is present on the OS 1st edition 6 inch to 1 mile map of Lancashire of 1849. Eaves Farm is depicted on the 1892 Ordnance Survey 1st edition 25 inch to 1 mile of Lancashire and buildings appears unaltered on all subsequent Ordnance Survey mapping up to the present date.

Given that the above property is of historical value it therefore does have archaeological significance on a local level. As the proposed demolition will result in the total loss of the remaining structure, the Cheshire Archaeology Planning Advisory Service (APAS) would recommend that should planning permission be granted for this, or any similar scheme, the building should be subject to an archaeological record prior to demolition.

APAS would recommend that this work should conform to a Level 2 Building Survey in line with the guidance set out in Section 5.2 of Understanding
Historic Buildings: A Guide to Good Recording Practice (2016), published by Historic England. This work can be secured by means of the following condition:

No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. The work shall be carried out strictly in accordance with the approved scheme.

The use of such a condition is in line with the guidance set out in Paragraphs 189 & 199, Section 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework (Revised 2018), published by the Department for Communities and Local Government and Managing Significance in Decisions Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning: 2 (Historic England 2015).

Environmental Protection – No objections
Noise
The proposal site is located within a DEFRA noise mapped area. Noise levels are indicated as being between 60dB(A) and 64.9dB(A) during daytime periods depending upon the facade and 55dB(A) and 59.9dB(A) during the overnight period. Mitigation to achieve recommended BS8233:2014 internal and external noise levels arising from road traffic noise is therefore considered advisable.

A PIV or MVHR ventilation system with a manually controllable boost is recommended for this site – ideally any solution which reduces the need to open windows will be acceptable. With part open windows, internal noise levels during both the daytime and night time periods will be 15dB above recommended BS8233:2014 limits hence a recommendation for some mitigation. A condition and an informative has been recommended in relation to this.

External areas will also be above the recommended noise levels although the rear of the property will be shielded by the building itself to some extent. If quieter garden areas are desired then consideration of some form of acoustic fence at circa 2.1 to 2.4m high enclosing the rear garden areas may reduce noise levels closer to recommended limits of 50dB or the upper limit of 55dB.

There are a number of other residential properties in the vicinity of the site which may be sensitive to construction noise so an informative has been recommended for this.

Contaminated Land
This is a Large Scheme for a Sensitive end use located on land that is not currently designated as Potentially Contaminated Land. There do not appear to be any significant potential ground gas generation sources within 250m of the subject site. Current procedures require the standard Contaminated Land Preparatory Works and Contaminated Land Completion Conditions to be
attached to any consent granted for schemes where there is a sensitive end use. However, given that only a single dwelling is proposed on land that is not currently designated as PCL, it may be possible to satisfy the Preparatory Works Condition with use of the Contaminated Land Screening Assessment Form. Details of this Assessment Form are contained within an Informative recommended below to assist the applicant. I therefore have no objections subject to Conditions and Informatives being applied should consent be given.

Transport Planning and Development Control – No objections
As there is no intensification of use and the development relies upon an existing access, there is no absolute requirement to improve the visibility splays, however we would suggest there is an opportunity to do so that should not be wasted. To comply with current standards the visibility splays should be 2.4 x 43m and 2m by 2m (measured at back of verge). This could be achieved with the loss of some hedgerow (above 600mm).

The gate is proposed to be set back sufficiently to allow a car to leave the highway and wait at the gates. It is therefore acceptable.

Parking is not an issue as there is ample space to park and turn within the site (even for larger vehicles). Provision should however be made for electric vehicle charging. This should be secured by way of condition.

The access (to the rear) and garage are sufficient for bin and cycle storage requirements respectively. There is potential space for bins to be placed outside the gates for collection without obstructing highway.

Observations

Green Belt
The site lies within an area of designated Green Belt. Green Belt land is protected by both Local and National Policy.

Policy CS5 of the Core Strategy states that development proposals within the Green Belt will be approved where they accord with the relevant national policy.

Paragraph 133 of the NPPF states that ‘the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence’. Paragraph 144 continues that ‘when considering any planning application, local planning authorities should ensure that substantial weight should be given to the harm to the Green Belt’.

Whilst the erection of new buildings is regarded as inappropriate development, which by definition is harmful to the green belt, there are exceptions set out in para 145 of the NPPF. These include the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.
The proposed house is of similar scale to the house it replaces. When taking account of the approved extensions to the existing house, the proposed plans are in fact identical to those approved under the approval for the extensions (ref. 2018/33065). Work has commenced on the approved extensions but deficiencies were found with the foundations to the extent that the submit Structural Appraisal recommends either underpinning for the majority of the house or demolition and replacement which would be preferable. It is considered that on this basis the proposed house is not materially larger than the one it replaces and as such is not inappropriate development in the Green Belt.

Visual amenity and design
The proposal would be sought for the demolition of the existing dwelling and a rebuild. The proposed design changes, with the removal of the front elevation turrets and the single and two storey extensions were accepted in the previous approved application 2018/33065.

The submission includes a Design and Access Statement intended to demonstrate how the proposal enhances the existing local character. Based on the following detail below on scale, material and overall design it is considered that the development enhances the local character. As such it would be in accordance with policies on design in the NPPF and Core Strategy.

The proposals will deem to meet all the council’s policies including improved sustainability, energy efficiency and character which was evident in its original form.

With regards to scale and materials the proposed properties are in scale with the surroundings, which are predominantly detached properties. The property will be the same footprint as the existing dwelling and will not include any windows on the side elevation at first floor level that would cause any loss of privacy.

The proposed new gates and gateposts on the front boundary have previously been approved and are considered to be acceptable in the street scene though may be more prominent if boundary hedging is reduced in height to take account of visibility splays.

Heritage
The dwelling is a historic property, but it enjoys no additional statutory protection through listing, and is not within a conservation area. Nevertheless some historic interest in the site has been identified by APAS who recommended a condition to record that interest. The property has now been demolished following the recent prior approval and it is likely that such a condition would now be of little value.
Residential amenity
The Framework requires high quality design and good standard of amenity for all existing and future occupants of land (Paragraph 127). Policy CS1 of the Core Strategy requires development to safeguard environmental standards, public safety and residential amenity. Policy QE6 seeks to protect neighbours residential amenities.

Policy QE6 of the Core Strategy requires consideration to be had in respect of the living conditions or existing neighbouring occupiers in relation to overlooking/loss of privacy, sunlight, daylight, overshadowing, noise and disturbance.

In the first instance, the 45 Degree Code seeks to protect the amenity of the neighbouring resident in respect of overshadowing or obstruction. To comply with the 45 Degree Code extensions should be designed so as not to cross the 45 degree line from the neighbours nearest habitable room.

Further, the guidance recommends that windows should be sited so that they do not overlook adjoining properties and gardens and windows on the side elevations should be avoided if possible. Notwithstanding this, the guidance also recognises that the use of obscure glazing which maintain the existing levels of privacy will be acceptable in some circumstances.

No additional windows are proposed in the flank wall of the dwelling at first floor level, which could give rise to overlooking. With regards to the design and the impact on the neighbouring amenities. The proposed dwelling will not have any additional windows that have no been previously approved in 2018 application. Therefore there are no concerns with regards to loss of privacy and overlooking.

The proposed dwelling will also not be any larger in scale. The proposed development will be the same height and same width as the existing dwelling therefore it is considered that the proposal will not have an increase negative impact with regards to overbearing and loss of light.

There are limited dwellings located in close proximity to the applicant site. The properties located at Lady Lane are located approximately 46m from boundary to boundary. There are no dwellings located to the front or rear of the applicant site. There is however one property located 9m from the boundary this is Eaves Brow. Nevertheless, as the replacement dwelling will be the same footprint with no alterations to the width or height. It is considered that there is no increase impact on the residential amenity.

To conclude, the proposals are in accordance with policies CS1 and QE6 of the Warrington Borough Council Core Strategy.

Highway Implications
There are no objections to the proposal on highway grounds but conditions are recommended in particular to ensure adequate access is provided.
Noise
There are no objections on noise grounds though conditions are recommended to ensure an acceptable noise environment for future occupiers.

Conclusion

The proposal represents one of the exceptions to inappropriate development as set out in national planning policy. The design and appearance are acceptable in their context and having regard to the recent permission for extensions to the existing house. It would not have a significant adverse impact upon the character and appearance of the area or the amenity of the neighbouring properties. Consequently, the proposal complies with Policies CS5, CC2, QE6 and QE7 of the Local Plan Core Strategy and the NPPF.

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 11th March 2019.

   (b) Submitted drawing No's PL_860_001, Location Plan; _101 Existing Site Plan; _201 - Existing Floor Plan; _202 - Existing Elevations; _102A - Proposed Site Plan; _310A - Proposed Floor Plans; _302A - Proposed Elevations; 2059.P.10 Existing and Proposed Plans and Elevations (Stable block); Design and Access Statement and Structural Appraisal received on 11th March 2019.

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

3. Prior to use for vehicular purposes, that part of the access extending from the nearside edge of the verge for a minimum distance of 5 metres into the site has been appropriately paved in a bound
permeable material such as tarmacadam, concrete, block paviours or other material approved in writing by the Council as Local Planning Authority.

Reason: In the interests of road safety to prevent loose surface material/debris from being carried on to the public highway thus causing a potential source of danger to other road users.

4. Any gate or other form of barrier across the access shall be positioned at least 5 metres back from the nearside edge of the highway boundary of Cross Lane, and shall be constructed to open into the site only.

Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road safety.

5. Notwithstanding the proposed plans a minimum of three spaces shall be provided for parking within curtilage prior to occupation. Each space shall be 2.5 by 5m minimum and shall be retained for use as such thereafter.

6. A scheme for passive provision of electric vehicle charging shall be submitted to and agreed in writing with the local planning authority. The scheme as approved shall be provided prior to first occupancy and retained for use as such thereafter.

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

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

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

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

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

In accordance with: Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); Paragraphs 170(f) & 178 of the National Planning Policy Framework (February 2019), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013). Disclaimer: Irrespective of any involvement by this LPA, the responsibility to address contaminated land issues, including safe (re)development and secure occupancy, resides entirely with the Landowner/Developer of the site.

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

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

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

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

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

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

In accordance with: Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); Paragraphs 170(f) & 178 of the National Planning Policy Framework (February 2019), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

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.

9. The developer shall install acoustically treated mechanical ventilation to the property. The ventilation system may include the use of appropriately specified acoustic trickle vents but will expect details of a mechanical means of forced ventilation over and above background ventilation rates to improve comfort in such rooms thereby reducing the need to open windows for comfort conditions and subject occupants to unacceptable noise from excessively loud road traffic. A manually controllable boost facility shall also be included. Details of proposed units shall be approved in writing by the LPA prior to their installation. Once approved, all agreed ventilation equipment shall be installed and commissioned prior to first occupation of the site and shall be maintained and retained thereafter.

Reason: To protect the amenity of future occupiers from the effects of noise and to reduce the need to open windows thereby rendering acoustic protection provided from glazing ineffective.

In accordance with: Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); and Paragraphs 170(e) & 180(a) of the National Planning Policy Framework (February 2019); and Section 6 of the Environmental Protection Supplementary Planning Document (May 2013)

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification):
   (i) no external alterations shall be carried out to the dwelling
   (ii) no extensions shall be carried out to the dwelling
   (iii) no garages or outbuildings shall be erected within the curtilage of the dwelling
(iv) no vehicle standing space or hardstanding shall be provided within the curtilage of the dwelling
(v) no gates, walls, fences or other structures shall be erected along any boundary to the curtilage of the dwelling
(vi) no means of vehicular access shall be constructed to the curtilage of the dwelling
(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 the openness of the Green Belt, 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.

11. 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.

Reason: To ensure satisfactory drainage of the site having regard to policies in NPPF and the Warrington Core Strategy

Appendices

Appendix A: Site Location Plan
Appendix B: Proposed Development
Appendix C: Site Visit Photos
UPDATE REPORT

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2019/35280</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Development:</td>
<td>Full Planning (Major) - Proposed construction of a warehouse (Use Class B8) with ancillary office space (Use Class B1a), creation of access, service yard, parking, earth remodelling to the existing bund, boundary treatment, and landscaping.</td>
</tr>
<tr>
<td>Location Address:</td>
<td>Plot 4 Appleton Thorn Trading Estate</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Powerhouse Propco II S.A.R.L</td>
</tr>
<tr>
<td>Ward:</td>
<td>Grappenhall</td>
</tr>
<tr>
<td>Site Allocation:</td>
<td>Existing Employment Area</td>
</tr>
<tr>
<td>Number of representations received:</td>
<td>2</td>
</tr>
<tr>
<td>Reason for Referral:</td>
<td>Parish Council Objection (Deferred by DMC 11th September 2019)</td>
</tr>
<tr>
<td>Statutory expiry date:</td>
<td>11 October 2019</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>Approve subject to conditions and a section 106 agreement</td>
</tr>
<tr>
<td>Case Officer:</td>
<td>Michael Davies <a href="mailto:mdavies@warrington.gov.uk">mdavies@warrington.gov.uk</a></td>
</tr>
</tbody>
</table>

SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of development is considered acceptable
- The living conditions of adjacent occupiers would be protected from undue harm subject to conditions
- The proposal will not have an unacceptable impact upon local highway network and provides an acceptable level of car parking provision meeting the Council’s standards.
- The impact of the development upon any protected species has been assessed and subject to appropriate mitigation is acceptable.
- The development will not have an unacceptable impact upon flood risk.

OFFICER’S REPORT TO PLANNING COMMITTEE

1. EQUALITIES ACT (2010)

1.1 In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equalities Act 2010. It is considered that the application has no differential impacts.

2. ASSESSMENT

   Background

a. This application was deferred at the 11th September meeting of Development Management Committee in order for further details be presented on the impact upon the residential amenity, particularly visual amenity for occupiers at Yew Tree Barn. The Officers report prepared for the 11th September meeting is included as an appendix to this report.

b. It is proposed to erect a large 4,688sqm warehouse (Use Class B8 with ancillary office space (Use Class B1a)). To take account of the proximity of Yew Tree Barn, the proposal for the warehouse and service yard include substantial bunds and boundary treatment so as to mitigate the potential impact of noise from the warehouse, and from the use of the outdoor loading areas.

c. The nearest adjoining residential properties are Yew Tree Barn and Yew Tree Farm. With Yew Tree Barn being approx. 34m from the proposed building at the nearest point. Yew Tree Farm is further afield to the north.

d. This report is to update the previous committee report presented to committee in August and address the issue raised by members; specifically the potential visual impact on the adjacent properties.
e. Planning permission has previously been granted for two previous applications for the redevelopment of this site, where buildings of a similar scale have been proposed.

f. The table below provides the distance between the proposed building and the site boundary and the distance between the proposed building and Yew Tree Barn and a comparison of these distances compared to the schemes granted planning permission in the 2012 and 2015 applications. This information demonstrates that whilst the building is taller at the eaves by approx. 1.5m it is set 14 metres further away from Yew Tree Barn than the 2015 application and 18 metres further than the positioning of the 2012 application.

g. It is important to consider that both the 2012 and 2015 applications were granted after the adoption of the Local Plan Core Strategy 2014 and therefore all 3 applications have been considered under the same current, adopted planning policies.
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum distance of proposed building from site boundary</td>
<td>2.5m</td>
<td>7m</td>
<td>17.5m</td>
</tr>
<tr>
<td>Distance of building from Yew Tree Barn (at nearest point)</td>
<td>16m</td>
<td>20m</td>
<td>34m</td>
</tr>
<tr>
<td>Height of building to eaves</td>
<td>9m</td>
<td>9.8m</td>
<td>11.25m</td>
</tr>
</tbody>
</table>

Visual Amenity

h. Consideration has been given to the amenity of two detached dwellings in the vicinity; Yew Tree Farm and Yew Tree Barn immediately to the north of the site. Yew Tree Barn is the closest of the residential properties and is 20 metres from the edge of the application site at its nearest point.

i. The sectional diagram below shows a comparison between proposed scheme and the schemes previously granted planning permission at the site. The purple building outline shows the location and scale of the building granted planning permission in the 2012 application, the orange provides the same information for the 2015 application and the grey building outline to the right of the image demonstrates the building proposed by this application.
j. The image is helpful in demonstrating that whilst the proposed building would be taller than those previously granted planning permission it is set considerably further into the application site, away from the site boundary and Yew Tree Barn. With a separation distance of 34 metres between Yew Tree Barn and the proposed building, this compares positively with the earlier planning permissions, particularly the 2012 approval where the building would have been as close as 16 metres. Neither the 2012 consent, nor the 2015 consent would have allowed for the extent of bunding and landscaping that is proposed in the current application and although both of these applications are not now capable of implementation, they are material in the consideration of the current application.

k. Members at the Development Management Committee meeting on the 11 September asked for further consideration of the impact of the building upon the occupiers of Yew Tree Barn and raised in particular, views from the opening in the form of a door/Juliet Balcony at first floor level.

l. Taking into account the separation distance between Yew Tree Barn and the proposed building it is considered that the proposal would not result in significant harm by way of an overbearing effect or loss of outlook. Consideration to the schemes previously granted planning permission on this site is also necessary given permission has been granted for buildings much closer to adjacent properties and the boundary than the arrangement proposed by this application (as detailed in 2.7 above).
m. As a point of reference to assist in assessing visual impact, Members' attention is drawn to the Council's interface standards (House Extensions Guidelines, 2003) that are usually allowed between habitable room windows and gable elevations within residential developments. Standards allow for an interface of 13m, with an additional 3m required for each additional floor. In this instance, the interface is akin to that between a two and three storey dwelling – which would be 16 metres in accordance with standards – allowing then for the difference in ground level between the two sites of 1.5 metres, would still only require an interface of 19 metres. In terms of these established principles, therefore, an interface of 34 metres as proposed in this application would be acceptable and it is considered that the materials, although reflective of the proposed use, would not be out of keeping or harmful to the visual amenities of the neighbours.

n. Furthermore to provide additional mitigation, the applicants have provided additional information on the proposed landscaping scheme and the expected growth of the species that are being planted to provide some screening of the building along the bund being formed on the northern boundary of the site. The image below demonstrates the likely situation following 5 years’ worth of tree growth and indicates that an area of approximately 3m in height would be visible from the first floor opening. Clearly, through-views to the building would be greater in the initial phases of the life-time of the development but it is important to consider, that whilst the building would be visible from the first floor opening that alone does not mean that the impacts of the proposal on the neighbour are harmful; due to the interface distances set out above it is considered that this is not the case.

o. It is considered that the principles of the landscaping proposed within the application are acceptable and the details/implementation will be secured by means of condition.
The report prepared for the 11 September meeting set out the considerations around the impact of noise generated by the proposal and concluded that subject to appropriate planning conditions the noise could be mitigated to acceptable levels.

Policy CS1 of the Core Strategy (2014) identifies the need to safeguard residential amenity and policy QE6 states that consideration should be had to the need to respect the living conditions of existing neighbouring residential occupiers. The impact on the amenities of the adjoining occupiers would be acceptable in this instance and therefore the application accords with policies contained within the development plan.

3. CONCLUSIONS AND RECOMMENDATIONS

a. The proposal is acceptable in principle and secures the high quality warehousing and distribution uses sought by the Core Strategy. The proposal would have no significantly harmful impact on the amenities of the adjacent properties and the application demonstrates that the impact on the highway network would be acceptable.

b. The application is recommended for approval subject to condition and the applicant entering into a legal agreement to secure improved accessibility to the sustainability transport measures.
4.0 SCHEDULE OF CONDITIONS

4.1 As per the schedule of conditions set out in the Officers Report prepared for 11 September meeting.

5.0 ARTICLE 35 STATEMENT

5.1 Officers have worked with the applicant in a positive and proactive manner in order to seek solutions to the issues relevant to the proposed development, consistent with the requirement in the National Planning Policy Framework (NPPF), paragraph 38.
APPENDIX 1

DEVELOPMENT MANAGEMENT COMMITTEE DATE 11-Sep-2019

ITEM 4

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2019/35280</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Development:</td>
<td>Full Planning (Major) - Propose construction of a warehouse (Use Class B8) with ancillary office space (Use Class B1a), creation of access, service yard, parking, earth remodelling to the existing bund, boundary treatment, and landscaping.</td>
</tr>
<tr>
<td>Location Address:</td>
<td>Unit 4, Appleton Thorn Trading Estate, Lyncastle Road, Appleton, Warrington, WA4 4SN</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Powerhouse Propco II S.A.R.L</td>
</tr>
<tr>
<td>Ward:</td>
<td>Grappenhall</td>
</tr>
<tr>
<td>Site Allocation:</td>
<td>Existing Employment Area</td>
</tr>
<tr>
<td>Number of representations received:</td>
<td>2</td>
</tr>
<tr>
<td>Reason for Referral:</td>
<td>Parish Council Objection</td>
</tr>
<tr>
<td>Statutory expiry date:</td>
<td>23-Sep-2019</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>Approve subject to Conditions and a Section 106 Agreement</td>
</tr>
<tr>
<td>Case Officer:</td>
<td>Michael Davies <a href="mailto:mdavies@warrington.gov.uk">mdavies@warrington.gov.uk</a></td>
</tr>
</tbody>
</table>

SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of development is considered acceptable
- The living conditions of adjacent occupiers would be protected from undue harm subject to conditions
- The proposal will not have an unacceptable impact upon local highway network and provides an acceptable level of car parking provision meeting the Council’s standards.
- The impact of the development upon any protected species has been assessed and subject to appropriate mitigation is acceptable.
- The development will not have an unacceptable impact upon flood risk.
OFFICER’S REPORT TO PLANNING COMMITTEE

1 APPLICATION SITE AND SURROUNDINGS

1.1 This vacant, previously developed 1.8 ha site which is currently hard standing except for a pond located within the northern corner. The site is entirely within the confines of Appleton Thorn Trading Estate; located to the north west of the Estate. It is abutted to three sides by the Trading Estate and to the north-west by Green Belt.

1.2 The site is accessed via Lyncastle Road and is one of the few undeveloped parcels on the Industrial Estate. The abutting open field to the immediate west within the green belt is in recreational use, beyond which is the edge of the HM Prison Thorn Cross complex. Yew Tree Barn, on Yew Tree Lane to the north of the site, is occupied as a dwelling, and is circa 20 metres from the edge of the application site, at its nearest point.

2 DESCRIPTION OF PROPOSAL

2.1 It is proposed to erect a large 4,688sqm warehouse (Use Class B8 with ancillary office space (Use Class B1a)). To take account of the proximity of Yew Tree Barn, the proposal for the warehouse and service yard include substantial bunds and boundary treatment so as to mitigate the potential impact of noise from the warehouse, and from the use of the outdoor loading areas.

2.2 The building and site layout reflects the efforts made to prevent a harmful noise impact, by positioning the dock levellers in the southern elevation with the vehicle turning and parking areas to the south of the building, as far as practicable from the more noise sensitive northern edge.

3 AMENDED PLANS

3.1 Since the submission of the application, the applicant has provided additional plans and information relating to:

- lighting;
- car parking layout; and
- site sections;

3.2 Consideration has been given to the necessity to re-consult on the additional information received. In this instance it is considered that the additional information does not constitute substantial differences or
fundamental change to the originally submitted proposal and has not been subject to public re-consultation. The LPA has acted fairly and reasonably taking into account the duty to fully consider representations from interested parties and considers that nobody has been deprived of the opportunity to make any representations that they may have wanted to make on the application as supplemented due to the nature of the additional information. Notwithstanding this, all representations received are outlined below and are appraised against planning policy (where they are material in determining the application) within the assessment.

4 LOCAL REPRESENTATIONS

Parish Council
Winwick Parish Council object to the proposal, summarised as follows:

Residential Amenity:
- Height of the proposal would be overbearing on Yew Tree Barn
- Lighting strategy can only be indicative until end user is known
- Noise is a concern, no consideration of noise pollution without knowledge of end user

Ecology:
- Impact upon protected species

Other:
- Application is speculative and no end user is known

Residents:
The applications was publicised by 17 neighbour notification letters, site notice and a press notice. As a result 2 objections have been received from residents. These are summarised as follows:

Principle of Development:
- Two previous applications have been refused
- Application is speculative, no knowledge of end user

Residential Amenity:
- Loss of outlook/overshadowing
- Light pollution would be significant
- Noise nuisance from 365 days a year 24/7 operation would be significant.
Ecology:
- The impact of the proposal on ecology needs to be assessed

Heritage:
- Impact upon listed buildings.

5 CONSULTEES

WBC Transport Planning and Development Control - No objection subject to conditions to ensure the provision parking for cars, cycles and motorcycles; a detailed travel plan; and electric vehicle charge points. S106 for improvements to sustainable transport measures in the vicinity of the application site.

WBC Environmental Protection – No objection, subject to conditions to ensure land remediation; the delivery of the proposed noise attenuation measures including the proposed earthworks and 3 metre high acoustic fence; a suitable lighting scheme; a noise management scheme; a scheme for the attenuation of any fixed plant; and a construction management plan.

WBC Flood Risk – No objection subject to a condition to ensure the detailed design of a surface water drainage layout and water attenuation scheme is agreed and delivered.

WBC Ecology – No objection subject to conditions to ensure the implementation of the submitted mitigation plan for great crested newts and a pre-construction survey for badgers.

United Utilities – No objection subject to conditions to ensure the detailed design of a surface and foul water drainage layout and water attenuation scheme is agreed and delivered.

Environment Agency – Confirm no comments to make.

6 RELEVANT SITE HISTORY

<table>
<thead>
<tr>
<th>Planning Reference</th>
<th>Description of Development</th>
<th>Decision</th>
<th>Date of Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015/25255</td>
<td>Full planning permission for a proposed industrial / warehouse development to facilitate a plant hire business</td>
<td>Approved</td>
<td>October 2015</td>
</tr>
<tr>
<td>2014/24618</td>
<td>Full application for a new building for plant hire, with ancillary vehicle / plant repair, servicing, maintenance and plant</td>
<td>Refused</td>
<td>December 2014</td>
</tr>
</tbody>
</table>
7 PLANNING POLICY

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the source or number of third party representations received, remains the extent to which planning proposals comply with the Development Plan. The National Planning Policy Framework (NPPF) supports this legislative position and its contents are a material consideration in determining the application.

National Planning Policy Framework 2019 (NPPF)

7.2 The Revised National Planning Policy Framework (2019) (NPPF) confirms that decisions should apply a presumption in favour of sustainable development. Paragraph 7 of the document states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. This is balanced by Paragraph 9 which states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.

7.3 Where there are other specific, relevant, material issues raised in the NPPF these will be discussed within the Assessment below.

7.4 As stated above, the NPPF re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan, in the case of Warrington, refers to the
Local Plan Core Strategy (2014) and the Appleton Thorn Neighbourhood Development Plan (2017).

Relevant Policies in the Local Plan Core Strategy (2014):
Policy CS1 Overall Spatial Strategy – Delivering Sustainable Development
Policy CS2 Overall Spatial Strategy – Quantity and Distribution of Development
Policy CS4 Overall Spatial Strategy – Transport
Policy PV1 Development in Existing Employment Areas
Policy QE1 Decentralised Energy Networks and Low Carbon Development
Policy QE3 Green Infrastructure
Policy QE4 Flood Risk
Policy QE5 Biodiversity and Geodiversity
Policy QE6 Environment and Amenity
Policy QE7 Ensuring a High Quality Place
Policy MP1 General Transport Principles
Policy MP3 Active Travel
Policy MP5 Freight Transport
Policy MP7 Transport Assessments and Travel Plans
Policy MP10 Infrastructure

7.5 Relevant Policies in the Appleton Parish Thorn Ward Neighbourhood Development Plan to 2027 (as amended 2017):
Policy AT-D1 – Design of Development in Appleton Parish Thorn Ward
Policy AT-D2 – Protecting and enhancing local landscape character and views
Policy AT-D3 – Flood Risk, Water Management and surface water run-off
Policy AT-TH1 – Traffic Management and Transport Improvements
Policy AT-E1 – New local employment opportunities

7.6 The Council has prepared a number of Supplementary Planning Documents to guide development in the Borough, documents relevant to this proposal include:
Planning Obligations
Design & Construction
Standards for Parking in New Development

8 EQUALITIES ACT (2010)
8.1 In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equalities Act 2010. It is considered that the application has no differential impacts.
9 ASSESSMENT

The key issues of this particular application relate to:

- The principle of the development
- Highways matters
- Design/ Impact on Character & Appearance
- Heritage Matters
- Structural Matters
- Residential Living Conditions
- Flood matters
- Ecology
- Planning Obligations, and;
- Other matters

**Principle**

9.1 Policy PV1 sets out that the Council will support development, redevelopment and changes of use proposals within existing employment areas as defined on the Policies Map, provided that the proposed uses falls within Use Classes B1, B2 or B8, or sui-generis employment use.

9.2 Appleton Thorn Trading Estate is an existing employment area and one of the preferred locations for major warehousing and distribution uses in the adopted Local Plan Core Strategy. The proposal seeks permission for a warehouse in Use Class B8 (Storage and Distribution), it is therefore considered to comply with aims of the core strategy for this site. In addition, planning permission was granted under current, adopted planning policies in 2014 for a development proposal with the same use as the current application further demonstrating the acceptability in principle of the proposed development.

9.3 Policy AT-E1 of the adopted Appleton Neighbourhood Plan supports employment development which complies with local and national policy, and:

- Give priority to the conversion of an existing building where this option exists
- Are of a scale appropriate to the area
- Do not harm residential character or amenity
- Does not lead to the loss of green infrastructure
- Have a good connection to the highway network and parking provision

9.4 The proposal complies with the Neighbourhood Plan in that it seeks to support employment development that complies with local and national planning policy. The consideration of the other matters listed within Policy AT-E1 are considered in the other sections of this report.

9.5 In summary, the principle of the proposed development is acceptable in terms of the provisions of the Local Plan.

Highway Matters
9.6 The site will be accessed via an existing access route for Appleton Thorn Industrial Estate off Lyncastle Road. Car parking provision of 43 is proposed with 8 spaces provided for lorries, this in accordance with the Council’s car parking standards for a development of this size. The layout of the site allows for the manoeuvring of all vehicles that could be expected to make deliveries to, or service, the site.

9.7 The submitted Transport Assessment (TA) has been reviewed with the conclusion that the impact of trips generated by the development is acceptable but requires mitigation via a sustainable transport contribution. The TA has been subject to thorough assessment and its findings agreed with. The proposed financial contribution for £xx will be delivered by way of a S106 Planning Obligation for measures to improve sustainable access to the site.

9.8 It is considered that there would be no detrimental impact as a result of the proposal upon the highway network and it is therefore considered acceptable in accordance with Core Strategy policies CS4, MP1, MP4, MP7 and MP10, subject to conditions. Such conditions shall secure electric vehicle charging points, cycle parking and a travel plan. In addition, a construction environmental management plan will be requested via condition to mitigate any disruptions to the highway network during the construction of the development.

Design/ Impact on Character & Appearance
9.9 The application proposes a single storey, pitched roof building with mezzanine to facilitate ancillary offices. The scale, massing and detailing, in terms of fenestration, reflects it function. The office accommodation
wraps around the south west-corner and would provide interest on approach to the building through the use of a contrasting material albeit all materials are proposed to be within grey tones (precise details secured by conditions). It is sited within an area dominated by buildings of a similar height and massing and would therefore appear in-keeping with its location.

9.10 Consideration has been given to the location of the building on the edge of the industrial estate adjacent to open playing fields which is allocated Green Belt. The application proposes an extensive landscaping scheme along the northern and western boundaries with new planting and bunding to provide a suitable interface between the open fields and the industrial estate. In addition consideration has been given to protecting and retaining a substantial amount of the existing planting on the north-north western corner of the site, nearest to Yew Tree Barn to protect residential amenities.

9.11 The circa. 4,688 sq m building would fill circa one third of the 14,400 sq m application site with the remainder of the site occupied by parking, servicing and landscaping. There would be no harmful impact on the greenbelt and wider open aspects of the site as a result and the proposal is reflective of similar in the wider vicinity. The maximum building height would be circa 12.9 metres, which is comparable with the height of buildings permitted previously at the site and those on the approach to the site from Lyncastle Road. The resultant massing would not result in serious harm to the character or appearance of the area, and would replicate existing form.

9.12 On the basis of the above it is considered that the proposal accords development plan policies CS1, QE6 and QE7 and as such is acceptable subject to the stated conditions.

Residential Amenity

9.13 Consideration has been given to the amenity of two detached dwellings in the vicinity; Yew Tree Farm and Yew Tree Barn immediately to the north of the site. Yew Tree Barn is the closest of the residential properties and is 20 metres from the edge of the application site at its nearest point. Consideration has also be given to the planning history of the site, particularly those applications for a warehouse considered under current, adopted, planning policies, which are therefore material in the consideration of this application.
9.14 Application 2014/24618 was refused due to its overbearing impact on Yew Tree Barn because of its inappropriate siting close to the boundary, which was worsened by the width and height of the proposed building.

9.15 Application 2012/19826 led to the granting of a consent in 2014 for a warehouse 2.5m from the boundary and 16m away from Yew Tree Barn (outline of which is shown in purple in the image below). 2015/25255, which was also approved in 2015, improved on this by siting the building 7m from the boundary and 20m from Yew Tree Barn (outline of which is shown in orange in the image below).

9.16 The current proposal sites the building 17.5m from the boundary and 34m from Yew Tree Barn. Although the warehouse proposed in the current application would be 1m higher than that proposed within the previous consents, the relationship this affords would be much improved due to the significantly increased separation distance.

9.17 Taking into account the distances set out in paragraph 9.15, the relationship the new building would have with the Yew Tree Farm and Yew Tree Barn interface would not result in significant harm by way of an overbearing effect or loss of outlook.

Comparison between proposed scheme and the schemes previously granted planning permission:

9.18 The application proposes operations 24 hours a day for seven-day operation and the potential to cause harm to nearby living conditions at Yew Tree Farm and Yew Tree Barn by way of noise and disturbance has been assessed on this basis. Following review of the applicant’s Industrial Noise Impact Assessment Report, it is concluded that subject to measures including the implementation of the proposed bunding and 3m high acoustic fencing (to attenuate noise from the service yard), the Council’s
Environmental Protection team have confirmed that serious harm to living conditions would be prevented.

9.19 Unlike previous applications on this site, the current proposal is for a wide building to be placed across the mid part of the site, with all the noise generating elements, i.e. the four access doors and dock levellers, positioned on the south west side of the building, facing away from Yew Tree Farm and Yew Tree Barn. The proposed large building itself would act as a noise barrier, insofar as these nearest dwellings are concerned, by shielding noise from the proposed service yard.

9.20 The agreed noise mitigation measures would also prevent an unacceptable impact on the adjacent Appleton Thorn. The new building itself would be noise attenuated, to be secured by condition, so that noise from inside the building would not result in harm to residential amenity either.

9.21 A Lighting Strategy and Plan has been submitted which shows how new lighting would illuminate the proposed yard area, and minimise light spill beyond operational areas, to prevent harm to residential amenity. A condition requiring the lighting to be installed in accordance with this information would be attached to any approval.

9.22 Policy CS1 of the Core Strategy (2014) identifies the need to safeguard residential amenity and policy QE6 states that consideration should be had to the need to respect the living conditions of existing neighbouring residential occupiers. The impact on the amenities of the adjoining occupiers would be acceptable in this instance and therefore the application accords with policies contained within the development plan.

**Flood Risk and Drainage**

9.23 The submitted flood risk assessment (FRA) shows that the proposed development would be at minimal risk from flooding, would not increase flood risk elsewhere and is compliant with the NPPF in these regards.

9.24 The site is in Flood Zone 1 – the lowest flood risk category – with less than a 1 in 1000 annual probability of river flooding. The risk of flooding from tidal; surface water and sewer flooding is also low.

9.25 The development proposal satisfies the Sequential and Exception tests set out in the NPPF. The submitted drainage strategy proposes a sustainable drainage solution, which would manage the peak water
discharge rate by limiting flows into public sewers, and storing any surplus within the application site.

9.26 The Council's Local Lead Flood Authority have no objection to the proposal, subject to a condition requiring the implementation of an agreed, detailed design for surface water drainage and attenuation. United Utilities have no objection, subject to similar requirements. On this basis it is considered that the proposal accords with Core Strategy policy QE4.

Ecology

9.27 The application has been considered in relation to the potential impact upon ecology. The applicants have submitted an ecological assessment that has been reviewed by the Council’s ecology advisors. The report finds that the most important ecological asset associated with the site is the presence of Great Crested Newts (GCN). GCN are a protected species and therefore the potential impacts of the development and the scope to avoid or mitigate the impact needs to be considered. The presence of protected species alone should not prevent development, however, acceptable mitigation measures are necessary to ensure the impact of the development is appropriately addressed.

9.28 In addition to the consideration of the impact in the planning application process, if GCN are found on site and are likely to be affected by the development, then under the Conservation of Habitats and Species Regulations (Various Amendments) (England and Wales) Regulations 2018 which enacts the Directive into the UK, a licence is required from the Natural England to derogate the terms of this legislation.

9.29 The applicant in their ecological assessment have submitted a mitigation and compensation plan for the avoidance of harm to the GCN. The Council’s ecology advisors are satisfied that although the development will result in the loss of a breeding pond and terrestrial habitat of GCN, providing the mitigation plans put forward by the applicant are implemented in full the nature conservation status of great crested newts is capable of being conserved. It is recommended to secure compliance with the mitigation plan via planning condition.

9.30 The Council’s ecology advisors have also considered the information put forward by the applicant in relation to the impact of the development on Badgers and Bats and agrees with conclusions recommending in relation to Badgers that a pre-construction survey should be undertaken to mitigate the likelihood of any harm to Badgers.
9.31 On the basis of the above it is considered that the proposal accords with policy QE5 of the Core Strategy and is acceptable subject to compliance with the stated conditions.

Heritage Matters

9.32 Yew Tree Farmhouse is a Grade II Listed Building. The application proposals would be sited further away from the listed building than the consented building. There would not be serious intrusion into the setting of the listed building, due in part to the separation provided by Yew Tree Farm and its curtilage, and in the context of the NPPF definitions to define the level of harm caused by development proposals, in this case there would be ‘less than substantial harm’ to the heritage asset. The level of harm would be at the very lowest end of the ‘less than substantial’ spectrum and the level of harm as a result of this proposal would be outweighed by the wider public benefit arising from the economic benefits of this development.

9.33 As such the application accords to Core Strategy policy QE8 and is therefore considered to be acceptable.

Other Matters

9.34 Speculative development; the applicant is entitled to make an application where the end user is not yet known and this is not uncommon. The application has been supported with documents and surveys which relate to an intensive 24 hour, 7 day use (worst-case) and has been subsequently assessed on this basis.

10 CONCLUSIONS AND RECOMMENDATIONS

10.1 The proposal is acceptable in principle and secures the high quality warehousing and distribution uses sought by the Core Strategy. The proposal would have no significantly harmful impact on the amenities of the adjacent properties and the application demonstrates that the impact on the highway network would be acceptable.

10.2 The application is recommended for approval subject to condition and the applicant entering into a legal agreement to secure improved accessibility to the sustainability transport measures.
11 SCHEDULE OF 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:
   Site Location Plan (B9835-AEW-XX-XX-DR-A-0501 Rev P03);
   Existing Site Plan Development Site (B9835-AEW-XX-XX-DR-A-0502 Rev P03);
   Existing Site Plan Access Road (B9835-AEW-XX-00-DR-A-0505 Rev P02);
   Existing Sections (B9835-AEW-XX-ZZ-DR-A-0532 Rev P03);
   Proposed Site Plan (B9835-AEW-XX-00-DR-A-0503 Rev P11);
   Proposed Works to Access Road (B9835-AEW-XX-00-DR-A-0506 Rev P04);
   Proposed Reception and Office Plan (B9835-AEW-XX-01-DR-A-0512 Rev P06);
   Proposed Roof Plan (B9835-AEW-XX-RF-DR-A-0513 Rev P04);
   Proposed External Works (B9835-AEW-XX-XX-DR-A-0507 Rev P5);
   Proposed Elevations (B9835-AEW-XX-ZZ-DR-A-0521 Rev P06);
   Proposed Elevations Coloured (B9835-AEW-XX-ZZ-DR-A-0522 Rev P03);
   Proposed Site Sections (B9835-AEW-XX-ZZ-DR-A-0533 Rev P05);
   Proposed Drainage Layout (B9835-TIER-XX-XX-DR-C-55-01 Rev P2);
   Proposed Landscaping Bund (B9832-TCE-XXX-XX-DR-C-60-10 Rev P2);
   Landscaping Proposals (4149-01 Rev F);

Reason - To define this permission.

3. The building hereby permitted shall not be constructed above ground level until written and photographic details of the external roofing and facing materials (including manufacturer’s details and/or samples) have been submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details/samples and retained thereafter.

Reason - In the interests of the appearance of the finished development in accordance with policy QE6 of the adopted Local Plan.
Core Strategy for Warrington and with the Council's adopted Design & Construction SPD.

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

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

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

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

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

Reason: To mitigate risks posed by land contamination to human health, controlled water and wider environmental receptors on the site (and in the vicinity) during development works and after completion in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington; with paragraphs 170 (f) and 178 of the National Planning Policy Framework (July 2018), and with Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

5. The building and structure shall achieve the minimum requirements indicated within paragraph 8.3 of the Hann Tucker Associates Acoustic report entitled Plot 4, Warrington South, Industrial Noise Impact Assessment Report, reference 26038/INIA1(Rev4) and dated 06 June 2019 for the lifetime of the development.
Reason: In the interests of residential amenity in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington; and with the Environmental Protection Supplementary Planning Document (May 2013). To ensure a satisfactory standard of living environment for incoming occupiers in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington and paragraphs 170(e) & 180(a) of the National Planning Policy Framework (July 2018); and Section 6 of the Environmental Protection Supplementary Planning Document (May 2013).

6. Prior to the occupation of the unit hereby approved, a 3m high imperforate fence shall be erected as detailed within paragraph 9.4 of the Hann Tucker Associates Acoustic report entitled Plot 4, Warrington South, Industrial Noise Impact Assessment Report, reference 26038/INIA1(Rev4) and dated 06 June 2019. The imperforate fence shall be maintained and retained for the lifetime of the development.

Reason: In the interests of residential amenity in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington; and with the Environmental Protection Supplementary Planning Document (May 2013).

7. Within one month of the site commencing use within the permitted use class, a noise management scheme shall be submitted in writing to the Local Planning Authority. The noise management scheme shall include as a minimum detailed noise management requirements in accordance with paragraph 9.6 and considering the maximum events detailed within paragraph 9.3 of the Hann Tucker Associates Acoustic report entitled Plot 4, Warrington South, Industrial Noise Impact Assessment Report, reference 26038/INIA1(Rev4) and dated 06 June 2019. Once approved in writing, all agreed measures shall be implemented in accordance with the noise management scheme and shall be reviewed periodically or on receipt of a complaint by neighbouring noise sensitive properties.

Reason: In the interests of residential amenity in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington; and with the Environmental Protection Supplementary Planning Document (May 2013).

8. Noise from all fixed plant and/or equipment associated with the site shall not exceed a cumulative noise level of 30dB as measured or calculated at a position 1 metre from the nearest noise sensitive window in accordance with section 11 of the Hann Tucker Associates Acoustic report entitled Plot 4, Warrington South, Industrial Noise Impact Assessment Report, reference 26038/INIA1(Rev4) and dated
9. Prior to the erection of any external lighting on site, the developer shall submit an assessment of lighting details for the site. The scheme shall show levels of illumination around the site (isolux drawings) but shall also show any overspill lighting beyond the site boundary. Mitigation measures or installation requirements shall be clearly identified within the scheme as shall control measures such as time clocks/light sensors or other control methods. Once approved, the agreed scheme shall be implemented in full prior to the commencement of use of that lighting and shall be retained as approved thereafter.

Reason: In the interests of residential amenity in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington; and with the Environmental Protection Supplementary Planning Document (May 2013).

10. Prior to the commencement of any works on site, the developer shall provide in writing a Construction Environmental Management Plan (CEMP) to the LPA for written approval. The CEMP shall review all construction operations proposed on site and shall cover as a minimum the following areas of work on a phase by phase basis, identifying appropriate mitigation measures as necessary:
- Proposed locations of Site Compound Areas including contractor and staff parking
- Proposed Routing of deliveries to Site Compounds or deliveries direct to site
- Proposed delivery hours to site and delivery routing; supervision; scheduling; waiting and phasing
- Proposed Construction Hours
- Acoustic mitigation measures
- Control of Dust and Air Quality on site and consideration for joining a Considerate Contractors Scheme
- Measures for the prevention of pollution of the nearby watercourses
- Delivery and waste management
- Loading and storage areas
- Hoarding
- Gates and security

The CEMP shall consider matters relating to construction and demolition - noise, dust, odour, control of waste materials and vibration. Once approved in writing, all identified measures within the CEMP shall be implemented in accordance with the requirements therein and shall
be reviewed on a regular basis and in case of receipt of any justified complaint.

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

Reason: To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers through noise, dust, air quality and general disturbance over a prolonged build and demolition process in accordance with policies CS1; CS4 and QE6 of the adopted Local Plan Core Strategy for Warrington; and with Paragraphs 180(a) & 182 of the National Planning Policy Framework (July 2018); and Sections 3 and 6 of and with the Environmental Protection Supplementary Planning Document (May 2013).

11. No development shall commence until a surface water drainage and attenuation scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall include:

(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
(iii) A timetable for its implementation.

The approved scheme shall show foul and surface water to be drained on separate systems and to be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme and shall be retained for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage; to manage the risk of flooding and pollution and to ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution.
during the lifetime of the development in accordance with policies CS1
QE4 and MP10 of the adopted Local Plan Core Strategy for Warrington
and with the Council's adopted Design & Construction SPD.

12. The approved works - as identified in FPCR Plot 4 Appleton Thorn
Warrington ECOLOGICAL APPRAISAL June 2019 - shall not
commence unless the local planning authority has been provided with
either:

a) a licence issued by Natural England pursuant to Regulation 55 of
The Conservation of Habitats and Species Regulations (Various
Amendments) (England and Wales) Regulations 2018 authorizing the
specified activity/development to go ahead; or

b) a statement in writing from the relevant licensing body to the effect
that it does not consider that the specified activity/development will
require a licence.

Reason – To mitigate the impact on great crested newts in accordance
with paragraph 175 of the NPPF 2018 and with policy QE5 of the Local
Plan Core Strategy for Warrington and with Conservation of Habitats
and Species Regulations 2017.

13. Prior to commencement of any earthworks a resurvey of the site within
and up to 30m from the development for badger setts shall be carried
out. If Badger setts are found by survey a method statement to prevent
harm to badgers during construction and site clearance shall be
submitted to and agreed in writing by the Local Planning Authority.
The approved development shall be carried out in accordance with the
approved details.

Reason – To mitigate the impact on badgers in accordance with
paragraph 175 of the NPPF 2018 and with policy QE5 of the Local Plan
Core Strategy for Warrington and with Conservation of Habitats and
Species Regulations 2017.

14. The approved landscaping scheme shown in Landscape Proposals
Drawing No. 4149-01 Rev F shall be implemented in the first planting
season following the first use of the approved development. Any
planting which is removed, dies or becomes damaged or seriously
diseased within a period of five years from implementation shall be
replaced with new planting of a simialr size, species and maturity in the
first plating season thereafter.

Reason - To ensure a high quality scheme of landscape planting as
part of the completed development in accordance with policies CS1;
QE3 and QE7 of the adopted Local Plan Core Strategy for Warrington
and with the Council's adopted Design & Construction SPD.
15. The approved bund shown in Proposed Landscape Bund Drawing No B9832-TCE-XXX-XX-DR-C-60-10 Rev P2 shall be installed prior to the commencement of the approved B8 use and shall be retained for the lifetime of the approved development.

Reason - In the interests of the living conditions of the occupiers of Yew Tree Farm and Yew Tree Barn in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington and paragraphs 170(e) & 180(a) of the National Planning Policy Framework (July 2018); and Section 6 of the Environmental Protection Supplementary Planning Document (May 2013).

16. Notwithstanding the Interim Travel Plan submitted, a detailed Travel Plan shall be submitted to and agreed in writing with the local planning authority. The detailed Travel Plan shall address as a minimum, but not be limited to issues relating to recruitment, staff facilities, staff benefits and shift patterns. The approved detailed Travel Plan shall be operational prior to substantial completion on site, and shall remain in place for the lifetime of the development.

Reason - To ensure that the completed development is accessible by a variety of means of travel in accordance with policies CS1; MP1; MP3; MP4; MP7; MP10 and QE6 of the adopted Local Plan Core Strategy for Warrington and with the Standards for Parking in New Development SPD.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (as amended) and the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), no permission is granted or implied for anything other than development within Use Class B8 (storage and distribution).

Reason – To define this permission.

18. The scheme of access road improvements shown on approved drawing Proposed works to Existing Access Road B9835-AEW-XX-XX-DR-A-0506 Rev P04 shall be provided prior to first use of the development hereby permitted and maintained for use as such thereafter.

Reason - To ensure adequate provision in accordance with policies CS1; MP1; MP3; MP4; MP7; MP10 and QE6 of the adopted Local Plan Core Strategy for Warrington and with the Standards for Parking in New Development SPD.
19. A scheme for passive provision of electric vehicle charging shall be submitted to and agreed in writing with the local planning authority. The scheme as approved shall be provided prior to first use of the development and retained for use as such thereafter.

Reason - To ensure adequate provision in accordance with policies CS1; MP1; MP3; MP4; MP7; MP10 and QE6 of the adopted Local Plan Core Strategy for Warrington and with the Standards for Parking in New Development SPD.

20. Parking and service yard markings shall be provided in line with approved drawing Proposed Site Plan B9835-AEW-XX-XX-DR-A-0503 Rev P11 prior to first use of the development hereby approved and retained for use as such thereafter.

Reason - To ensure adequate provision in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington and with the Standards for Parking in New Development SPD.

21. A scheme for cycle and motorcycle parking shall be submitted to and agreed in writing with the local planning authority. The scheme as approved shall be provided prior to first use of the development and retained for use as such thereafter.

Reason - To ensure adequate provision in accordance with policies CS1 and QE6 of the adopted Local Plan Core Strategy for Warrington and with the Standards for Parking in New Development SPD.
12 PLAN EXTRACTS

Aerial image of site (red outline):-

Source: Applicant’s Design & Access Statement
The building and site layout reflects the efforts made to prevent a harmful noise impact, by positioning the dock levellers in the southern elevation with the vehicle turning and parking areas to the south of the building, as far as practicable from the more noise sensitive northern edge:-
The northern and western boundaries would be softened with new planting and bunding, and this would provide a suitable interface between the open fields and the industrial estate:-

Image of the proposed building from the south west:-
ARTICLE 35 STATEMENT Officers have worked with the applicant in a positive and proactive manner in order to seek solutions to the issues relevant to the proposed development, consistent with the requirement in the National Planning Policy Framework (NPPF), paragraph 38.
DEVELOPMENT MANAGEMENT COMMITTEE DATE 9th October 2019

ITEM 3

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2019/35389</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Development:</td>
<td>Householder. Proposed first floor rear extension and associated works</td>
</tr>
<tr>
<td>Location Address:</td>
<td>38, Shadewood Crescent, Grappenhall And Thelwall, Warrington, WA4 2SN</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Mr &amp; Mrs Norton</td>
</tr>
<tr>
<td>Ward:</td>
<td>Grappenhall</td>
</tr>
<tr>
<td>Site Allocation:</td>
<td>None</td>
</tr>
<tr>
<td>Number of representations received:</td>
<td>0</td>
</tr>
<tr>
<td>Reason for Referral:</td>
<td>Council Employee</td>
</tr>
<tr>
<td>Statutory expiry date:</td>
<td>08-Sep-2019</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>Approve subject to Conditions</td>
</tr>
<tr>
<td>Case Officer:</td>
<td>Natalie Blackhurst <a href="mailto:x-natalie.blackhurst@warrington.gov.uk">x-natalie.blackhurst@warrington.gov.uk</a></td>
</tr>
</tbody>
</table>

SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of development is considered acceptable
- The living conditions of adjacent occupiers would be protected from undue harm subject to conditions
- The proposal will not have an unacceptable impact upon the local highway network and provides an acceptable level of car parking provision meeting the Council’s standards.

OFFICER’S REPORT TO PLANNING COMMITTEE

1. APPLICATION SITE AND SURROUNDINGS

a. This site is occupied by a two-storey brick built semi-detached dwelling with a hipped roof located on the northern side of Shadewood Crescent in Grappenhall. The site benefits from a small lawned front garden and a modest rear garden area. There is a driveway which runs to the side of the existing property with space to park 3 cars off street. The property has an existing single-storey rear extension and a detached outbuilding within the rear garden area. There is a 2-metre high fence along the common boundary with the attached property and there is mature planting along the rear common boundary of the site with numbers 86 & 88 Chester Road.
b. The area is predominantly residential in nature and is characterized by similar semi-detached dwellings. The adjoining property at number 40 Shadewood Crescent has a single-storey rear extension which is identical to the existing single-storey extension to the application property at number 38.

2. DESCRIPTION OF PROPOSAL

a. The proposal involves the erection of a first floor extension above the existing ground floor element to the rear of the dwelling to create an additional bedroom.

b. The proposed first floor extension would have a pitched roof at right angle to the hipped roof of the main dwelling.

c. The proposed first floor extension would project 2.7 metres from the rear elevation of the main dwelling, and would have a width of 4.6 metres. There would remain 1.6 metres from the side elevation facing number 40 Shadewood Crescent and no windows are proposed within the side elevation.

d. One bedroom window is proposed within the rear elevation of the first floor extension serving the bedroom. This window would be some 13.5 metres to the common rear boundary with numbers 86 and 88 Chester Road. No windows are proposed within the side elevation facing number 36 Shadewood Crescent.

3. LOCAL REPRESENTATIONS

3.1 Parish Council

Grappenhall & Thelwall Parish Council were notified of the application on the 13th August 2019. No objections were received.

3.2 Residents:

The application was publicised by 4 neighbour notification letters. No letters were received in response to the notifications.

4. CONSULTEES

4.1 None

5. RELEVANT SITE HISTORY

<table>
<thead>
<tr>
<th>Planning Reference</th>
<th>Description of Development</th>
<th>Decision</th>
<th>Date of Decision</th>
</tr>
</thead>
</table>
6. PLANNING POLICY

a. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the source or number of third party representations received, remains the extent to which planning proposals comply with the Development Plan. The National Planning Policy Framework (NPPF) supports this legislative position and its contents are a material consideration in determining the application.

National Planning Policy Framework 2019 (NPPF)

b. The Revised National Planning Policy Framework (2019) (NPPF) confirms that decisions should apply a presumption in favour of sustainable development. Paragraph 7 of the document states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. This is balanced by Paragraph 9 which states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.

c. Where there are other specific, relevant, material issues raised in the NPPF these will be discussed within the Assessment below.

d. As stated above, the NPPF re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan, in the case of Warrington, refers to the Local Plan Core Strategy (2014) and the Associated Supplementary Planning Documents.

Relevant Policies in the Local Plan Core Strategy (2014):
Policy CS1 Overall Spatial Strategy – Delivering Sustainable Development
Policy CS2 Overall Spatial Strategy – Quantity and Distribution of Development
Policy QE6 Environment and Amenity
Policy QE7 Ensuring a High Quality Place

e. The Council has prepared a number of Supplementary Planning Documents to guide development in the Borough, documents relevant to this proposal include:
Design & Construction
House Extensions Guidelines
7. EQUALITIES ACT (2010)

a. In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equalities Act 2010. It is considered that the application has no differential impacts.

8. ASSESSMENT

8.1 The key issues of this particular application relate to:

- The principle of the development
- Highways matters
- Design/ Impact on Character & Appearance
- Residential Amenity

Principle

8.2 The proposed development relates to the erection of a relatively minor extension to an existing dwelling in a predominantly residential area. Developments of this type are not considered to be uncommon features within the local area. Subject to all other material planning considerations, the development would be acceptable in principle.

Highway Matters

8.3 The Proposed extension is located entirely to the rear of the existing dwelling and there would be no alterations to the car parking arrangements on the site. It is therefore considered that there would be no highway implications as a result of the development.

Design/ Impact on Character & Appearance

8.4 The application proposes a first floor extension to the rear elevation of the dwelling above an existing single storey extension to create an additional bedroom. The proposals would be sited to the rear of the existing dwelling and would not be visible from the Shadewood Crescent to the front, nor from any other public vantage point. It is considered that the location scale and massing of the proposed development is appropriate in relation to the host building, and that the design is appropriate.

8.5 The material proposed for the development would be matching to those of the existing building and it considered that subject to a condition being attached to this effect, that the development would be acceptable in relation to its visual impact.

8.6 On the basis of the above it is considered that the proposal accords development plan policies CS1, QE6 and QE7 and as such is acceptable subject to the stated conditions.

Residential Amenity

8.7 Consideration has been given to the amenity of the adjoining neighbour at number 40 Shadewood Crescent, and also the adjacent neighbour at number 36, in addition to the impact upon neighbours to the rear of the site at numbers 86 & 88 Chester Road.
8.8 Number 40 Shadewood Crescent is attached to the application dwelling and has a single storey rear extension along its rear elevation. There is a bedroom window within the rear elevation of this property at first floor level close to the common boundary. The first floor extension would be set away from the common boundary by 1.6 metres, which ensures that the proposed extension does not dissect a 45 degree line when drawn from the centre of this habitable room window. Therefore it is considered that there would not be any significant loss of light or outlook to this window. No windows are proposed within the side elevation of the proposed extension facing number 40 and therefore it is not considered that there would be any loss of privacy to this neighbour. Overall it is considered that the impact of the development upon the neighbour at number 40 would be marginal.

8.9 In relation to number 36, this property also has a single storey rear extension. This property is separated from the application site by the applicant’s driveway and a path way to the side. The resultant separation distance between the two buildings is 4 metres. Within the side elevation of number 36 is a doorway and a kitchen window at ground floor and a landing window within the middle part of the gable elevation. The closest window to the common boundary within the rear elevation of number 36 serves a bedroom. Due to the separation distance of the properties, the proposed extension would not cross a 45 degree line when drawn from the centre point of this window therefore it is not considered that there would be any loss of amenity to this neighbour in relation to loss of outlook or overshadowing.

8.10 Similarly, it is not proposed that any windows are included within the side elevation of the proposed extension facing the common boundary with number 36 and as such it is not considered that there would be any loss of privacy to this neighbour.

Photo: View from applicant's garden area towards number 36 Shadewood Crescent:
8.11 Overall it is considered that the impact upon the neighbour at number 36 would be limited and there would be no significant or detrimental loss of amenity to this neighbour.

8.12 In relation to the properties at the rear on Chester Road, whose rear elevations face the common boundary with the application site, it is considered that the overall separation distance between the new bedroom window and the existing windows within the rear elevations of these properties (in excess of 21 metres) would be acceptable. The distance to the common boundary with these properties would be approximately 13 metres which is an acceptable distance from first floor windows to a rear boundary and as such there would be no significant or detrimental loss of amenity in relation to privacy to these neighbours.

8.14 Overall and on balance it is considered that there propose development would be in accordence with Policy QE6 of the Adopted Core Strategy and the Adopted House Extension Supplementary Planning Document.

9 CONCLUSIONS AND RECOMMENDATIONS

9.1 The proposal is acceptable in principle and secures the high quality development sought by the Core Strategy. The proposal would have no significantly harmful impact on the amenities of neighbours of the adjacent properties and the application demonstrates that the impact on the highway network would be acceptable.

9.2 The application is recommended for approval subject to conditions.

10 SCHEDULE OF 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 5th July 2019.
   (b) Submitted drawing No's

   - 012/P/04 (Proposed Plans)
   - 012/P/05 (Proposed Elevations)
   - Location Plan

   received on 5th July 2019.

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

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

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

11 PLAN EXTRACTS

Location Plan:
Existing Site Layout Plan:

Proposed Site Layout Plan:
Existing Elevations:

Proposed Elevations:
Proposed Photomontage:

Photographs:
Side elevation of application property and Number 36 Shadwood Crescent
ARTICLE 35 STATEMENT Officers have worked with the applicant in a positive and proactive manner in order to seek solutions to the issues relevant to the proposed development, consistent with the requirement in the National Planning Policy Framework (NPPF), paragraph 3
Application Number: 2019/35488

Description of Development: Full Planning (Major) To erect a multi-storey car park (MSCP) containing 1,007 car parking spaces, 12 motorcycle spaces over 4 floors (plus ground floor), access and associated landscaping.

Location Address: Land between, Reynolds Avenue and Griffiths Avenue, Birchwood Park, Warrington

Applicant: WBC Birchwood Park Nominee 1 Limited & WBC Birchwood Park

Ward: Birchwood

Site Allocation: Employment Area

Number of representations received: 0

Reason for Referral: The site is Council owned land

Statutory expiry date: 24-Oct-2019

Recommendation: Approve subject to Conditions

Case Officer: Elizabeth Snead Isnead@warrington.gov.uk

SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of development is considered acceptable
- The living conditions of adjacent occupiers would be protected from undue harm subject to conditions
- The proposal will not have an unacceptable impact upon local highway network and provides an acceptable level of car parking provision meeting the Council’s standards
- The design of the proposal is in keeping with the existing character of the area

OFFICER’S REPORT TO PLANNING COMMITTEE

1. APPLICATION SITE AND SURROUNDINGS

a. The application site is an existing surface car park accessed via Reynolds Avenue or Griffith Avenue which covers an area of circa 0.76ha within the Birchwood Park business estate.

b. The site lies to the east of Faraday Street which runs north-south between Birchwood Way and Daten Avenue and forms the main
vehicular route through Birchwood Park. The site is bounded to the north, east and west by existing buildings of varying heights which are in B1 (Business) and B2 (General Industrial) use and there is an open area of land to the south. There is a small pocket park between the application site and Faraday Street. The closest residential property is located over 700 metres away.

2. DESCRIPTION OF PROPOSAL

a. It is proposed to erect a multi-storey car park containing 1,007 car parking spaces and 12 motorcycle spaces. The car parking is proposed to be spread over 5 floors. It is proposed that the car park would have a height of 16 metres to the top of the parapet. The application also includes the access to the car parking and associated landscaping.

b. The driver for the application is the future closures of the existing surface car parks at Lovell House, Quadrant Long Stay and the Village and this application allows the consolidation of the additional 880 parking spaces into a multi-storey car park with an additional 127 parking spaces provided in addition to the existing 880 spaces. The existing car parks are the subject of outline consents for the erection of new buildings. The existing car park at Lovell House is the proposed location of the new multi-storey car park.

3. AMENDED DESCRIPTION

a. The description of the development has been amended during the process of the application to reduce the number of proposed car parking spaces from 1,027 to 1,007 (the number of motorcycles spaces has not changed). The plans were not altered as consideration has been given to the necessity to re-consult on the amended description. In this instance it was considered that the additional information did constitute substantial difference to the originally submitted proposal and has therefore been subject to public re-consultation. The LPA has acted fairly and reasonably taking in to account the duty to fully consider representations from interested parties and has re-consulted in order to make sure that nobody has been deprived of the opportunity to make any representations that they may have wanted to make on the application as amended due to the nature of the change/s. All representations received are summarised below and are appraised against planning policy (where they are material in determining the application) within the assessment.

4. LOCAL REPRESENTATIONS

Parish Council
Birchwood Town Council:
No objections but raise concerns regarding speeding motorists within the business park and request consideration for the provision of fixed speed awareness signs.

Residents:
The applications was publicised by 66 neighbour notification letters, site notice and a press notice. As a result 0 representations have been received from surrounding properties both during the original consultation and the amended description consultation.

5. CONSULTEES

WBC Transport Planning and Development Control – No objection to the proposal subject to conditions relating to a travel plan, electrical vehicle charging points and the closure of existing car parks once this car park is operational.

WBC Environmental Protection – No objection to the proposal subject to conditions relating to contaminated land, construction management plan, piling and lighting. The increase in the number of cars using the car park is not sufficient to trigger the need for an air quality assessment.

United Utilities – No objection subject to conditions to ensure the detailed design of a surface and foul water drainage layout and water attenuation scheme is agreed and delivered.

6. RELEVANT SITE HISTORY

<table>
<thead>
<tr>
<th>Planning Reference</th>
<th>Description of Development</th>
<th>Decision</th>
<th>Date of Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012/19696</td>
<td>Application to extend time limit for implementation of permission 2006/07641 (offices, industrial and warehousing development)</td>
<td>Approved</td>
<td>June 2012</td>
</tr>
<tr>
<td>2006/07641</td>
<td>Erection of offices, light and general industrial and warehousing development incorporating changes to 14 and 25 attached to permission 2004/04420 (ie, maximum floorspace for uses approved).</td>
<td>Approved subject to s106 agreement</td>
<td>June 2006</td>
</tr>
<tr>
<td>2004/04420</td>
<td>Variation of conditions on planning permission A01/43317 (Conditions 22 &amp; 23 :- off site)</td>
<td>Approved</td>
<td>April 2005</td>
</tr>
<tr>
<td>Highways Works to Junction 21)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-------------------------------</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A01/43317</td>
<td>Outline application for offices, light and general industrial and warehousing development</td>
<td>Approved subject to s106 agreement</td>
<td>Sept 2003</td>
</tr>
</tbody>
</table>

7. PLANNING POLICY

a. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the source or number of third party representations received, remains the extent to which planning proposals comply with the Development Plan. The National Planning Policy Framework (NPPF) supports this legislative position and its contents are a material consideration in determining the application.

National Planning Policy Framework 2019 (NPPF)

b. The National Planning Policy Framework (2019) (NPPF) confirms that decisions should apply a presumption in favour of sustainable development. Paragraph 7 of the document states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. This is balanced by Paragraph 9 which states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.

c. Where there are other specific, relevant, material issues raised in the NPPF these will be discussed within the Assessment below.

d. As stated above, the NPPF re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan, in the case of Warrington, refers to the Local Plan Core Strategy (2014).

Relevant Policies in the Local Plan Core Strategy (2014):
Policy CS1 Overall Spatial Strategy – Delivering Sustainable Development
Policy CS2 Overall Spatial Strategy – Quantity and Distribution of Development
Policy CS4 Overall Spatial Strategy – Transport
Policy PV1 Development in Existing Employment Areas
Policy QE1 Decentralised Energy Networks and Low Carbon Development
Policy QE3 Green Infrastructure
Policy QE5 Biodiversity and Geodiversity
Policy QE6 Environment and Amenity
Policy QE7 Ensuring a High Quality Place
Policy MP1 General Transport Principles
Policy MP3 Active Travel
Policy MP7 Transport Assessments and Travel Plans
Policy MP10 Infrastructure

e. The Council has prepared a number of Supplementary Planning Documents to guide development in the Borough, documents relevant to this proposal include:
   Planning Obligations 2017
   Design & Construction 2010
   Standards for Parking in New Development March 2015

8. EQUALITIES ACT (2010)

a. Section 149(1) of the Equalities Act 2010 establishes a duty for the Council as a public authority to have due regard to three identified needs in exercising its functions: These needs are to:
   - Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
   - Advance equality of opportunity between people who share a relevant protected characteristic (age, disability, race, gender reassignment, marriage and civil partnership, pregnancy and maternity, religion and belief, sex and sexual orientation) and people who do not share it;
   - Foster good relations between people who share a relevant protected characteristic and those who do not share it

b. In determining this application, the Local Planning Authority has had due regard to its duties under S149 of the Equalities Act 2010 and relevant to this proposal is the need to give due regard to advancing equality of opportunity between people who share a relevant characteristic and people who do not share it.

c. Having due regard for advancing equality involves:
   - Removing or minimising disadvantages suffered by people due to their protected characteristics;
   - Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people;
   - Encouraging people with certain characteristics to participate in public life or in other activities where their participation is proportionately low
d. In this case, the proposed car park does not include any disabled parking spaces. It is therefore accepted that the proposal has the potential to affect individuals with a protected characteristic (disability).

e. The applicants have advised that no disabled parking spaces are provided in the multi-storey car park as each individual building has been allocated disabled parking in close proximity to it. While the proposal does not eliminate the impact upon any individual with a disability, it is seen as a reasonable solution as the multi-storey car park is not in close proximity to the new buildings and there isn’t a fully accessible route between the two.

f. Further consideration of the impact of the proposal on disabled people is considered as part of the assessment of planning balance below.

9. ASSESSMENT

9.1 The key issues of this particular application relate to:
- The principle of the development
- Highways and Accessibility matters
- Design/ Impact on Character & Appearance
- Residential Living Conditions
- Biodiversity

Principle of the development

9.2 Policy PV1 sets out that the Council will support development, redevelopment and changes of use proposals within existing employment areas as defined on the Policies Map, provided that the proposed uses falls within Use Classes B1, B2 or B8, or sui-generis employment use. Development within existing employment areas for other purposes will be permitted where it can be demonstrated that:

- The development relates to ancillary services which will support the employment area by making more sustainable, viable and/or attractive or
- The site is no longer suitable or viable for employment uses and;
- The proposal will not undermine the viability of existing employment uses in close proximity to the site and;
- The alternative use is in accordance with or does not undermine the Overall Spatial Strategy

9.3 Birchwood Park Business Park is an existing employment area and forms part of the Cheshire Science Corridor Enterprise Zone. The proposal seeks permission for a new multi-storey car park to replace the existing surface car park that is on the site but the principle of the use of the site for car parking is well established. The proposed car parking
consolidates the location of a number of existing car parks and increases the number of parking spaces by 127 overall. The proposal is considered to represent a development that is an ancillary service to the main use of the site and supports the existing employment area and is therefore considered to comply with aims of the core strategy for this site.

9.4 In summary, the principle of the proposed development is acceptable in terms of the provisions of the Local Plan.

Highway and Accessibility Matters

9.5 The application site is an existing surface car park which is accessed via either Reynolds Avenue or Griffith Avenue. The multi-storey car park is proposed to be accessed from Reynolds Avenue with two entry lanes and two exit lanes with vehicular access from Faraday Street via Maxwell Street or from Cavendish Avenue via Kelvin Street. The new vehicular access onto the highway has a visibility splay of 2.4 metres by 25 metres which is considered to be acceptable and a condition will be added to any consent requiring this to be maintained.

9.6 In relation to the number of proposed car parking spaces, at present there is a provision of 880 parking spaces provided at the existing surface car parks at Lovell House, Quadrant Long Stay and the Village and these are proposed to be closed after the opening of the new car park to allow them to be built on following the granting of previous outline consents. The proposal is for an increase in parking numbers across the site of 127 parking spaces. The size of the proposed parking spaces comply with the required parking standards outlined in the Car Parking Supplementary Planning Document.

9.7 The car parks proposed for closure are located in close proximity to the location of the new multi-storey car park. The proposal does lead to an increase in the travel time for the employees who currently park in the Quadrant Long Stay and the Village, however, with the current pedestrian links available in the area this is no longer than a 5 minute walk. The multi-storey car park does not include any provision for disabled parking as each existing building and the outline consent require that the disabled parking for each building be provided in close proximity to that building and this is in keeping with the guidance in the Parking Standards SPD.

9.8 Where a planning application is for an increase in parking on a development site that is already operational and a travel plan is in place, stringent travel plan measures will need to be implemented over and above those existing to encourage sustainable travel. The wider Birchwood Park area benefits from a Travel Plan and it is considered necessary to add a condition to any permission requiring the travel plan to be updated. The additional parking provision is considered
appropriate and reasonable to serve a development of this scale and use classes.

9.9 The layout of the site allows for the manoeuvring of all vehicles that could be expected to make deliveries to, or service, the site along with adequate manoeuvring of the parking vehicles. The Town Council have raised the issue of speeding in the business park and the local roads. Additional information has been provided by the applicant in relation to the speed limit within the existing business park and the speed in these areas depends on the road type with the speed limit being either 5 mph, 10 mph or 20 mph with corresponding signage and speed restrictions in place. As the proposal would not generate a significant increase in the number of vehicular movements to and from the development site, it is not considered reasonable for the Local Highway Authority to request improvements to the surrounding highway network in the form of junction improvement schemes or road safety schemes.

9.10 It is considered that there would be no detrimental impact as a result of the proposal upon the highway network and it is therefore considered acceptable in accordance with Core Strategy policies CS4, MP1, MP4, MP7 and MP10, subject to conditions. Such conditions shall secure electric vehicle charging points, cycle parking and a travel plan.

Design/ Impact on Character & Appearance

9.11 The application proposes a building that is in the majority five storeys high (including ground floor) but rises to six storeys for the plant. The upper floor of the car park is open air and elements of the car park are open air on all elevations to allow the air to circulate within the car park. In relation to the proposed materials, there are different materials proposed for different elements of the car park. On the ground floor the corners of the car park are proposed to be precast concrete with the parapets at ground floor level also being precast concrete. The upper floors (levels 1 to 3) are proposed to have PPC louvre-cladding and at roof level it is proposed to use aluminium rainscreen panels. The scale, massing and detailing of the building are considered to reflect its function.

9.12 The maximum building height (taking into account plant equipment) would be circa 16 metres with the majority of the building having a maximum height of 14 metres. This building height and massing is comparable to the existing buildings on the site and therefore the resultant massing would not result in harm to the character or appearance of the area, and would replicate existing form.

9.13 Consideration has been given to the location of the building, which is in the centre of an existing employment park where the buildings have been built in phases. The application proposes landscaping around the building and this is proposed to follow a similar landscaping approach to
the existing employment park to link the different elements of the schemes together.

9.14 On the basis of the above it is considered that the proposal accords with development plan policies CS1, QE6 and QE7 and as such is acceptable subject to the stated conditions.

Residential Amenity

9.15 Policy CS1 identifies the need to safeguard residential amenity, while policy QE6 states that consideration should be had to the need to respect the living conditions of existing neighbouring residential occupiers. The NPPF states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

9.16 The application site is surrounded by commercial premises and it is therefore considered that the proposal would not give rise to significant amenity issues for existing residents. It is considered necessary to add conditions relating to the submission of a construction management plan and therefore the application accords with policies contained within the development plan.

Biodiversity

9.17 The submitted Aboricultural Impact Assessment identifies that there are 3 trees of differing qualities and various stretches of hedgerow located adjacent to the eastern boundary of the site. It is proposed that as part of the development these would be removed and no objection to their removal is raised given their limited quality.

9.18 In accordance with the NPPF and policy QE5 of the Local Plan there is a requirement to provide biodiversity net gain as part of any proposal. The proposed landscaping on the site will see the introduction of 19 new trees on either side of the multi-storey car park as well as rows of pleached trees along the southern boundary. These proposals along with the planting of areas with bulbs is considered to represent biodiversity net gain on the site and therefore complies with policy QE5 and the provisions of the NPPF.

10 CONCLUSIONS AND RECOMMENDATIONS

10.1 The proposal is acceptable in principle and secures the high quality development sought by the Core Strategy. The proposal would have no harmful impact on the amenities of the adjacent properties and the application demonstrates that the impact on the highway network would be acceptable.

10.2 The application is recommended for approval subject to conditions.
11 SCHEDULE OF 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 amended planning application forms, design and access statement and additional information received by Warrington Borough Council on 20/08/2019
   (b) Submitted drawing numbers (9-) L001 Revision B; (9-) L002 Revision B; (9-) L003 Revision B; (2-) A201 Revision C; (2-) A200 Revision H; (2-) A300 Revision B; and C2-) A301 Revision B; and
   (c) Submitted drawing numbers (2-) A100 Revision J; (2-) A101 Revision F; (2-) A102 Revision E; (2-) A103 Revision D; (2-) A104 Revision F; (2-) A105 Revision E received on 20/08/2019.

   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 building hereby approved shall not go above slab level until written and photographic details of the external roofing and facing materials (including manufacturer's details) have been submitted to and agreed in writing by the local planning authority. 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. During the first planting season following the commencement of development hereby approved the landscaping details as indicated on the approved plans shall be carried out to the satisfaction of the local planning authority. Any trees, plants or shrubs so planted which die or are felled, uprooted, willfully damaged or destroyed within five years of the date of planting shall be replaced by the applicants or their successors in title.

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

5. Contaminated Land Condition: Characterisation & Remediation Strategy
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 and to comply with: Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); Paragraphs 170(f) & 178 of the National Planning Policy Framework (February 2019), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

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 (NPPF Para179).

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

A: REMEDIATION & VERIFICATION: Remediation (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 and to comply with Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); Paragraphs 170(f) & 178 of the National Planning Policy Framework (February 2019), and Section 4 of the Environmental Protection Supplementary Planning Document (May 2013).

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 (NPPF Para179).

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

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

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

Reason: To prevent an increase in background noise levels and protects the amenity of any noise sensitive nearby uses and to comply with Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); Paragraphs 180(a) & 182 of the National Planning Policy Framework (February 2019); and Sections 3 and 6 of the Environmental Protection Supplementary Planning Document (May 2013)

8. Prior to the erection of any external lighting on site, the developer shall submit a comprehensive assessment of lighting details for the entire site. The scheme shall show levels of illumination around the site (isolux drawings) but shall also show any overspill lighting beyond the physical site boundary. Mitigation measures or installation requirements shall be clearly identified within the scheme as shall control measures such as time clocks/light sensors or other control methods. Once approved, the agreed scheme shall be implemented in full prior to the commencement of use of that lighting and shall be retained as approved thereafter.

Reason: - In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site and to comply with Policy QE6 of the Adopted Local Plan Core Strategy (July 2014); and Paragraph 180(c) of the National Planning Policy Framework (February 2019); and Section 5 of the Environmental Protection Supplementary Planning Document (May 2013)

9. Prior to the commencement of development (excluding demolition and site clearance) the developer shall submit a method statement, to be approved by the Local Planning Authority. The piling work shall be undertaken in accordance with the approved method statement: The method statement shall include the following details:
1. Details of the method of piling
2. Days / hours of work (the developer should consult the informative attached to this permission for further information)
3. Duration of the pile driving operations (expected starting date and completion date)
4. Prior notification to the occupiers of potentially affected properties
5. Details of the responsible person (e.g. site manager / office) who could be contacted in the event of complaint

Reason: To prevent an increase in background noise levels and protect the amenity of any residents and business operators and to comply with policy QE6 of the Adopted Local Plan Core Strategy (July 2014); and Paragraphs 170(e) & 180(a) of the National Planning Policy Framework (February 2019); and Section 6 of the Environmental Protection Supplementary Planning Document (May 2013)

10. A scheme for the provision of electric vehicle charging points, or passive provision, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to the first use of the car park and retained as such thereafter.

Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport.

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

a) Involvement of employees
b) Information on existing transport policies, services and facilities, travel behaviour and attitudes
c) Access for all modes of transport
d) Targets for mode share
e) Resource allocation including Travel Plan Co-ordinator and budget
f) A parking management strategy
g) A marketing and communications strategy
h) Appropriate measures and actions to reduce car dependence and encourage sustainable travel
i) An action plan including a timetable for the implementation of each such element of h above
j) Mechanisms for monitoring, reviewing and implementing the travel plan
The approved Travel Plan shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied and in use.

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

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

12. No part of the development shall be brought into use until a scheme including timescales to permanently close off the existing Lovell House / Village Close surface level car parks has been submitted to and approved in writing by the Council as Local Planning Authority. The closure of the car parks shall be implemented in accordance with the agreed timescales and not reopened as car parks.

Reason: To ensure that appropriate provision for parking vehicles is made and maintained.

13. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) there shall not at any time in connection with the development hereby permitted be erected of planted or allowed to remain upon the visibility splay any building, wall, fence, hedge, tree, shrub or other device higher than one metre above the carriageway. For the avoidance of doubt the approved visibility splay is 2.4 metres by 25 metres on both sides of the proposed access.

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

14. Prior to the commencement of any development (excluding any demolition or site clearance), 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.

In the event of surface water draining to the public surface water...
sewer, the pass forward flow rate to the public sewer must be restricted to 57 l/s.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

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

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

12 PLAN EXTRACTS

Proposed Site Layout Plan
ARTICLE 35 STATEMENT Officers have worked with the applicant in a positive and proactive manner in order to seek solutions to the issues relevant to the proposed development, consistent with the requirement in the National Planning Policy Framework (NPPF), paragraph 38.
ITEM 5

Application Number: 2019/35512

Description of Development: Application for Listed Building Consent - To replace the impact damaged stone capping on the town hall west annexe gateway.

Location Address: Town Hall, West Annexe, Sankey Street, Warrington, WA1 1UH

Applicant: Mr Darren Davies on behalf of Warrington Borough Council

Ward: Bewsey and Whitecross

Site Allocation: No allocation

Number of representations received: 0

Reason for Referral: The application site is owned by the Council.

Statutory expiry date: 29 September 2019

Recommendation: Approve subject to conditions.

Case Officer: C Carruthers ccarruthers@warrington.gov.uk

SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would retain buildings and features of historic character and interest within the site and have no detrimental impact upon the significance of the designated heritage asset.

OFFICER’S REPORT TO PLANNING COMMITTEE

1. APPLICATION SITE AND SURROUNDINGS

1.1 The Town Hall complex is sited on the edge of the town centre, and includes the West and East Annexes. They are all Grade I Listed Buildings. The complex is sited in the Town Hall Conservation Area. The listing description for the buildings is included as an appendix to this report.

2. DESCRIPTION OF PROPOSAL

2.1 Listed Building Consent is sought for the replacement of a capping stone on the gate pier at the entrance to the West Annexe courtyard. The pier was recently hit by a delivery vehicle and has resulted in the
loss of a small section of the capping stone. The West Annexe Gateway was rebuilt in brickwork on a new foundation in 2018, including new stone capping’s to the brick piers. At that time, the decision was taken to replace the concrete capping stone with natural stone, designed to match the stone on the adjacent pier in terms of colour, profile and texture. It is proposed to replace, rather than repair, the capping stone on a like for like basis. A template of the existing stone capping will be made on site for reproduction in the workshop. The original contractor who completed the gateway rebuild in 2018 will be replacing the stone capping.

3. LOCAL REPRESENTATIONS

Ward Councillors
No comments have been received.

Parish Council
This is an unparished area.

General Public
The applications was publicised by 3 neighbour notification letters; a site notice and press notice. As a result no representations have been received.

4. CONSULTEES

Historic England - do not wish to make comment

Warrington Civic Society- no comments received

National Amenity Societies - no comments received

5. RELEVANT SITE HISTORY

<table>
<thead>
<tr>
<th>Planning Reference</th>
<th>Description of Development</th>
<th>Decision</th>
<th>Date of Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017/31101</td>
<td>Listed Building - Proposed remedial works to West Annex Access Gates</td>
<td>Approved subject to conditions</td>
<td>23/11/2017</td>
</tr>
<tr>
<td>2017/31314</td>
<td>Full Planning - Proposed remedial works to unstable wall that requires re-building supporting piers and gates.</td>
<td>Approved subject to conditions</td>
<td>3/12/2017</td>
</tr>
</tbody>
</table>
6. PLANNING POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the source or number of third party representations received, remains the extent to which planning proposals comply with the Development Plan. The National Planning Policy Framework (NPPF) supports this legislative position and its contents are a material consideration in determining the application.

6.2 As stated above, the NPPF re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan, in the case of Warrington, refers to the Local Plan Core Strategy (2014).

6.3 When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.

6.4 This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, applies to all decisions concerning listed buildings. Decision-making policies in the NPPF and in the local development plan are also to be applied, but they cannot directly conflict with or avoid the obligatory consideration in these statutory provisions.

National Planning Policy Framework 2019 (NPPF)

6.5 The National Planning Policy Framework (2019) (NPPF) confirms that decisions should apply a presumption in favour of sustainable development. Paragraph 7 of the document states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. This is balanced by Paragraph 9 which states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.

6.6 Where there are other specific, relevant, material issues raised in the NPPF these will be discussed within the Assessment below.
6.7 The National Planning Policy Framework (NPPF) sets out in paragraph 189 sets out that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

6.8 Paragraph 190 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal and to take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

6.9 Paragraph 193 sets out that great weight should be given to the asset’s conservation and paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

6.10 Paragraph 196 of the framework states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Relevant Policies in the Local Plan Core Strategy (2014)
Policy QE8 – Historic Environment

6.11 The Council has prepared a number of Supplementary Planning Documents to guide development in the Borough, the document relevant to this proposal is:

- Town Hall Conservation Area Appraisal [Dated February 2007]

7. EQUALITIES ACT (2010)

7.1 In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equalities Act 2010. It is considered that the application has no differential impacts.

8. ASSESSMENT

The key issue of this particular application relates to heritage:
Heritage Matters

8.1 Local Plan Core Strategy Policy QE8 confirms that the Council seeks to recognise the significance of heritage assets by identifying their positive influence on the character of the environment and an area’s sense of place; their ability to contribute to economic activity and act as a catalyst for regeneration. The policy also seeks to ensure that the fabric and setting of heritage assets are appropriately protected and enhanced in accordance with the principles set out in National Planning Policy.
8.2 Significance is defined in the NPPF-2019 as “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

8.3 Warrington Town Hall; its associated outbuildings; walls; gates and piers are Grade I listed buildings, marking it among the top 2.5% of all listed buildings in England. The building is of considerable historic, communal and aesthetic value. In the local area, the building is among Warrington’s most important buildings, and set within the positive context of its historic grounds, the conservation area and other listed buildings.

8.4 The west annexe gate forms a part of the listing, and makes a positive contribution to the overall significance of the site. The current proposal seeks permission to replace the existing stone capping on one of the gate piers with a new stone capping, to match the original capping in terms of material; profile; colour and texture. It is proposed to use a Stanton Moor Sandstone which is a medium grained buff sandstone and is the same material that was used for the recent reconstruction of the wall and pier in 2017. The same mortar mix will also be used to bed the stone capping. Subject to the replacement of the capping in accordance with the above specifications and in a manner that is considered to be appropriate to the Grade I listing of this heritage asset, the proposal is likely to have a minimal impact on the overall significance of the site.

8.5 The proposal would accord with sections 66 and 72 of the Planning [Listed Building and Conservation Areas] Act 1990. The proposal would also accord with the NPPF and Policy QE8 of the Local Plan Core Strategy, in that the scheme would sustain the use and significance of the Grade I Listed structure.

8.6 In accordance with para 196 of the NPPF, the proposed works will lead to less than substantial harm to the significance of this designated heritage asset. In addition, there would be public benefits accruing from the proposed works, as they would secure its optimum viable use as part of the Town Hall Complex.

8.7 The proposal would accord with Policy QE8 of the Local Plan Core Strategy in that the proposal would ensure that the fabric and setting of the heritage asset is appropriately protected in accordance with the principles set out in the NPPF.

9. CONCLUSIONS AND RECOMMENDATIONS

9.1 Subject to the parameters outlined above being conditional on the grant of Listed Building consent, it is considered that the proposal would ensure
that the fabric of the Listed structure is appropriately protected and would sustain the boroughs built heritage by preserving the structure and the features of special architectural or historic interest which it possess. There would be no conflict between the heritage asset’s conservation and any aspect of the proposal. The proposal would have no impact on the Conservation Area.

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

9.3 In this instance, no objection has been received from Historic England nor any of the National Amenity Societies, so the application does not need to be referred to the Secretary of State for a decision. It is recommended that listed building consent be granted subject to conditions.

10. SCHEDULE OF CONDITIONS

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

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

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

   (a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on 29/7/2019
   (b) Submitted drawing No’s: E01 - Location Plan Rebuild of West Annexe Drive Wall received on 29/7/2019.

   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.

   The replacement stone capping shall replicate the existing structure in terms of the use of material; colour; profile and texture. A mortar mixture of 1:1 lime:sand using NHL 3.5 shall be used to bed the stone capping.

   Reason: To safeguard the historic features of this grade II* listed structure in accordance with policy QE8 of the Warrington Local Plan Core Strategy, the NPPF and Sections 66 and 72 of The Planning [Listed Buildings and Conservation Areas] Act 1990
11. PLAN EXTRACTS
Location of Proposed Works

Extent of damage to stone capping following vehicle impact.
12. APPENDIX 1

Listing Description:
Built 1750 by Gibbs, formerly Bank Hall, seat of Patten family. Pevsner opinion "finest house of its date in South Lancashire". Palladian, 3 storeys, rusticated stone facing to red brick, hipped slate roof, brick parapet, stone modillioned cornice. Main front has slight central projection with 4 3/4 Corinthian columns frieze and pediment with coat of arms. 9 sash windows with glazing bars, in moulded architraves, 1st floor having alternate segmental and pointed pediment except 3 centre ones between columns, which are arched. Centre 1st floor double doors up flight of stone steps with iron railings and 4 lamps. Curved flanking walls run from main house to entrances to side courts. Contemporary R W Hs and pipes. Garden front similar but no columns. Interior has 2 stone staircases with iron balustrades and plasterwork.

Detached service block at each side, long rectangular plan, similar but not identical in detail; 2 storeys, with 3-storeyed centre finished with a pediment, centre rusticated stone, side wings brick, whole of 13 bays. East and west drives in front have 5 iron standard lamps with round lanterns. Entrance gateway in front has 4 square hollow iron piers of patterned tracery, 6 iron gates of elaborate ornament, all about 20 ft high, with 4 angels on tops of piers, and a round arch over the centre supporting the coat of arms; this entrance was exhibited at London Exhibition of 1862.

Nos 76 to 86 (even) Borough Treasurer’s Office and Bank House Town Hall with Eastern and Western outbuildings Entrance gates, piers and lamps, lamps on east and west drives form a group with Nos 75, 101A, 101B.

ARTICLE 35 STATEMENT Officers have worked with the applicant in a positive and proactive manner in order to seek solutions to the issues relevant to the proposed development, consistent with the requirement in the National Planning Policy Framework (NPPF), paragraph 38.
ITEM 6

Application Number: 2019/35582

Description of Development: Application for Listed Building Consent - Proposed replacement of existing 13 CCTV Cameras with new HD Cameras incorporating a mix of static and controllable pan-tilted zoom cameras and an additional 3 cameras

Location Address: Town Hall, Sankey Street, Bewsey and Whitecross, Warrington

Applicant: Joseph Mushrow – Projects Manager, Economic Regeneration and Growth on behalf of Warrington Borough Council

Ward: Bewsey and Whitecross

Site Allocation: Unallocated

Number of representations received: 0

Reason for Referral: The application site is owned by the Council.

Statutory expiry date: 17/10/2019

Recommendation: Approve subject to conditions

Case Officer: C Carruthers ccarruthers@warrington.gov.uk

SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would retain buildings and features of historic character and interest within the site and not have a detrimental impact upon the significance of the heritage asset.

OFFICER’S REPORT TO PLANNING COMMITTEE

1. APPLICATION SITE AND SURROUNDINGS

a. The Town Hall complex is sited on the edge of the town centre, and includes the West and East Annexes. They are all Grade I Listed Buildings. The complex is sited in the Town Hall Conservation Area. The full listing description is included as an appendix to this report.
2. DESCRIPTION OF PROPOSAL

2.1 It is proposed to incorporate a comprehensive internal and external CCTV installation within and around the Town Hall and associated buildings. The works will involve updating the current CCTV cameras and equipment to a modern standard and installing additional cameras. Of the proposed 13 external cameras:

- 11 are existing camera locations;
- Of these, 9 are mounted to the building. 7 incorporate ‘ornate’ style brackets and 2 are mounted directly to a building. The other 2 existing cameras are affixed atop poles;
- The remaining 2 proposed external camera locations are new locations, which under this proposal will have new ‘ornate’ style brackets to match the existing in black.

3. LOCAL REPRESENTATIONS

General Public
The applications was publicised by 49 neighbour notification letters; a site notice and press notice. As a result no representations have been received.

Ward Councillors
No comments have been received.

4. CONSULTEES

Historic England - do not wish to make comment

Warrington Civic Society- no comments received

National Amenity Societies - no comments received

5. RELEVANT SITE HISTORY

<table>
<thead>
<tr>
<th>Planning Reference</th>
<th>Description of Development</th>
<th>Decision</th>
<th>Date of Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>A02/46621</td>
<td>Listed Building application for CCTV cameras on external elevations and town hall reception.</td>
<td>Approved subject to conditions</td>
<td>6/3/2003</td>
</tr>
<tr>
<td>A02/46620</td>
<td>The positioning of CCTV cameras on external elevations and town hall reception</td>
<td>Approved subject to conditions</td>
<td>6/3/2003</td>
</tr>
<tr>
<td>2019/35694</td>
<td>Full Planning Proposed replacement of existing 13 CCTV Cameras with new HD Cameras incorporating a mix of static and controllable pan-tilted zoom cameras and an additional 3 cameras</td>
<td>Pending</td>
<td>Also for consideration on this agenda</td>
</tr>
</tbody>
</table>

The original consents for the cameras in 2002 were approved by the First Secretary of State, as required by the legislation at that time, on the basis that he saw no reason to refuse consent. Approval was conditional on the implementation of the development in accordance with the approved documentation.

6. PLANNING POLICY

a. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the source or number of third party representations received, remains the extent to which planning proposals comply with the Development Plan. The National Planning Policy Framework (NPPF) supports this legislative position and its contents are a material consideration in determining the application.

b. As stated above, the NPPF re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan, in the case of Warrington, refers to the Local Plan Core Strategy (2014).

c. When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.

d. This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, applies to all decisions concerning listed buildings. Decision-making policies in the NPPF and in the local development plan are also to be applied, but
they cannot directly conflict with or avoid the obligatory consideration in these statutory provisions.

National Planning Policy Framework 2019 (NPPF)

e. The National Planning Policy Framework (2019) (NPPF) confirms that decisions should apply a presumption in favour of sustainable development. Paragraph 7 of the document states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. This is balanced by Paragraph 9 which states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.

f. Where there are other specific, relevant, material issues raised in the NPPF these will be discussed within the Assessment below.

g. The NPPF sets out in paragraph 189 sets out that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

h. Paragraph 190 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal and this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

i. Paragraph 193 sets out that great weight should be given to the asset’s conservation and paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

j. Paragraph 196 of the framework states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

k. Significance is defined in the NPPF- 2019 as “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”
Relevant Policies in the Local Plan Core Strategy (2014)
Policy QE8 – Historic Environment

The Council has prepared a number of Supplementary Planning Documents to guide development in the Borough, the document relevant to this proposal is:

- Town Hall Conservation Area Appraisal [Dated February 2007].

7. EQUALITIES ACT (2010)

7.1 In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equalities Act 2010. It is considered that the application has no differential impacts.

8. ASSESSMENT

The key issue of this particular application relates to heritage. Heritage Matters

a. Local Plan Core Strategy Policy QE8 confirms that the Council seeks to recognise the significance of heritage assets by identifying their positive influence on the character of the environment and an area’s sense of place; their ability to contribute to economic activity and act as a catalyst for regeneration. The policy also seeks to ensure that the fabric and setting of heritage assets are appropriately protected and enhanced in accordance with the principles set out in National Planning Policy.

b. Warrington Town Hall; its associated outbuildings; walls; gates and piers are Grade I listed buildings, marking it among the top 2.5% of all listed buildings in England. The building is of considerable historic, communal and aesthetic value. In the local area, the building is among Warrington’s most important buildings, and set within the positive context of its historic grounds, the conservation area and other listed buildings.

c. It is considered that the proposed CCTV system will provide security for visitors to the buildings and its employees. It will also have benefits for the heritage assets within the Town Hall complex. It is the case that, vandalism; theft and damage to the buildings have had an adverse impact on the buildings fabric and have required the Council to undertake works to replace stolen materials and to make good any damage arising as a direct result of the unauthorised removal of historic fabric. The current cameras do not perform well in the dark and cannot therefore provide evidential quality images that can be relied upon in criminal cases.
d. The proposed works involve the replacement of all existing 13 cameras with new HD cameras, incorporating a mix of static and controllable pan-tilt-zoom cameras, in order to prevent/deter further illegal activity which has the potential to damage the heritage assets. In addition, it is proposed to increase the total number of cameras from 13 to 16. This small increase is expected to help improve coverage of current ‘blackspot’ areas that are known to have existing issues with recurrent crime. The additional camera coverage is also intended to improve the ability of the Council and its partners to effectively monitor and control large scale public events, such as Walking Day, which is currently difficult given the lack of suitable surveillance.

e. The proposed positions of the external cameras can be seen below;

f. It is also proposed to replace two internal cameras which are located in the Town Hall Reception area and the adjacent waiting room; and to provide a third camera in the West Annexe. It is proposed to upgrade the camera heads in these locations to HD ‘dome’ variants (Colour: White), see detail below;
g. There are existing cable runs from these locations that will need to be re-wired with new cabling as part of the upgrade. In order to minimise any impact on the fabric of the building, it is intended to use the existing cable runs, which are well concealed by suspended ceilings and there is existing conduit for the cabling that can be re-utilised for the re-cabling works to minimise any impact to the building.

h. The propose CCTV cameras will be visible in and around the building and as such, they will have a visual impact on the historic setting of the building. This will result in less than substantial harm to the setting of the listed building due to the sensitive design, location and installation of the cameras. To minimise the impact of the camera system upgrade externally, it is proposed to continue to use ‘ornate’ style black brackets to match other black features on the building (e.g. guttering / downpipes). Under this proposal the upgrade will reuse the existing camera brackets on the 7 existing ‘ornate’ style traditional brackets. New locations will incorporate new ‘ornate’ brackets to match the existing, other than the 2 dome cameras which are already mounted directly to a modular type building at the rear of West Annexe. He existing poles will be used to mount replacement cameras, thereby avoiding a proliferation of new poles.

i. Of the 13 external cameras, 11 of these are proposed to be static as existing. 2 are proposed to be ‘pan-tilt-zoom’ (PTZ) type cameras that can provide larger areas of surveillance coverage on an automatic sweep or when controlled by an operator. The two locations identified for the PTZ type cameras are areas identified as having the potential to benefit from active monitoring from the Council’s Combined Control Centre (which monitors Town Centre safety and Borough traffic) during civic events or at the time of an incident.

j. The proposal would accord with sections 66 and 72 of the Planning [Listed Building and Conservation Areas] Act 1990. The proposal would also accord with the NPPF and Policy QE8 of the Local Plan Core Strategy, in that the scheme would help to protect the heritage assets from further damage due to unauthorised activities; this would
help to sustain the use and significance of the Grade I Listed structures.

k. In accordance with para 196 of the NPPF, the proposed works will lead to less than substantial harm to the significance of this designated heritage assets and the wider public benefit of the increased security this offers for the building and wider area outweighs the level of harm.

l. The proposal would accord with Policy QE8 of the Local Plan Core Strategy in that the proposal would ensure that the fabric and setting of the heritage asset is appropriately protected in accordance with the principles set out in the NPPF.

9 CONCLUSIONS AND RECOMMENDATIONS

9.1 The principle of the installation of a CCTV system has previously been accepted by the First Secretary of State in the consideration of the 2002 applications. The proposal would result in the installation of an upgraded CCTV system to improve security in and around the Town Hall complex. There would be less than substantial harm to the heritage assets or their setting. The limited harm arising from the proposal would be outweighed by securing the assets optimum viable use and protecting them from further damage and loss of historic fabric. Subject to the implementation of the scheme in accordance with the approved documents, it is considered that the proposal would ensure that the fabric of the Listed structure is appropriately protected and would sustain the boroughs built heritage by preserving the structure and the features of special architectural or historic interest which it possess. The proposal would have no impact on the Conservation Area. The application is recommended for approval subject to conditions.

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

9.3 In this instance, no objection has been received from Historic England nor any of the National Amenity Societies, so the application does not need to be referred to the Secretary of State for a decision.

9.4 It is recommended that the application is granted subject to conditions.
10 SCHEDULE OF CONDITIONS

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

(a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on 23/8/2019
(b) Submitted drawing No's:
E46 - Access Routes and Site Plan received on 23/8/2019
Town Hall- Camera Locations

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.

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

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

11 APPENDIX 1

Listing Description;

“Built 1750 by Gibbs, formerly Bank Hall, seat of Patten family. Pevsner opinion "finest house of its date in South Lancashire". Palladian, 3 storeys, rusticated stone facing to red brick, hipped slate roof, brick parapet, stone modillioned cornice. Main front has slight central projection with 4 3/4 Corinthian columns frieze and pediment with coat of arms. 9 sash windows with glazing bars, in moulded architraves, 1st floor having alternate segmental and pointed pediment except 3 centre ones between columns, which are arched. Centre 1st floor double doors up flight of stone steps with iron railings and 4 lamps. Curved flanking walls run from main house to entrances to side courts. Contemporary R W Hs and pipes. Garden front similar but no columns. Interior has 2 stone staircases with iron balustrades and plasterwork.

Detached service block at each side, long rectangular plan, similar but not identical in detail; 2 storeys, with 3-storeyed centre finished with a pediment, centre rusticated stone, side wings brick, whole of 13 bays. East and west drives in front have 5 iron standard lamps with round lanterns. Entrance gateway in front has 4 square hollow iron piers of patterned tracery, 6 iron gates of elaborate ornament, all about 20ft high, with 4 angels on tops of piers, and a round arch over
the centre supporting the coat of arms; this entrance was exhibited at London Exhibition of 1862.

Nos 76 to 86 (even) Borough Treasurer’s Office and Bank House Town Hall with Eastern and Western outbuildings Entrance gates, piers and lamps, lamps on east and west drives form a group with Nos 75, I0IA, I0IB”.

ARTICLE 35 STATEMENT Officers have worked with the applicant in a positive and proactive manner in order to seek solutions to the issues relevant to the proposed development, consistent with the requirement in the National Planning Policy Framework (NPPF), paragraph 38.
DEVELOPMENT MANAGEMENT COMMITTEE DATE 9th October 2019

ITEM 7

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2019/35620</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Development:</td>
<td>Application for Listed Building Consent - Proposed to replace the lead flashing on the roof of the Shippon at Walton estate with a lead substitute</td>
</tr>
<tr>
<td>Location Address:</td>
<td>Walton Hall Gardens, Walton Lea Road, Walton, Warrington</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Laura Stanley, Economic Growth and Regeneration, on behalf of Warrington Borough Council</td>
</tr>
<tr>
<td>Ward:</td>
<td>Walton</td>
</tr>
<tr>
<td>Site Allocation:</td>
<td>Green Belt</td>
</tr>
<tr>
<td>Number of representations received:</td>
<td>0</td>
</tr>
<tr>
<td>Reason for Referral:</td>
<td>The application site is owned by the Council.</td>
</tr>
<tr>
<td>Statutory expiry date:</td>
<td>8/10/2019</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>Approve subject to conditions</td>
</tr>
<tr>
<td>Case Officer:</td>
<td>C Carruthers <a href="mailto:ccarruthers@warrington.gov.uk">ccarruthers@warrington.gov.uk</a></td>
</tr>
</tbody>
</table>

SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The development would retain buildings and features of historic character and interest within the site without having an unacceptably detrimental impact upon their significance.

OFFICER’S REPORT TO PLANNING COMMITTEE

1. APPLICATION SITE AND SURROUNDINGS

a. The site is accessed via Walton Lea Road and lies approximately 2 miles from Warrington Town Centre. The site boundaries are formed by Walton Lea Road to the North, Houghs Lane to the East and Walton Hall Golf Club to the South and West.

b. Walton Hall and its estate, is maintained and managed by Warrington Borough Council and is located in Higher Walton. The Walton Hall Estate was acquired by the Council after Lord Daresbury’s death in 1938, and opened as a public park in 1945. The Hall is Grade II listed.
and the estate also includes a riding school, stables, shippon and conservatory/glass complex. Various buildings/structures on the estate are Grade II listed in their own right and the whole estate is listed by curtilage.

c. The site is located in the Green Belt. There are some residential properties in and around the Estate, the closest being Bridge House which is also Grade II listed and is located on the eastern boundary of the ‘conservatory complex’.

2. DESCRIPTION OF PROPOSAL

a. This is a retrospective listed building application to change the material used for flashings on the roof of the Shippon from traditional lead to a lead substitute.

b. There have been recent applications to restore the conservatory range and associated buildings which are relevant to this project. This includes repair works to the fabric of the conservatory and shippon buildings. Those works are still ongoing although the project is close to completion.

c. Unfortunately, the lead flashings have, on two occasions, recently been stolen from parts of the repaired roof and temporary repairs have been provided to prevent water ingress. A more permanent replacement flashing is required, however it is not intended to replace the stolen lead like for like. It is proposed to use a lead substitute material to affect a more permanent repair of the roof ridge.

3. LOCAL REPRESENTATIONS

Ward Councillors
No comments have been received.

Parish Council
No comments have been received.

Residents
The applications was publicised by 6 neighbour notification letters; a site notice and press notice. As a result no objections have been received from adjacent occupiers.

4. CONSULTEES

Historic England - do not wish to make comment
Warrington Civic Society- no comments received

National Amenity Societies - no comments received
5. RELEVANT SITE HISTORY

<table>
<thead>
<tr>
<th>Planning Reference</th>
<th>Description of Development</th>
<th>Decision</th>
<th>Date of Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016/29426</td>
<td>Full Planning - Proposed works for the conservation, repair and refurbishment of the shippon, vinery, potting sheds, lean-to-sheds and glass houses of Walton Estate. With the removal of the two Dutch greenhouses to the centre of the conservatory yard allowing for new surface finishes. Use of the buildings for non-residential education and training centre with ancillary office and retail use and display area for public access and small workshop units.</td>
<td>Approved subject to conditions</td>
<td>28/4/2017</td>
</tr>
<tr>
<td>2016/29427</td>
<td>Listed Building - Proposed works for the conversation, repair and refurbishment of the shippon, vinery, potting sheds, lean-to-sheds and glass houses of Walton Estate. With the removal of the two Dutch greenhouses to the centre of the conservatory yard allowing for new surface finishes.</td>
<td>Approved subject to conditions</td>
<td>28/4/2017</td>
</tr>
</tbody>
</table>

6. PLANNING POLICY

a. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations
support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the source or number of third party representations received, remains the extent to which planning proposals comply with the Development Plan. The National Planning Policy Framework (NPPF) supports this legislative position and its contents are a material consideration in determining the application.

b. As stated above, the NPPF re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan, in the case of Warrington, refers to the Local Plan Core Strategy (2014).

c. When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.

d. This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, applies to all decisions concerning listed buildings. Decision-making policies in the NPPF and in the local development plan are also to be applied, but they cannot directly conflict with or avoid the obligatory consideration in these statutory provisions.

National Planning Policy Framework 2019 (NPPF)

e. The National Planning Policy Framework (2019) (NPPF) confirms that decisions should apply a presumption in favour of sustainable development. Paragraph 7 of the document states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. This is balanced by Paragraph 9 which states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.

f. The National Planning Policy Framework (NPPF) sets out in paragraph 189 that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
g. Paragraph 190 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal and to take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

h. Paragraph 193 sets out that great weight should be given to the asset’s conservation and paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

i. Paragraph 196 of the framework states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

j. Significance is defined in the NPPF-2019 as “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

Relevant Policies in the Local Plan Core Strategy (2014)
Policy QE8 – Historic Environment
Policy CC3 – Walton Hall Estate

7. EQUALITIES ACT (2010)

7.1 In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equalities Act 2010. It is considered that the application has no differential impacts.

8. ASSESSMENT

The key issue of this particular application relates to heritage:
Heritage Matters

a. Local Plan Core Strategy Policy QE8 confirms that the Council seeks to recognise the significance of heritage assets by identifying their positive influence on the character of the environment and an area’s sense of place; their ability to contribute to economic activity and act as a catalyst for regeneration. The policy also seeks to ensure that the fabric and setting of heritage assets are appropriately protected and enhanced in accordance with the principles set out in National Planning Policy.
b. Walton Hall’s significance lies in its architectural and historic interest. The building was constructed between 1836-38 by Sir Gilbert Greenall, 1st Baronet, brewer and Member of Parliament for Warrington. The Hall and many of its outbuildings survive intact and represent a good example of a Victorian working Estate. The Hall is Grade II listed as are some of the garden structures and the lodge. The remaining structures, including the shippon are curtilage listed. The shippon also has architectural interest in terms of its construction, craftsmanship and decorative features on the building including finials on the gables; dentil detailing at the eaves and string course and stone detailing on the parapet, cills etc. The shippon retains much of its historic fabric and where repairs have been carried out this has been on the basis of like for like materials.

c. Historic England strongly encourages the use of appropriate and traditional materials for historic buildings, particularly on roofs. It is important that, as far as possible, the historic fabric of the building is retained and where it is necessary to replace material, due to theft or damage, then like-for-like materials should be used. This will allow the building to retain its appearance and significance and would ensure that it would perform well technically.

d. Walton Hall has been the target of lead theft on more than one occasion. Despite the presence of CCTV cameras on the Estate, lead thefts continue. The remote location of the building makes it a prime target for such thefts and makes it difficult to employ traditional crime prevention techniques. Whilst the removal of the lead flashing covering is detrimental to the buildings water tightness, the manner in which the lead is removed i.e. without regard to the preservation of the historic fabric of the building, can result in further damage to the fabric of the building. In these circumstances it is considered that like-for-like replacement would not be prudent as the risk of further theft is too high and an alternative material is being proposed.

e. Masterform is an alternative material which can provide long term waterproof covering to areas where traditional roofing materials such as lead, zinc and copper would normally be used. It is flexible and durable which allows it to be used to replicate traditional lead detailing.

f. The proposal would not adversely impact upon the remaining historic fabric of the building. The proposed scheme would result in less than substantial harm to the significance of the designated heritage asset including its setting. Any harm done to the significance of the historic building resulting from the use of non-traditional materials would need to be outweighed by the benefits. In this instance, it is considered that the following benefits would accrue;
• It would preserve the Listed Building by making it wind and water tight thereby protecting the internal and external building fabric. It
would result in the continued use of an existing building on the Estate.

- The flashings are in part visible from ground level, although viewed at a distance, it is considered that the change in materials would not have a significant impact on the character and appearance of the building.
- The use of a lead substitute material would mean that the building would be unlikely to sustain further damage as a result of theft. The material has no recycle value.
- The retention of a tourism and heritage asset which benefits the borough and the wider economy in accordance with Policy CC3 of the Core Strategy.

**g.** The choice of a non-traditional material to cover the roof has not been based solely on financial grounds. The cost of the replacement material is not significantly less than the cost of lead flashing. The concern has been the likelihood of repeat thefts and the likelihood of damage to the building.

**h.** Clear benefits of the project are outlined above. The scheme would have no adverse impact on the setting of the adjacent curtilage listed buildings.

**i.** The proposal would accord with sections 66 and 72 of the Planning [Listed Building and Conservation Areas] Act 1990. The proposal would also accord with the NPPF and Policy QE8 of the Local Plan Core Strategy, in that the scheme would sustain the use and significance of the Grade I Listed structure.

**j.** In accordance with para 196 of the NPPF, the proposed works will lead to less than substantial harm to the significance of this designated heritage asset as outlined above. In addition, there would be public benefits accruing from the proposed works, as they would secure its optimum viable use as part of the Walton Hall Complex.

**k.** The proposal would accord with Policy QE8 of the Local Plan Core Strategy in that the proposal would ensure that the fabric and setting of the heritage asset is appropriately protected in accordance with the principles set out in the NPPF.

### 9 CONCLUSIONS AND RECOMMENDATIONS

9.1 It is considered that the proposal would ensure that the fabric of the Listed structure is protected and would sustain the boroughs built heritage by preserving the structure and the features of special architectural and historic interest which it possess. There would be less than substantial harm to the heritage asset’s conservation. The limited harm arising from the proposal, would be outweighed by securing the assets optimum viable use. There would also be public benefits from the retention of a tourism and
heritage asset which benefits the borough and the wider economy in Warrington.

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

9.3 In this instance, no objection has been received from Historic England nor any of the National Amenity Societies, so the application does not need to be referred to the Secretary of State for a decision.

9.4 It is recommended that the application is granted subject to conditions.

10 SCHEDULE OF CONDITIONS

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

   (a) The planning application forms, design and access statement and additional information received by Warrington Borough Council on 14/8/2019
   (b) Submitted drawing No's:
       PP13-004-LC-003 - Site Plan
       PP13-004-LC-)004 - Location Plan and Access Route
       received on 14/8/2019

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

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

   Reason: To comply with the provisions of section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990
ARTICLE 35 STATEMENT Officers have worked with the applicant in a positive and proactive manner in order to seek solutions to the issues relevant to the proposed development, consistent with the requirement in the National Planning Policy Framework (NPPF), paragraph 38.
ITEM 8

<table>
<thead>
<tr>
<th>Application Number:</th>
<th>2019/35621</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Development:</td>
<td>Full Planning - Replacement boundary treatment comprising metal railings atop a low wall with feature pedestrian entrance and separate gated maintenance vehicle entrance</td>
</tr>
<tr>
<td>Location Address:</td>
<td>Parsonage Way Fields, Liverpool Road, Warrington</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Warrington Borough Council</td>
</tr>
<tr>
<td>Ward:</td>
<td>Great Sankey North and Whittle Hall</td>
</tr>
<tr>
<td>Site Allocation:</td>
<td>Open Space</td>
</tr>
<tr>
<td>Number of representations received:</td>
<td>7</td>
</tr>
<tr>
<td>Reason for Referral:</td>
<td>Council application</td>
</tr>
<tr>
<td>Statutory expiry date:</td>
<td>16/10/2019</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>Approve subject to conditions</td>
</tr>
<tr>
<td>Case Officer:</td>
<td>Liz Snead</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:lsnead@warrington.gov.uk">lsnead@warrington.gov.uk</a></td>
</tr>
</tbody>
</table>

**SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The principle of development is considered acceptable
- The living conditions of adjacent occupiers would be protected from undue harm subject to conditions
- The proposal will not have an unacceptable impact upon local highway
- The design of the proposal is considered to be in keeping with the character of the area

**OFFICER’S REPORT TO PLANNING COMMITTEE**

1. APPLICATION SITE AND SURROUNDINGS

a. The application site is a small area of land that has the existing front boundary treatment of Parsonage Way Fields. The wider site is identified as open space in the 2015 Open space audit and extends to approximately 0.7 ha. The site is bound to the north and west by residential properties, the east by Parsonage Way and a footpath, and to the south by Liverpool Road; specifically the application site is a small area of land immediately adjacent to the pavement serving Liverpool Road. The existing boundary treatment is a metal fence approximately 1.6 metres high that has elements that are in disrepair.

b. The site is in the ownership of Warrington Borough Council and is leased to Great Sankey Parish Council who operate and maintain the site.
2. DESCRIPTION OF PROPOSAL

a. It is proposed to erect a new boundary treatment on the southern boundary of the Parsonage Way Fields. The new boundary treatment is proposed to consist of a brick built wall with a metal vertical fence above and raised brick piers. The top of the brick piers are proposed to have an overall height of 2.7 metres, the wall is proposed to have a height of 0.3 metres with the overall height of the fence being 2.1 metres above ground level.

b. Details of the materials to be used in the wall have been provided with the application and the bricks have been chosen to match the existing wall at 369 Liverpool Road. The existing vehicular access to the site is proposed to be maintained adjacent to 369 Liverpool Road with the pedestrian access relocated to a more central point.

c. The application has been submitted with a statement of community involvement as a number of consultation events have been held to discuss the future of the site. The consultation events covered proposed changes to the site that are not the subject of this planning application.

3. LOCAL REPRESENTATIONS

Parish Council
Great Sankey Parish Council:
No comments received.

Residents:
The applications was publicised by 17 neighbour notification letters and site notices. As a result 7 representations have been received from surrounding properties. These are summarised as follows:

Principle
- Green space should be left as it is but agree with the frontage being replaced;
- An existing path already exists – why is there a second one proposed?
- The boundary treatment should be considered along the footpath;

Residential Amenity
- Proposal will lead to an increase in anti-social behaviour
- Benches and pathway would encourage youths to congregate;
  Object to the benches on the field due to noise from them;

Design
- Plans are not in keeping with the surroundings

Highways
- Would request that the vehicular entrance is secured
- Why has no risk assessment being undertaken of the location of the entrance?
Aboriculture:
- Loss of healthy well established trees

Non Material issues raised include:
- Waste of money that should be spent on other things;
- Lack of consultation;
- Should be meeting with residents who are going to be affected;
- Criticism of the approach undertaken by Great Sankey Parish Council
- Lease of land specifically state that the land must not be used for any purpose or in a manner that would cause loss, damage, injury, nuisance or inconvenience to any owner or occupier of neighbouring property. The neighbours believe that the development will breach those conditions;

4. CONSULTEES

WBC Transport Planning and Development Control – no objection to the proposal.
WBC Tree Officer – there is no objection to the removal of the sycamore trees to the frontage of Liverpool Road subject to condition to ensure replacement on a ratio of 1:1 and a landscape scheme.

5. RELEVANT SITE HISTORY

No planning history

6. PLANNING POLICY

a. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the source or number of third party representations received, remains the extent to which planning proposals comply with the Development Plan. The National Planning Policy Framework (NPPF) supports this legislative position and its contents are a material consideration in determining the application.

National Planning Policy Framework 2019 (NPPF)

b. The National Planning Policy Framework (2019) (NPPF) confirms that decisions should apply a presumption in favour of sustainable development. Paragraph 7 of the document states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. This is balanced by Paragraph 9 which states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.
c. Where there are other specific, relevant, material issues raised in the NPPF these will be discussed within the Assessment below.

d. As stated above, the NPPF re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan, in the case of Warrington, refers to the Local Plan Core Strategy (2014).

Relevant Policies in the Local Plan Core Strategy (2014):
- Policy CS1 Overall Spatial Strategy – Delivering Sustainable Development
- Policy CS2 Overall Spatial Strategy – Quantity and Distribution of Development
- Policy CS4 Overall Spatial Strategy – Transport
- Policy QE3 Green Infrastructure
- Policy QE5 Biodiversity and Geodiversity
- Policy QE6 Environment and Amenity
- Policy QE7 Ensuring a High Quality Place
- Policy MP1 General Transport Principles
- Policy MP3 Active Travel
- Policy MP7 Transport Assessments and Travel Plans
- Policy MP10 Infrastructure
- Policy SN7 Enhancing Health and Well being

e. The Council has prepared a number of Supplementary Planning Documents to guide development in the Borough, documents relevant to this proposal include:
- Planning Obligations 2017
- Design & Construction 2010
- Standards for Parking in New Development March 2015

7. EQUALITIES ACT (2010)

a. In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equalities Act 2010. It is considered that the application has no differential impacts.

8. ASSESSMENT

8.1 The key issues of this particular application relate to:
- The principle of the development
- Highways and Accessibility
- Design/ Impact on Character & Appearance
- Residential Living Conditions
- Trees and;
- Other matters
Principle of the development

8.2 The application is for the replacement of the existing fencing to the southern boundary of the existing open space. The principle of the replacement fencing is considered to be acceptable subject to an assessment of all other relevant material planning considerations including design of the fencing, highway safety and impact on residential amenity.

Highway and accessibility

8.3 The proposal alters the existing pedestrian access as it relocates the access towards the centre of the park and a further distance away from the closest residential property (369 Liverpool Road), however, the vehicular access to the site will be maintained at its current location.

8.4 The proposal does not infringe on the visibility splays for any of the junctions. The existing pedestrian access to the site from Liverpool Road is overgrown and there is only limited manoeuvrability which limits access for all to the site. The proposal creates a single access that is a similar size to the existing pedestrian access without the existing barrier allowing better access.

8.5 It is considered that there would be no detrimental impact as a result of the proposal upon the highway network and it is therefore considered acceptable in accordance with Core Strategy policies CS4, MP1, MP4, SN7, MP7 and MP10 of the Local Plan.

Design/ Impact on Character & Appearance

8.6 The application proposes a new boundary treatment which consists of a wall with metal railings above. Concerns have been raised by surrounding residents that the proposal is not in keeping with the character of the area. A number of the existing properties have boundary walls of varying heights to the front of the properties and these are brick built. In relation to the use of metal fencing, the existing boundary treatment to the site is a metal fence and a number of properties on the opposite side of the road benefit from metal gates.

8.7 The bricks that have been proposed for the wall have been carefully selected to match the existing wall to the front of 369 Liverpool Road. The bricks are considered to match the materials that are utilised in the wider environment. It is considered necessary to add a condition requiring that the wall is constructed out of the proposed materials. On the basis of the above it is considered that the proposal accords development plan policies CS1, QE6 and QE7 and as such is acceptable subject to the stated conditions.

Residential Amenity

8.8 Policy CS1 identifies the need to safeguard residential amenity, while policy QE6 states that consideration should be had to the need to respect the living
conditions of existing neighbouring residential occupiers. The NPPF states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

8.9 The application site context, nature of proposals and proximity to sensitive properties (i.e. residential dwellings) is such that the proposals would not have a detrimental impact through overbearing, loss of daylight or overshadowing. A number of the objections received are in relation to benches being located within the wider park. This planning application is only for the replacement of the existing boundary treatment with a new boundary treatment and no benches are proposed within this application; it is considered that the proposal will not intensify the use of the space to the detriment of any adjacent occupier’s amenity.

8.10 Policy CS1 of the Core Strategy (2014) identifies the need to safeguard residential amenity and policy QE6 states that consideration should be had to the need to respect the living conditions of existing neighbouring residential occupiers. The impact on the amenities of the adjoining occupiers would be acceptable in this instance and therefore the application accords with policies contained within the development plan.

**Trees**

8.11 The application proposes the removal of a maximum of 6 trees from the field. None of the existing trees are covered by any protection. Of these 4 are self-seeded sycamores which would normally be removed as part of the normal maintenance of the field as they are scrub trees. There is also a horse chestnut to the front of the site (in close proximity to the bus shelter) and there is an ambition from the Council and Tree Officer to retain this tree, unfortunately without further investigation into the location of the roots this may not be possible and if this is the case then the Tree Officer considers the loss of the tree to be acceptable. Should permission be granted then as part of the next stage, a landscape plan can be produced for the site to mitigate the loss and further investigation undertaken into the location of the roots and if it is possible to save the tree. This investigation will be included as part of the recommended landscape condition. It is also considered necessary to add a condition requiring the removal of the tree to occur outside the bird nesting season.

8.12 The Council’s Tree Officer has reviewed the proposals and considers the proposal is acceptable.

8.13 On the basis of the above it is considered that the proposal accords with policies QE3 and QE5 of the Core Strategy and is acceptable subject to compliance with the stated conditions.

**Other Issues**

8.14 The consultation undertaken in relation to this application was in line with the Council’s formal consultation process for planning applications as set out
in the statement of community involvement which are in excess of those required under legislation. All properties surrounding the application site were written to and a site notice was displayed on the site. It is considered that this was the correct level of consultation to undertake on this type of planning application.

8.15 In advance of the submission of the planning application community consultation events held to discuss the proposals for the field and these events were undertaken jointly between Great Sankey Parish Council and Warrington Borough Council as applicants and this was outside of the formal planning process. The extent of this consultation is not a material consideration in the planning process.

9 CONCLUSIONS AND RECOMMENDATIONS

9.1 The proposal is acceptable in principle and secures a high quality scheme to replace an existing boundary treatment. The proposal would have no detrimental impact on the amenities of the adjacent properties and the application demonstrates that the impact on the highway network would be acceptable.

9.2 The application is recommended for approval subject to conditions.

10 SCHEDULE OF 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 15/08/2019

   (b) Submitted drawing number H17-016-1100-01 Rev A received on 15/08/2019.

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

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

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

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

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

5. Prior to the first use of the vehicular access to the site, details of how the gate is to be secured in a safe and secure manner shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent unauthorised access to the site.

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

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
ARTICLE 35 STATEMENT Officers have worked with the applicant in a positive and proactive manner in order to seek solutions to the issues relevant to the proposed development, consistent with the requirement in the National Planning Policy Framework (NPPF), paragraph 38.
Application Number: 2019/35639

Description of Development: Full Planning - Proposed erection of a memorial plaque on a freestanding metal frame.

Location Address: Land To Front Of Parr Hall, Palmyra Square South,

Applicant: Warrington Borough Council

Ward: Bewsey And Whitecross

Site Allocation: Conservation Area within the Town Centre

Number of representations received: None

Reason for Referral: Land is owned by Warrington Borough Council

Statutory expiry date: 10th October 2019

Recommendation: Approved subject to conditions

Case Officer: Jill Nixon
x-jill.nixon@warrington.gov.uk

SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of plaque in this location is considered acceptable.
- The impact of the development on the heritage assets of the listed building Parr Hall and the Palmyra Square Conservation Area is considered acceptable.
- The impact on the adopted highway would be acceptable.

OFFICER’S REPORT TO PLANNING COMMITTEE

1. APPLICATION SITE AND SURROUNDINGS

a. The application site is a small area of the adopted pedestrianised highway located immediately to the western part of the front elevation of Parr Hall on Palmyra Square South. Palmyra Square frames Queen Gardens and accommodates mixed uses of cultural, leisure, residential and commercial office buildings
2. DESCRIPTION OF PROPOSAL

a. Planning permission is sought to erect a plaque in remembrance of the music group Viola Beach. The plaque which is bronze cast, is 2.44 metres wide and 1.83 metres high. The plaque will be mounted on a free standing black metal frame which will raise the plaque 0.85 metres from ground level so the top of the frame will be 2.68 metres from ground level.

3. AMENDED PLANS

3.1 Not applicable

4. LOCAL REPRESENTATIONS

a. No representations have been received as a result of the publicity to this application

5. CONSULTEES

WBC Transport Planning and Development Control - No objection
WBC Environmental Protection – No objection.
WBC Conservation Officer – No objection.

6. RELEVANT SITE HISTORY

<table>
<thead>
<tr>
<th>Planning Reference</th>
<th>Description of Development</th>
<th>Decision</th>
<th>Date of Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019/34871</td>
<td>Full Planning - Proposed erection of one memorial plaque and one information plaque (Attached to Parr Hall)</td>
<td>Withdrawn</td>
<td>August 2019</td>
</tr>
<tr>
<td>2019/34837</td>
<td>Listed Building - Proposed erection of one memorial plaque and one information plaque (Attached to Parr Hall)</td>
<td>Withdrawn</td>
<td>August 2019</td>
</tr>
</tbody>
</table>

7. PLANNING POLICY

a. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary
consideration, irrespective of the source or number of third party representations received, remains the extent to which planning proposals comply with the Development Plan. The National Planning Policy Framework (NPPF) supports this legislative position and its contents are a material consideration in determining the application.

**National Planning Policy Framework 2019 (NPPF)**

b. The Revised National Planning Policy Framework (2019) (NPPF) confirms that decisions should apply a presumption in favour of sustainable development. Paragraph 7 of the document states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. This is balanced by Paragraph 9 which states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.

c. Where there are other specific, relevant, material issues raised in the NPPF these will be discussed within the Assessment below.

d. As stated above, the NPPF re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan, in the case of Warrington, refers to the Local Plan Core Strategy (2014).

**Relevant Policies in the Local Plan Core Strategy (2014)**

- CS1 – Delivering Sustainable Development
- QE7 – Ensuring a High Quality Place
- QE8 - Historic Environment

e. The Council has prepared a number of Supplementary Planning Documents to guide development in the Borough, relevant to this proposal is:
  Design & Construction

**8. EQUALITIES ACT (2010)**

a. In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equalities Act 2010. It is considered that the application has no differential impacts.

**9. ASSESSMENT**

9.1 The key issues of this particular application relate to:
- The principle of the development;
- Highways matters
- Design/ Impact on character & appearance of heritage assets.
Principle of Development

9.2 This site is designated as a Conservation Area with the Town Centre on the adopted Local Plan. The principle of a memorial plaque is considered to be appropriate within both a Town Centre and Conservation Area and therefore accords with the sites allocation on the adopted Warrington Local Plan Core Strategy.

Highway Matters

9.3 The application is for the erection of a plaque mounted on posts which will be sited within pedestrianised highway. The location has been designed so that the plaque will be extremely close to the front façade of Parr Hall to prevent any potential obstruction to movement.

9.4 There are no highway objections to the proposal which accords with the relevant criteria of Policy QE6 of the Local Plan Core Strategy.

Design/ Impact on character & appearance of heritage assets

9.5 The plaque is to be installed directly in front of Parr Hall which is a Grade II listed building on a site which is in the core of the Palmyra Square Conservation Area.

9.6 When making a decision on a planning application for development that affects the setting of a listed building, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged. A local planning authority must, under section 72 of the Planning [Listed Building and Conservation Areas] Act 1990, pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

9.7 The Conservation Area Appraisal describes the Parr Hall as having a “rather austere external appearance due in part to its drab common brick…” It further states that;

“The Parr Hall though undoubtedly one of the town centre’s major cultural and civic assets has never displayed an architecturally vibrant image, perhaps because of its north aspect, sombre materials and poor interface with the public realm.”

The proposed plaque is free standing, having no physical attachment to Parr Hall, which is Grade II listed. The installation of the plaque would have no impact on the fabric of the building. The plaque is to be located directly in front of the building and would be viewed against the background of the Hall. Although of substantial size, it is considered that the plaque would be proportionate to the scale and massing of the Hall and would not be detrimental to the buildings physical presence. The plaque would screen
part of the principal elevation however, this part of the building has a blank façade with little or no architectural detailing. It is considered that the plaque would enliven this part of the façade without detrimentally impacting on the historical setting of the listed building. It is therefore considered that the proposal will not harm Parr Halls historical significance.

9.8 The plaque would be visible from certain viewpoints within Queens Gardens and from other parts of the Palmyra Square Conservation Area. It is considered that the plaque would improve the interface of the western part of the Parr Hall façade with the public realm, thereby enhancing the appearance of this part of the Conservation Area. The plaque is bronze cast and the frame is to be black powder coated metal which would be sympathetic to existing construction materials prevalent in this part of the Conservation Area.

9.9 The proposal would accord with sections 66 and 72 of the Planning [Listed Building and Conservation Areas] Act 1990. The proposal would also accord with the NPPF and Policy QE8 of the Local Plan Core Strategy, in that the scheme would ensure that the setting of the heritage asset is enhanced and the character and appearance of the Palmyra Square Conservation Area is preserved.

10 CONCLUSIONS AND RECOMMENDATIONS

10.1 For the reasons set out in this report it is considered that the proposal complies with all the relevant planning policies and it is therefore recommended that planning permission is granted.

11 SCHEDULE OF 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 received by Warrington Borough Council on 16th August 2019
   (b) Submitted drawing No's A01(Location Plan), 02 (Elevations) and 18-8047-SK2 (Plaque and Support Frame Details) received on 16th August 2019

   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 Policies QE7 and QE8 of the Warrington Core Strategy.
ARTICLE 35 STATEMENT Officers have worked with the applicant in a positive and proactive manner in order to seek solutions to the issues relevant to the proposed development, consistent with the requirement in the National Planning Policy Framework (NPPF), paragraph 38.
### Application Number:

2019/35694

### Description of Development:

Full Planning Proposed replacement of existing 13 CCTV Cameras with new HD Cameras incorporating a mix of static and controllable pan-tilted zoom cameras and an additional 3 cameras

### Location Address:

Town Hall, Sankey Street, Bewsey and Whitecross, Warrington

### Applicant:

Joseph Mushrow – Projects Manager, Economic Regeneration and Growth on behalf of Warrington Borough Council

### Ward:

Bewsey and Whitecross

### Site Allocation:

Unallocated

### Number of representations received:

0

### Reason for Referral:

The application site is owned by the Council.

### Statutory expiry date:

17/10/2018

### Recommendation:

Approve subject to conditions

### Case Officer:

C.Carruthers
carruthers@warrington.gov.uk

### SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of development is considered acceptable
- The living conditions of adjacent occupiers would be protected from undue harm, subject to condition
- The development would protect buildings and features of historic character and interest within the site

### OFFICER’S REPORT TO PLANNING COMMITTEE

#### 1. APPLICATION SITE AND SURROUNDINGS

1.1 The Town Hall complex is sited on the edge of the town centre, and includes the West and East Annexes. They are all Grade I Listed Buildings. The complex is sited in the Town Hall Conservation Area.
The listing description for the Town Hall is included as an appendix to this report.

2. DESCRIPTION OF PROPOSAL

a. It is proposed to incorporate a comprehensive internal and external CCTV installation within and around the Town Hall and associated buildings. The works will involve updating the current CCTV cameras and equipment to a modern standard and installing additional cameras. Of the proposed 13 external cameras:
   • 11 are existing camera locations
   • Of these, 9 are mounted to the building. 7 incorporate ‘ornate’ style brackets and 2 are mounted directly to a building. The other 2 existing cameras are affixed atop poles.
   • The remaining 2 proposed external camera locations are new locations, which under this proposal will have new ‘ornate’ style brackets to match the existing in black.

3. LOCAL REPRESENTATIONS

Ward Councillors
No comments have been received.
General Public
The applications was publicised by 36 neighbour notification letters; a site notice and press notice. As a result no representations have been received.

4. CONSULTEES

Environmental Protection –No objection subject to an informative advising of the potential for contaminated land.

Highways- No objection

5. RELEVANT SITE HISTORY

<table>
<thead>
<tr>
<th>Planning Reference</th>
<th>Description of Development</th>
<th>Decision</th>
<th>Date of Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>A02/46621</td>
<td>Listed Building application for CCTV cameras on external elevations and town hall reception.</td>
<td>Approved</td>
<td>6/3/2003</td>
</tr>
<tr>
<td>A02/46620</td>
<td>The positioning of CCTV cameras on external elevations and town hall reception</td>
<td>Approved</td>
<td>6/3/2003</td>
</tr>
<tr>
<td>2019/35582</td>
<td>Listed Building - Proposed replacement of existing 13 CCTV Cameras with new HD Cameras incorporating a mix of static and controllable pan-tilted zoom cameras and an additional 3 cameras</td>
<td>Pending</td>
<td>Also for consideration on this agenda.</td>
</tr>
</tbody>
</table>

6. PLANNING POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the source or number of third party representations received, remains the extent to which planning proposals comply with the Development Plan. The National Planning Policy Framework (NPPF) supports this legislative position and its contents are a material consideration in determining the application.

National Planning Policy Framework 2019 (NPPF)

6.2 The National Planning Policy Framework (2019) (NPPF) confirms that decisions should apply a presumption in favour of sustainable development. Paragraph 7 of the document states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. This is balanced by Paragraph 9 which states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.

6.3 Where there are other specific, relevant, material issues raised in the NPPF these will be discussed within the Assessment below.

6.4 As stated above, the NPPF re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan, in the case of Warrington, refers to the Local Plan Core Strategy (2014).

6.5 When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have
special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.

6.6 This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, applies to all decisions concerning listed buildings. Decision-making policies in the NPPF and in the local development plan are also to be applied, but they cannot directly conflict with or avoid the obligatory consideration in these statutory provisions.

Relevant Policies in the Local Plan Core Strategy [2014]
Policy CS1 Overall Spatial Strategy – Delivering Sustainable Development
Policy QE6 Environment and Amenity
Policy QE8 Historic Environment
Policy SN7 Enhancing Health and Well-being

6.7 The Council has prepared a number of Supplementary Planning Documents to guide development in the Borough, documents relevant to this proposal include:
Town Hall Conservation Area Appraisal [dated February 2007].

7. EQUALITIES ACT (2010)

7.1 In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equalities Act 2010. It is considered that the application has no differential impacts.

8. ASSESSMENT

The key issues of this particular application relate to:
• The principle of the development
• Security
• Heritage Matters
• Residential Living Conditions
• Contaminated Land

Principle
8.1 The principle of the use of CCTV cameras in and around the Town Hall complex was established by the 2002 Planning and Listed Building Consents [A02/46621 and A02/46620] and was supported by the First Secretary of State at that time. The new system is considered to represent an upgrade to the original system in terms of numbers and quality of the cameras proposed however, the general intent, which is to improve security in the area, is in accordance with the original applications. Policy SN7, bullet point 5, requires that all development proposals give full and proper consideration to a
number of health and well-being issues including, securing environments which deter crime. Increased security is recognised as a factor in reducing fear and the perception of crime which in turn can alleviate unnecessary stress and anxiety. Policy CS1 also supports proposals that safeguard public safety. The new upgraded system will provide an improved level of security in the Town Hall environs and is therefore in accordance with Policy SN7.

8.2 The proposed works involve the replacement of all existing 13 cameras with new HD cameras, incorporating a mix of static and controllable pan-tilt-zoom cameras, in order to prevent/deter further illegal activity which has the potential to damage the heritage assets. In addition, it is proposed to increase the total number of cameras from 13 to 16. This small increase is expected to help improve coverage of current ‘blackspot’ areas that are known to have existing issues with recurrent crime. The additional camera coverage is also intended to improve the ability of the Council and its partners to effectively monitor and control large scale public events, such as Walking Day, which is currently difficult given the lack of suitable surveillance.

Residential Privacy
8.3 Policy QE6, supports development that would not lead to an adverse impact on the occupiers of adjoining land or nearby properties in terms of overlooking and loss of privacy. The nearest residential properties to the cameras are in Bath Street. As part of the upgrade work to the CCTV cameras, British Telecom will assist Town Hall staff with the creation of ‘privacy zones’ that will be built into the new CCTV system. It will be possible to place a mask over any nearby resident properties, including those on Bath St, in order to avoid impacting their privacy. So while the range and quality of the image will pick up more detail from the surrounding areas than the current system, the recording software will be managed to ensure that residential properties are fully obscured in any monitored/captured footage.

8.4 Of the 13 external cameras, 11 of these are proposed to be static as existing. 2 are proposed to be ‘pan-tilt-zoom’ (PTZ) type cameras that can provide larger areas of surveillance coverage on an automatic sweep or when controlled by an operator. The two locations identified for the PTZ type cameras are areas identified as having the potential to benefit from active monitoring from the Council’s Combined Control Centre (which monitors Town Centre safety and Borough traffic) during civic events or at the time of an incident.

8.5 The future management of the cameras and the creation of privacy zones would be conditional on planning permission.
Heritage Matters

8.6 Local Plan Core Strategy Policy QE8 confirms that the Council seeks to recognise the significance of heritage assets by identifying their positive influence on the character of the environment and an area’s sense of place; their ability to contribute to economic activity and act as a catalyst for regeneration. The policy also seeks to ensure that the fabric and setting of heritage assets are appropriately protected and enhanced in accordance with the principles set out in National Planning Policy.

8.7 Warrington Town Hall; its associated outbuildings; walls; gates and piers are Grade I listed buildings, marking it among the top 2.5% of all listed buildings in England. The building is of considerable historic, communal and aesthetic value. In the local area, the building is among Warrington’s most important buildings, and set within the positive context of its historic grounds, the conservation area and other listed buildings.

8.8 The Town Hall, its annexes and Bank Park represent the main focus for Civic functions in the town and a growing number of visitors attend activities in the park throughout the year. It is considered that the proposed CCTV system will provide security for visitors to the buildings and its employees. It will also have benefits for the heritage assets within the Town Hall complex.

8.9 It is the case that, vandalism; theft and damage to the buildings have had an adverse impact on the buildings fabric and have required the Council to undertake works to replace stolen materials and to make good any damage arising as a direct result of the unauthorised removal of historic fabric. The current cameras do not perform well in the dark and cannot therefore provide evidential quality images that can be relied upon in criminal cases.

8.10 The propose CCTV cameras will be visible in and around the building and as such, they will have a visual impact on the historic setting of the building. This will result in less than substantial harm to the setting of the listed building due to the sensitive design, location and installation of the cameras. To minimise the impact of the camera system upgrade externally, it is proposed to continue to use ‘ornate’ style black brackets to match other black features on the building (e.g. guttering / downpipes). Under this proposal the upgrade will re-use the existing camera brackets on the 7 existing ‘ornate’ style traditional brackets. New locations will incorporate new ‘ornate’ brackets to match the existing, other than the 2 dome cameras which are already mounted directly to a modular type building at the rear of West Annexe. He existing poles will be used to mount replacement cameras, thereby avoiding a proliferation of new poles.
8.11 The proposal would accord with sections 66 and 72 of the Planning [Listed Building and Conservation Areas] Act 1990. The proposal would also accord with the NPPF and Policies CS1, QE6, QE8 and SN7 of the Local Plan Core Strategy, in that the scheme would help to protect the heritage assets from further damage due to unauthorised activities; this would help to sustain the use and significance of the Grade I Listed structures.

8.12 In accordance with para 196 of the NPPF, the proposed works will lead to less than substantial harm to the significance of the designated heritage assets and their setting and the limited harm will be outweighed by the public benefits associated with the improved security situation.

8.13 The proposal would accord with Policy QE8 of the Local Plan Core Strategy in that the proposal would ensure that the fabric and setting of the heritage asset is appropriately protected in accordance with the principles set out in the NPPF.

Contaminated Land

8.14 The Environmental Protection Officer has identified that some of the locations for the CCTV installation are close to, or are over areas of previous contaminated land and that some CCTV locations involve totem mountings, the installation of which could result in ground disturbance. There is a concern that contamination may be encountered during construction works and that Contractors and Building Control Officers should be made aware of this possibility. However, the applicant has confirmed that there will be no ground disturbance relating to the proposed works as the totem poles are already in-situ. An informative advising of the possible presence of ground contamination will not therefore be required.

9 CONCLUSIONS AND RECOMMENDATIONS

9.1 The principle of the installation of a CCTV system has previously been accepted by the First Secretary of State in the consideration of the 2002 applications. The proposal would result in the installation of an upgraded CCTV system to improve security in and around the Town Hall complex. There would be less than substantial harm to the heritage assets or their setting. The limited harm arising from the proposal would be outweighed by securing the assets optimum viable use and protecting them from further damage and loss of historic fabric. The proposal will not have a harmful impact on the amenities of the adjacent residential properties as a result of the use of ‘privacy zones’. The application is recommended for approval subject to conditions.
10. **SCHEDULE OF 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 23/8/2019
   (b) Submitted drawing No's; E46- Access Routes and Site Plan

   **Twn Hall Camera Locations**

   `{ } received on `{ }.

   **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 approved CCTV system shall include a mechanism for the creation of privacy zones to ensure that the surrounding residential properties are fully obscured in any monitored and/or captured footage.

   **Reason:** In order to protect the amenities of the occupiers of neighbouring properties and to comply with Policy QE6 of the Warrington Core Strategy.
11 PLAN EXTRACTS

[Map image with key legend]

12 APPENDIX

Listing description;
Built 1750 by Gibbs, formerly Bank Hall, seat of Patten family. Pevsner opinion "finest house of its date in South Lancashire". Palladian, 3 storeys, rusticated stone facing to red brick, hipped slate roof, brick parapet, stone modillioned cornice. Main front has slight central projection with 4 3/4 Corinthian columns frieze and pediment with coat of arms. 9 sash windows with glazing bars, in moulded architraves, 1st floor having alternate segmental and pointed pediment except 3 centre ones between columns, which are arched. Centre 1st floor double doors up flight of stone steps with iron railings and 4 lamps. Curved flanking walls run from main house to entrances to side courts. Contemporary RW Hs and pipes. Garden front similar but no columns. Interior has 2 stone staircases with iron balustrades and plasterwork.

ARTICLE 35 STATEMENT Officers have worked with the applicant in a positive and proactive manner in order to seek solutions to the issues relevant to the proposed development, consistent with the requirement in the National Planning Policy Framework (NPPF), paragraph 38.
<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>05/09/2019</td>
<td>2019/34727</td>
<td>3, HENLEY CLOSE, APPLETON, WARRINGTON, WA4 5LY</td>
<td>Householder - Proposed single storey kitchen and utility room extension to front</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>05/09/2019</td>
<td>2019/35287</td>
<td>32, WILLOW LANE, APPLETON, WARRINGTON, WA4 5DZ</td>
<td>Householder. Proposed single storey rear extension and roof alterations.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>09/09/2019</td>
<td>2019/34992</td>
<td>3, CAVERSHAM CLOSE, APPLETON, WARRINGTON, WA4 5JX</td>
<td>Householder-Proposed Bedroom Over Previously Approved Garage and Single Storey Porch to Front</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>09/09/2019</td>
<td>2019/35084</td>
<td>37, LYONS LANE, APPLETON, WARRINGTON, WA4 5JH</td>
<td>Householder - Retrospective application for garden gazebo/cabana</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>09/09/2019</td>
<td>2019/34855</td>
<td>1, NEW COTTAGES, HATTON LANE, HATTON, WARRINGTON, WA4 4DB</td>
<td>Householder - Proposed erection of orangery</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>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>----------</td>
<td>-------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>11/09/2019</td>
<td>2019/35418</td>
<td>Woodside Court RTMCO Ltd, 48a, Dudlow Green Road, Appleton, Warrington, WA4 5EH</td>
<td>TPO - T3 Silver Birch - Proposed reduction in height by 2-3 m and prune sides to shape, remove deadwood throughout the crown, T4 Cherry - Proposed reduction in height to previous point approx. 2-3.5m and prune sides to shape, T5 Cherry - Proposed reduction in height to previous point of reduction approx. 3-3.5m and prune sides to shape, remove much of the climber as possible to a height of 2m, T9 Silver Birch - Proposed crown thin by 15%, T17 Maple - Proposed reduction in height by 1.5-2m and prune sides to shape, T22 Oak - Proposed reduction in crown height and spread by 1.5-2m , T30 Goat Willow and Yew - Proposed removal of Goat Willow to ground level, T58 Oak - Proposed removal of first 2 large dead limbs, T59 Sorbus - Proposed reduction in height and spread by 1.5-2m, T60 Cherry - Proposed removal of first limb back into the main fork, T63 Oak - Proposed reduction on property side by 1.5 - 2m, remove deadwood through crown, T83 Cherry - Proposed prune /remove limb/branch over hanging pathway, T87 Cherry - Proposed prune /remove limb/branch over hanging pathway, T88 Maple - Proposed removal of deadwood and reduce canopy over the lawn by 1.5-2m, T89 Cherry - Proposed fell to ground level, T95 Alder - Proposed fell to ground level,T96 Oak and Maple - Proposed fell of maple to ground level</td>
<td>Approved</td>
</tr>
<tr>
<td>12/09/2019</td>
<td>2019/35358</td>
<td>2, Guernsey Close, Appleton, Warrington, WA4 3AZ</td>
<td>Householder - Proposed standard motorbike shed and place it on my drive</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>16/09/2019</td>
<td>2019/35286</td>
<td>THE RED HOUSE, UNDERBRIDGE LANE, WALTON, WARRINGTON, WA4 5QR</td>
<td>Householder - Proposed Change to driveway and gates: demolition of existing 3 brick gate posts Construction of two new brick pillars in reclaimed Cheshire brick (2100mm in height) New gates will be 5000mm wide and 2500mm high</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Delegated Decisions

### Delegated 9th October 2019

<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>19/09/2019</td>
<td>2019/35701</td>
<td>85, GREENFIELDS AVENUE, APPLETON, WARRINGTON, WA4 3BT</td>
<td>42 day householder prior approval-Rear single storey extension measuring 5.5 metres beyond the rear wall, 3.8 metres height from ground level and 2.6 metres height at the eaves</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>27/09/2019</td>
<td>2019/35609</td>
<td>BRIDGEWATER HIGH LOWER SCHOOL, HALL DRIVE, APPLETON, WARRINGTON, WA4 5JL</td>
<td>TPO - Proposed tree works to large Oak Tree (within area W2 on plan) creating excessive shade. Reduce the canopy of the tree by cutting back: 3-4m from the tips on inner limbs and 2-3m from the tops on outer limbs, clear deadwood</td>
<td>Approved</td>
</tr>
<tr>
<td>27/09/2019</td>
<td>2019/35691</td>
<td>15, GOOSE LANE, HATTON, WARRINGTON, WA4 5PA</td>
<td>42 day Householder prior approval- single storey flat roof rear extending 5m beyond the rear wall, height of 2.75 metres from the ground level and height at the eaves measuring 2.65 metres</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>27/09/2019</td>
<td>2019/35172</td>
<td>105, BEAMISH CLOSE, STRETTON, WARRINGTON, WA4 5RJ</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>----------</td>
<td>--------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>09/09/2019</td>
<td>2019/35084</td>
<td>37, LYONS LANE, APPLETON, WARRINGTON, WA4 5JH</td>
<td>Householder - Retrospective application for garden gazebo/cabana</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>--------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-----------------------------------</td>
</tr>
<tr>
<td>03/09/2019</td>
<td>2019/35030</td>
<td>The Market Multi Storey Car Park, Moulders Lane, Bewsey &amp; Whitecross, Warrington, WA1 2FA</td>
<td>Discharge of conditions - Proposed discharge of condition 16 (Landscaping Scheme) on previously approved application 2015/27031</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>05/09/2019</td>
<td>2018/33977</td>
<td>LAND WITHIN WARRINGTON TOWN CENTRE LOCATED TO THE NORTH OF, ACADEMY WAY, TO THE EAST OF BRIDGE STREET AND TO THE SOUTH OF DOLMANS LANE, WITHIN THE BRIDGE STREET QUARTER DEVELOPMENT</td>
<td>Discharge of Condition - Proposed Discharge of Conditions 6 (comprehensive assessment of the lighting details) and 9 (the landscaping details as indicated on the approved plans shall be carried out) on application 2016/27200</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>05/09/2019</td>
<td>2018/34065</td>
<td>LAND WITHIN WARRINGTON TOWN CENTRE BOUNDED BY, ACADEMY STREET, ACADEMY WAY AND BANK STREET, WARRINGTON</td>
<td>Discharge of condition - Proposed discharge of Condition 4 (Pedestrian Routing, dropped kerbs, paving), Condition 5 (Visibility Splays), Condition 10 (Cycle Parking) and Condition 12 (Lighting Details) on previously approved application 2015/27183</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>05/09/2019</td>
<td>2018/34064</td>
<td>Warrington town centre located to the north of Academy Way, to the east of Bridge Street and to the, South of Dolmans Lane, within the Bridge Street Quarter development</td>
<td>Discharge of Conditions - Proposed discharge of Condition 18 (Cycle Facilities), Condition 19 (Visability Splays) and Condition 22 (Lighting Details) on previously approved application 2015/27175</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>05/09/2019</td>
<td>2018/34063</td>
<td>LAND WITHIN WARRINGTON TOWN CENTRE, BOUNDED BY ACADEMY STREET, ACADEMY WAY, AND BANK STREET, WARRINGTON</td>
<td>Discharge of Condition - Proposed discharge of Condition 17 (Cycle Parking) and Condition 19 (Lighting Details) on previously approved application 2015/27123</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>05/09/2019</td>
<td>2019/34341</td>
<td>15, CAIRO STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1EE</td>
<td>Full Planning - Proposed change of use from offices into 5 self contained dwellings including bin storage</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>05/09/2019</td>
<td>2019/35733</td>
<td>The Botanist, Unit 1, Time Square, Warrington</td>
<td>Non-Material Amendment - Application for a non-material amendment to replace the proposed glazing of the retained framework to incorporate three bi-folding windows and replace the proposed double doors with four bi-folding doors (approved previously as part of planning permission 2015/27123).</td>
<td>Approved</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>----------</td>
<td>--------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>05/09/2019</td>
<td>2019/35278</td>
<td>10, EGYPT STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1DY</td>
<td>Listed Building Consent (Advertisement) Proposed engraved brass plaque with hard wood base and signage above bay window</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>06/09/2019</td>
<td>2019/35544</td>
<td>92, LILFORD AVENUE, BEWSEY AND WHITECROSS, WARRINGTON, WA5 0BJ</td>
<td>42 Day Householder prior approval - Proposed single storey rear extension measuring 6 metres beyond the rear wall, 3.8 metres height of the extension and 2.4 metres height at the eaves</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>09/09/2019</td>
<td>2019/35207</td>
<td>UNIT 6H AND 6J, JUNCTION 9 RETAIL PARK, WINWICK ROAD, WARRINGTON, WA2 8TW</td>
<td>Advertisement - Proposed internally illuminated fascia signs and set of digital printed window graphics</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>09/09/2019</td>
<td>2019/35433</td>
<td>Vacant Land East of, Athlone Road, Warrington, WA2 8JJ</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 6 (Surface water Drainage) Condition 23 (Surface Water Drainage Scheme) following Planning Approval 2019/34447.</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>09/09/2019</td>
<td>2019/35463</td>
<td>Land within Warrington Town Centre located to the North of Academy Way, to the East of Bridge Street and to the south of Dolmans Lane, within the Bridge Street Quarter Development</td>
<td>Discharge of conditions application to discharge conditions 14 (air extraction and filtration system) following previously approved application 2015/27175</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>09/09/2019</td>
<td>2019/35281</td>
<td>UNIT 6, COCKHEDGE SHOPPING CENTRE, COCKHEDGE WAY, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2QQ</td>
<td>Full Planning - Proposed change of use from Shop (Class A1) to Slimming Clinic (Class D1)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>10/09/2019</td>
<td>2019/35435</td>
<td>Former Skate Academy and car park, Former Skate Academy, Academy Street, Bewsey And Whitecross, Warrington, WA1 2BQ</td>
<td>Discharge of conditions - Proposed Discharge of conditions 28 (Verification report) and 29 (Remediation Strategy) on application number 2017/31148</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>13/09/2019</td>
<td>2019/35446</td>
<td>Land off Chester Road, Slutchers Lane and Wilson Pattern Street, Warrington, WA4 6ES</td>
<td>Discharge of Condition - Proposed Discharge of Conditions 6 (Contaminated land completion), 9 (Piling) and 15 (Tree protection) on application 2017/29897</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>
<td>Decision type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>----------</td>
<td>-------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>17/09/2019</td>
<td>2019/34482</td>
<td>Vacant building behind the old bank of N, The Coach Houses, 9, Winwick Street, Warrington</td>
<td>Listed Building Application - Proposed conversion of Coach Houses and No.9 Winwick Street to form a house of multiple occupation (HMO)</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>17/09/2019</td>
<td>2019/34532</td>
<td>9, The Coach House, Winwick Street, Warrington</td>
<td>Full Planning - Proposed conversion of the existing vacant Coach House/Stables to a 15 bedroom Sui Generis HMO with communal facilities.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/09/2019</td>
<td>2019/35590</td>
<td>95, BUTTERMARKET STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2NL</td>
<td>Trees in a Conservation Area - Proposed tree works to T1 - London Plane - Request to re-pollard to previous points due to excessive size and overgrowth with many branches covering the building and excessive low branches creating unacceptable obstruction as well as potential damage.</td>
<td>Approved</td>
</tr>
<tr>
<td>25/09/2019</td>
<td>2019/35034</td>
<td>Land within Warrington Town Centre, Bounded by 51 - 73 Bridge Street, Academy Way and Bank Street.</td>
<td>Variation of Conditions - Application to vary the wording of Condition 13 (Motorcycle) following Planning Approval 2015/27183</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>25/09/2019</td>
<td>2019/35036</td>
<td>LAND WITHIN WARRINGTON TOWN CENTRE BOUNDED BY, ACADEMY STREET, ACADEMY WAY, AND BANK STREET, WARRINGTON</td>
<td>Variation of Conditions - Application to vary the wording of Condition 16 (Motorcycle) following Planning Approval 2015/27123</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>25/09/2019</td>
<td>2019/35259</td>
<td>LAND WITHIN WARRINGTON TOWN CENTRE BOUNDED BY, ACADEMY STREET, ACADEMY WAY AND BANK STREET, WARRINGTON</td>
<td>Variation of conditions - Application to vary condition 5 (CEMP) observational only. Removal of condition 8 (Piling), removal of condition 12 (Motorcycle Spaces, removal of condition 13 (Materials) and removal of condition 14 (Motorcycle Spaces) associated to planning application 2018/34174</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/09/2019</td>
<td>2019/35033</td>
<td>Land within Warrington Town Centre Bounded by, Academy Street, Academy Way, Bank Street, Moulders Lane, Bridge street, Union Street Horrocks Lane, Warrington</td>
<td>Variation of Conditions - Application to vary the wording of Condition 6 (Motorcycle) following Planning Approval 2015/27159.</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
### 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>
</tr>
</thead>
<tbody>
<tr>
<td>27/09/2019</td>
<td>2019/34920</td>
<td>LAND WITHIN WARRINGTON TOWN CENTRE BOUNDED BY, ACADEMY STREET, ACADEMY WAY AND BANK STREET, WARRINGTON</td>
<td>Discharge of Condition - Proposed discharge of Condition 5 (Suitable mechanism to deliver motorcycle parking) and Condition 6 (Motorcycle parking) on previously approved application 2015/27159</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>27/09/2019</td>
<td>2019/34921</td>
<td>Land within Warrington Town Centre located to the North of Academy Way, to the East of Bridge Street and to the South of Dolmans Lane, Within the Bridge Street Quarter Development</td>
<td>Discharge of conditions - Proposed discharge of condition 23 (Motorcycle Parking) on previously approved application 2015/27175</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>27/09/2019</td>
<td>2019/34483</td>
<td>65, Bridge Street and adjacent areas, including the rear Courtyard, (Lion Yard), Warrington</td>
<td>Discharge of Conditions - Condition 6 (Method Statement) on previously approved plan 2016/27636</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>27/09/2019</td>
<td>2019/34485</td>
<td>65 Bridge Street and, and adjacent areas, including the rear courtyard (Lion Yard), Warrington</td>
<td>Discharge of conditions - Application to discharge conditions 4 (Remedial Works) associated to 2016/27637</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>--------------</td>
<td>-------------------</td>
<td>----------------------------------------------------</td>
<td>------------------------------------------------------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>05/09/2019</td>
<td>2019/35307</td>
<td>7, DANIEL CLOSE, BIRCHWOOD, WARRINGTON, WA3 6QL</td>
<td>Section 192 Lawful development certificate. Conversion of integral garage to additional living space</td>
<td>Approved</td>
</tr>
</tbody>
</table>
### Burtonwood and Winwick

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
</tr>
</thead>
<tbody>
<tr>
<td>03/09/2019</td>
<td>2019/35200</td>
<td>ROSEVILLA RESIDENTIAL HOME, PENKFOR LANE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 4EE</td>
<td>Full Planning (Major) - Proposed two storey extension.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>03/09/2019</td>
<td>2019/35578</td>
<td>Land north of Skyline Drive, Omega Business Park, Burtonwood, Warrington, WA5 3TP</td>
<td>Discharge of Condition - Proposed discharge of condition 12 (site lighting) attached to planning permission 2018/33787.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>06/09/2019</td>
<td>2019/35364</td>
<td>Uint 1 Plot 7E and 7F, Zone 7, Omega Sou, Royal Mail North West Parcels Hub, Unit 1 Omega Boulevard, Omega South, Warrington, WA5 3TP</td>
<td>Discharge of Condition - Proposed discharge of condition 14 (servicing and waste management strategy) attached to reserved matters approval 2017/31212.</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>09/09/2019</td>
<td>2019/34817</td>
<td>B AND Q, DELPH LANE, WARRINGTON, WA2 8RD</td>
<td>Full Planning (Major) - Proposed erection of security fencing.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>12/09/2019</td>
<td>2019/35382</td>
<td>1, SUNNINGDALE CLOSE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 4NR</td>
<td>Householder - Proposed 2nd storey side extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>13/09/2019</td>
<td>2019/35704</td>
<td>Phase 4-7, Omega South, Warrington</td>
<td>Request for EIA Screening Opinion for proposed residential development at phases 4-7 Omega South, Warrington.</td>
<td>Screening Opinion Issued</td>
</tr>
<tr>
<td>16/09/2019</td>
<td>2019/35365</td>
<td>Uint 1 Plot 7E and 7F, Zone 7, Omega Sou, Royal Mail North West Parcels Hub, Unit 1 Omega Boulevard, Omega South, Warrington, WA5 3TP</td>
<td>Discharge of conditions - Proposed discharge of condition 15 (Travel Plan) attached to planning permission 2016/28337.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>16/09/2019</td>
<td>2019/35228</td>
<td>CAUSEWAY BRIDGES FARM, OLD ALDER LANE, WARRINGTON, WA5 4BN</td>
<td>Lawful development certificate - Existing Bio-Mass boiler</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>17/09/2019</td>
<td>2019/35438</td>
<td>5, EASTWOOD ROAD, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 4NZ</td>
<td>Householder - Proposed rear extension with dormer bedroom, existing flat roof to a pitch.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>25/09/2019</td>
<td>2019/35629</td>
<td>Land at Omega South, adjacent to, Burtonwood Road/Whittle Avenue, WARRINGTON, /Westbrook Way Roundabout, WA5 7XQ</td>
<td>Full Planning - Construction of road spur connecting to existing roundabout arm with associated earthworks and landscaping proposals.</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Burtonwood and Winwick

<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>25/09/2019</td>
<td>2019/35649</td>
<td>Land at Zones 1 &amp; 2, Omega South, Warrington, WA5 7XQ</td>
<td>Full Planning - Proposed construction of a underground foul sewerage pumping station with associated pipe, rising main and 1.8 metre high paladin fencing.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/09/2019</td>
<td>2019/34657</td>
<td>BRADLEGH OLD HALL BARN, HALL LANE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 4BE</td>
<td>Full Planning - Proposed Menage, flood lighting and timber fencing</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>--------------------------------------------------------------</td>
<td>--------------------------------------------------------------</td>
<td>-----------------------------------</td>
</tr>
<tr>
<td>12/09/2019</td>
<td>2019/35382</td>
<td>1, SUNNINGDALE CLOSE, BURTONWOOD AND WESTBROOK, WARRINGTON, WA5 4NR</td>
<td>Householder - Proposed 2nd storey side extension</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
### Chapelford and Old Hall

<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>09/09/2019</td>
<td>2019/35379</td>
<td>58, LEAMINGTON CLOSE, GREAT SANKEY, WARRINGTON, WA5 3PY</td>
<td>Section 192 (Lawful Development Certificate) - Proposed kitchen extension.</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>09/09/2019</td>
<td>2019/35029</td>
<td>Chapelford Pharmacy, Chapelford Medical Centre, Santa Rosa Boulevard, Warrington, Great Sankey, WA5 3AL</td>
<td>Advertisement consent for 2 fascia signs (internally illuminated) and window graphics</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>18/09/2019</td>
<td>2019/35298</td>
<td>UNIT 13, 407, Westbrook Centre, Westbrook, Warrington, WA5 8UG</td>
<td>Full Planning - Proposed change of use previously used as bookmakers to nail and beauty</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>----------</td>
<td>-------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>04/09/2019</td>
<td>2019/35363</td>
<td>BROSELEY HALL FARM, BROSELEY LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4HP</td>
<td>Section 191 (Lawful Development Certificate) - Application for existing use of historic storage of hay bales on hard standing on area of lime store and subsequent temporary storage of road planings</td>
<td>Refused</td>
</tr>
<tr>
<td>16/09/2019</td>
<td>2019/35577</td>
<td>18, Eddisford Drive, Culcheth and Glazebury, WA3 4EZ</td>
<td>TPO Conservation area - Alder tree - Proposed fell</td>
<td>Approved</td>
</tr>
<tr>
<td>16/09/2019</td>
<td>2019/35556</td>
<td>480, WARRINGTON ROAD, WARRINGTON, WA3 5RA</td>
<td>42 Day Householder Prior Approval - Proposed single storey rear extension to extend beyond the rear wall by 3.1 metres; maximum height 3.6 metres and height at the eaves 2.4 metres.</td>
<td>Prior Approval is Given</td>
</tr>
<tr>
<td>16/09/2019</td>
<td>2019/35558</td>
<td>30, STONYHURST CRESCENT, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4DS</td>
<td>Trees in a Conservation Area - Oak - Proposed crown reduction by one meter and crown clean</td>
<td>Approved</td>
</tr>
<tr>
<td>23/09/2019</td>
<td>2019/35459</td>
<td>541, WARRINGTON ROAD, WARRINGTON, WA3 5RB</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 3 (Details of the external roofing and facing materials (including manufacturer's details) and Condition 9 (A) Characterisation and 9 (B) Remediation &amp; Verification Strategy) Condition 12( Turning Head Construction details) Condition 13 (Drainage) following Planning Approval 2018/32556.</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>25/09/2019</td>
<td>2019/35308</td>
<td>10, SMITHY BROW, CROFT, WARRINGTON, WA3 7BZ</td>
<td>Householder. Proposed single storey side/ rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/09/2019</td>
<td>2019/35290</td>
<td>WOOD END COTTAGE, HOLCROFT LANE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 5AJ</td>
<td>Section 192 Lawful development certificate- Proposed rear dormer</td>
<td>Approved</td>
</tr>
<tr>
<td>27/09/2019</td>
<td>2019/35542</td>
<td>27, LANGDEN CLOSE, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4DR</td>
<td>Lawful development certificate- Section 192 Certificate - Proposed single storey rear extension and the proposed works</td>
<td>Approved</td>
</tr>
<tr>
<td>27/09/2019</td>
<td>2019/35056</td>
<td>36, WELLFIELD ROAD, CULCHETH AND GLAZEBURY, WARRINGTON, WA3 4JT</td>
<td>Full Planning - Proposed replacement dwelling (demolition of existing unit) with detached outbuilding</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>----------</td>
<td>-------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>05/09/2019</td>
<td>2019/35401</td>
<td>24, NEWLANDS ROAD, STOCKTON HEATH, WARRINGTON, WA4 2DS</td>
<td>TPO- T1 copper beach. Crown reduce to previous point (1-2m crown spread). Crown thin by 10-15% to increase wind and light permeation</td>
<td>Approved</td>
</tr>
<tr>
<td>05/09/2019</td>
<td>2019/35495</td>
<td>ARLINGTON HOUSE, ACKERS ROAD, STOCKTON HEATH, WARRINGTON, WA4 2EA</td>
<td>TPO Conservation area. - application to fell large Acacia tree</td>
<td>Approved</td>
</tr>
<tr>
<td>18/09/2019</td>
<td>2019/35486</td>
<td>THE FALLS, HILL TOP ROAD, STOCKTON HEATH, WARRINGTON, WA4 2EF</td>
<td>TPO- T17 Copper Beech located in the front garden, Proposed fell up to Crown Break to allow for a tree sculpture and replacement with Oak tree planted close to existing tree</td>
<td>Approved</td>
</tr>
<tr>
<td>19/09/2019</td>
<td>2019/35490</td>
<td>88, CHESTER ROAD, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2QF</td>
<td>Lawful development certificate. Section 192- Proposed hip to gable conversion, rear dormer extension and single storey garden room</td>
<td>Approved</td>
</tr>
<tr>
<td>27/09/2019</td>
<td>2019/35216</td>
<td>5, SUMMERVILLE GARDENS, STOCKTON HEATH, WARRINGTON, WA4 2EG</td>
<td>Householder - Proposed single storey rear house extension and loft conversion including dormer window.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>----------</td>
<td>--------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>03/09/2019</td>
<td>2018/31931</td>
<td>GREAT SANKEY LEISURE CENTRE, BARROW HALL LANE, GREAT SANKEY, WARRINGTON, WA5 3AA</td>
<td>Discharge of Condition - Proposed partial discharge of Condition 8A (Remediation and Verification) on original application 2015/25913</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>04/09/2019</td>
<td>2019/35160</td>
<td>37, PARK ROAD, GREAT SANKEY, WARRINGTON, WA5 3BY</td>
<td>Lawful Development Certificate. Proposed Hip to gable extension with rear dormer</td>
<td>Approved</td>
</tr>
<tr>
<td>06/09/2019</td>
<td>2019/35364</td>
<td>Uint 1 Plot 7E and 7F, Zone 7, Omega Sou, Royal Mail North West Parcels Hub, Unit 1 Omega Boulevard, Omega South, Warrington, WA5 3TP</td>
<td>Discharge of Condition - Proposed discharge of condition 14 (servicing and waste management strategy) attached to reserved matters approval 2017/31212.</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>13/09/2019</td>
<td>2019/35704</td>
<td>Phase 4-7, Omega South, Warrington</td>
<td>Request for EIA Screening Opinion for proposed residential development at phases 4-7 Omega South, Warrington.</td>
<td>Screening Opinion Issued</td>
</tr>
<tr>
<td>16/09/2019</td>
<td>2019/35365</td>
<td>Uint 1 Plot 7E and 7F, Zone 7, Omega Sou, Royal Mail North West Parcels Hub, Unit 1 Omega Boulevard, Omega South, Warrington, WA5 3TP</td>
<td>Discharge of conditions - Proposed discharge of condition 15 (Travel Plan) attached to planning permission 2016/28337.</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>20/09/2019</td>
<td>2019/35521</td>
<td>GREAT SANKEY LEISURE CENTRE, BARROW HALL LANE, GREAT SANKEY, WARRINGTON, WA5 3AA</td>
<td>Advertisement- 1 no. illuminated signage displaying organization's name and logo on roof of plant room of Great Sankey neighbourhood Hub</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>----------</td>
<td>--------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>13/09/2019</td>
<td>2019/35369</td>
<td>4, HORNCHURCH DRIVE, GREAT SANKEY, WARRINGTON, WA5 1ZN</td>
<td>Section 192 Lawful development certificate. Proposed conservatory to rear</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>17/09/2019</td>
<td>2019/34664</td>
<td>Vacant Light Industrial Unit, within a b, Penketh Business Park, 4 A, Liverpool Road, Great Sankey, Warrington, WA5 1QX</td>
<td>Full Planning - Proposed Change of Use from Light Industrial to Sui Generis Doggy Day Care</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/09/2019</td>
<td>2019/35339</td>
<td>7, RIDLEY DRIVE, GREAT SANKEY, WARRINGTON, WA5 1HP</td>
<td>Householder. PROPOSED SINGLE STOREY REAR EXTENSION, IN CONJUNCTION WITH REAR EXTENSION APPROVED UNDER 2009/15361, AND ALTERATIONS TO SINGLE STOREY ROOF ALREADY APPROVED</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>----------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>17/09/2019</td>
<td>2019/35520</td>
<td>674, KNUTSFORD ROAD, LATCHFORD, WARRINGTON, WA4 1JH</td>
<td>Discharge of Condition - Application for approval of details reserved by Condition 3 (Materials details and samples - extension) and Condition 4 (Car park extension materials) following Planning Approval 2017/31301</td>
<td>Condition Discharged</td>
</tr>
</tbody>
</table>
## Latchford West

<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>13/09/2019</td>
<td>2019/35446</td>
<td>Land off Chester Road, Slutches Lane and Wilson Pattern Street, Warrington, WA4 6ES</td>
<td>Discharge of Condition - Proposed Discharge of Conditions 6 (Contaminated land completion), 9 (Piling) and 15 (Tree protection) on application 2017/29897</td>
<td>Condition Part Discharged/Part Not Discharged</td>
</tr>
<tr>
<td>19/09/2019</td>
<td>2019/34914</td>
<td>3, MARBURY STREET, WARRINGTON, WA4 1BW</td>
<td>Householder- (Amended) Proposed Juliet balcony on rear elevation</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>----------</td>
<td>-------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>04/09/2019</td>
<td>2019/35394</td>
<td>32, NEW ROAD, LYMM, WARRINGTON, WA13 9DY</td>
<td>TPO Conservation Area - Proposed felling and removal of a large Sycamore as noted in the accompanying reports.</td>
<td>Approved</td>
</tr>
<tr>
<td>05/09/2019</td>
<td>2019/35411</td>
<td>South Lodge, Reddish Lane, Lymm, Warrington, WA13 9PY</td>
<td>Section 191 (Lawful Development Certificate) - Work commencement of replacement dwelling previous approved under 2016/28124</td>
<td>Approved</td>
</tr>
<tr>
<td>06/09/2019</td>
<td>2019/35390</td>
<td>13, PRESTBURY DRIVE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2HZ</td>
<td>Householder. Proposed single storey rear conservatory extension and loft conversion with front dormer</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>12/09/2019</td>
<td>2019/35241</td>
<td>63, STATHAM AVENUE, LYMM, WARRINGTON, WA13 9NJ</td>
<td>Full Planning - Proposed conversion of existing hip roof to gable roof on end elevation, first floor. Construction of dormer to rear elevation, extension of dormer to front elevation, removal of rear conservatory, extension of rear kitchen to ground floor.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/09/2019</td>
<td>2019/35597</td>
<td>GLENGARTH, BELL LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2SY</td>
<td>Trees in a Conservation Area - Proposed tree works to four trees in rear garden as follows: T1 - Proposed removal of tall conifer due to proximity to neighbouring property T2 - Copper Beech - Proposed crown lift and shorten long branches by up to 3m T3 - Magnolia - Proposal to shorten branches by up to 3m T4 - Flowering Cherry - Proposal to shorten branches by up to 3m, removal of select branches to improve shape</td>
<td>Approved</td>
</tr>
<tr>
<td>20/09/2019</td>
<td>2019/35405</td>
<td>30, Lymmington Avenue, Lymm, Warrington, WA13 9NQ</td>
<td>Householder - Proposed single storey rear extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/09/2019</td>
<td>2019/34813</td>
<td>8, MILLBANK, LYMM, WARRINGTON, WA13 9DG</td>
<td>Householder - Proposed two ground floor extensions to rear elevations and first floor extension over existing garage.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>27/09/2019</td>
<td>2019/34881</td>
<td>92, WHITBARROW ROAD, LYMM, WARRINGTON, WA13 9BD</td>
<td>Full Planning - Proposed construction of two new build (three bedroom) properties including demolition of outbuilding, carport and single-storey extension</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>----------</td>
<td>-------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>03/09/2019</td>
<td>2019/35652</td>
<td>72, CHERRY LANE, LYMM, WARRINGTON, WA13 0PD</td>
<td>Householder- Proposed double storey side extension and single storey rear extension.</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>04/09/2019</td>
<td>2019/35398</td>
<td>2-4 PEPPER STREET (UNIT 1 &amp; 2), LYMM, WARRINGTON, WA13 0JB</td>
<td>Full Planning - Proposed removal of existing timber window and door including adjacent dwarf wall and replace with aluminium bifold doors and window with reinstatement of stone dwarf wall.</td>
<td>Refused</td>
</tr>
<tr>
<td>06/09/2019</td>
<td>2019/34362</td>
<td>MASSEY BROOK FARM, MASSEY BROOK LANE, LYMM, WARRINGTON, WA13 0PH</td>
<td>Full Planning - Proposed conversion of the redundant agricultural buildings into six residential units and demolition of modern steel framed agricultural building to provide associated landscaping and parking.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>12/09/2019</td>
<td>2019/35264</td>
<td>38, EAGLE BROW, LYMM, WARRINGTON, WA13 0LY</td>
<td>Householder - Proposed replacement front porch canopy, side porch canopy, 2 No. roof dormers, rendering, replacement windows and replacement of existing flat roof garage with traditional pitched roof garage</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>12/09/2019</td>
<td>2019/35453</td>
<td>Land South of, Booths Lane, Lymm, Warrington, WA13 0PF</td>
<td>Section 192 (Lawful Development Certificate) - Proposed resurfacing of existing access track and construction of gates and walls no more than 1M in height adjacent to the public highway..</td>
<td>Approved</td>
</tr>
<tr>
<td>16/09/2019</td>
<td>2019/35439</td>
<td>LAND TO THE REAR OF 117 HIGHER LANE, LYMM, WARRINGTON, WA13 0BU</td>
<td>TPO 366 (W1) - T1 Ash and T2 Ash - Proposed fell with replacement of Silver Birch Trees</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/09/2019</td>
<td>2019/35451</td>
<td>1, MALTSMANS ROAD, LYMM, WARRINGTON, WA13 0QP</td>
<td>Householder. Proposed Demolition of existing single storey flat roof outrigger and construct new 2 storey side extension, 2 storey rear extension and enclose existing open porch with new pitched roof over to front elevation. Increase in floor area &amp; amendment to previously approved application 2019/34587, approved 10/06/19.</td>
<td>Approved with Conditions</td>
</tr>
</tbody>
</table>
## Lymm South

<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>20/09/2019</td>
<td>2019/35213</td>
<td>COROVILLE, CHERRY CORNER, LYMM, WARRINGTON, WA13 0TB</td>
<td>Full Planning - Proposed construction of pair of semi-detached dormer bungalows (within side garden) including new shared driveway, landscaping and boundary fencing</td>
<td>Refused</td>
</tr>
<tr>
<td>20/09/2019</td>
<td>2019/35462</td>
<td>ALDER HOUSE, BOOTHS LANE, LYMM, WARRINGTON, WA13 0GH</td>
<td>Change of Use of Alder House from its existing use as Offices (Use Class B1a) to use as a School (Use Class D1).</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>25/09/2019</td>
<td>2019/35564</td>
<td>27, HIGHER LANE, LYMM, WARRINGTON, WA13 0BA</td>
<td>TPO - X1 Lime situated in the front garden - Proposed 25% crown thin, crown lift to 6m and remove basal growth</td>
<td>Approved</td>
</tr>
<tr>
<td>27/09/2019</td>
<td>2019/35517</td>
<td>12, WOODLAND AVENUE, LYMM, WARRINGTON, WA13 0BJ</td>
<td>Section 192 Certificate - Proposed removal of existing hips and extension to form new gables</td>
<td>Approved</td>
</tr>
<tr>
<td>27/09/2019</td>
<td>2019/35460</td>
<td>42, RECTORY LANE, LYMM, WARRINGTON, WA13 0AL</td>
<td>Discharge of conditions - Proposed discharge of condition 3(Samples of roofing and facing materials) on application 2018/33755</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>----------</td>
<td>--------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>04/09/2019</td>
<td>2019/35394</td>
<td>32, NEW ROAD, LYMM, WARRINGTON, WA13 9DY</td>
<td>TPO Conservation Area - Proposed felling and removal of a large Sycamore as noted in the accompanying reports.</td>
<td>Approved</td>
</tr>
<tr>
<td>12/09/2019</td>
<td>2019/35264</td>
<td>38, EAGLE BROW, LYMM, WARRINGTON, WA13 0LY</td>
<td>Householder - Proposed replacement front porch canopy, side porch canopy, 2 No. roof dormers, rendering, replacement windows and replacement of existing flat roof garage with traditional pitched roof garage</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>25/09/2019</td>
<td>2019/35564</td>
<td>27, HIGHER LANE, LYMM, WARRINGTON, WA13 0BA</td>
<td>TPO - X1 Lime situated in the front garden - Proposed 25% crown thin, crown lift to 6m and remove basal growth</td>
<td>Approved</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>----------</td>
<td>-------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>09/09/2019</td>
<td>2019/35528</td>
<td>73, LONG LANE, ORFORD, WARRINGTON, WA2 8PY</td>
<td>42 Day Householder prior approval- single storey rear extension measuring 6 metres beyond the rear wall, 3.6 metres height of the extension and 2.55 metres height at the eaves</td>
<td>Refused</td>
</tr>
<tr>
<td>23/09/2019</td>
<td>2019/35633</td>
<td>14, HUGHES PLACE, ORFORD, WARRINGTON, WA2 9EJ</td>
<td>42 Day householder prior approval- Proposed Single storey, rear extension to extend beyond the rear wall by 4.7 metres, maximum height 3.55 metres and height at the eaves 2.45 metres</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>23/09/2019</td>
<td>2019/35256</td>
<td>137 and 139, Long Lane, Warrington, WA2 8QB</td>
<td>Discharge of conditions -Proposed discharge of Condition 1 (Noise Attenuation) and Condition 5 (Acoustic Insulation) on previously approved application 2018/32158</td>
<td>Withdrawn</td>
</tr>
</tbody>
</table>
## Penketh and Cuerdley

<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>06/09/2019</td>
<td>2019/35098</td>
<td>3, BRAMBLE CLOSE, PENKETH, WARRINGTON, WA5 2PW</td>
<td>Discharge of Conditions - Application for approval of details reserved by Condition 5 (Materials); Condition 6 (Land Contamination); Condition 7 (Land Contamination); Condition 8 (Landscaping) and Condition 10 (Flood Risk Scheme) Condition 11 (Floor Level), Condition 12 (Existing ground level), Condition 13 (Surface Water run off ) following Planning Approval 2013/22690.</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>10/09/2019</td>
<td>2019/35416</td>
<td>OAK GARDENS, STOCKS LANE, PENKETH, WARRINGTON</td>
<td>TPO - 12677 English Oak - Proposed Crown lift 3m and deadwood</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>11/09/2019</td>
<td>2019/34924</td>
<td>13, MEETING LANE, PENKETH, WARRINGTON, WA5 2QX</td>
<td>Householder. Proposed Two storey extension to side elevation.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>----------</td>
<td>--------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>06/09/2019</td>
<td>2019/35366</td>
<td>WINWICK QUAY, WOBURN ROAD, WINWICK, WARRINGTON, WA2 8RN</td>
<td>Discharge of conditions - Proposed discharge of Condition 4(Cycle storage) On application 2019/34271</td>
<td>Condition Discharged</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>----------</td>
<td>--------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>18/09/2019</td>
<td>2019/35476</td>
<td>47, DUCKWORTH GROVE, Poulton-with-Fearnhead, Warrington, WA2 0QU</td>
<td>Householder. Proposed side and rear extension. Local alterations to the garden and paths.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>19/09/2019</td>
<td>2019/35614</td>
<td>33, ELIZABETH DRIVE, Poulton-with-Fearnhead, Warrington, WA1 4JQ</td>
<td>42 Day Householder Prior Approval - Proposed single storey rear extension extending 3.3 meters from rear of existing house; maximum height 3.725 metres and height at the eaves 2.575 metres.</td>
<td>Prior Approval Not Required</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>-----------------------------------------------</td>
<td>----------------------------------------------------------------------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>19/09/2019</td>
<td>2019/35320</td>
<td>83A, BRUCHE AVENUE, POULTON-WITH-FEARNHEAD, WARRINGTON, WA1 3JL</td>
<td>Non-Material Amendment - Proposal to replace hip with gable to suit on previously approved application 2016/29159</td>
<td>Refused</td>
</tr>
</tbody>
</table>
## Rixton and Woolston

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>09/09/2019</td>
<td>2019/35428</td>
<td>CHURCH FARM, GLAZEBROOK LANE, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 5AY</td>
</tr>
<tr>
<td>10/09/2019</td>
<td>2019/35153</td>
<td>45, BARNFIELD ROAD, WOOLSTON, WARRINGTON, WA1 4NS</td>
</tr>
<tr>
<td>16/09/2019</td>
<td>2019/35586</td>
<td>BEDSITS, HOLLY BANK CARAVAN PARK, WARBURTON BRIDGE ROAD, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 6HL</td>
</tr>
<tr>
<td>19/09/2019</td>
<td>2019/35615</td>
<td>32, AUSTRAL AVENUE, WOOLSTON, WARRINGTON, WA1 4ND</td>
</tr>
<tr>
<td>20/09/2019</td>
<td>2019/35481</td>
<td>5, MARGARET AVENUE, WOOLSTON, WARRINGTON, WA1 3UN</td>
</tr>
<tr>
<td>20/09/2019</td>
<td>2019/35442</td>
<td>19, CLAYDON GARDENS, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 6FA</td>
</tr>
<tr>
<td>27/09/2019</td>
<td>2019/34949</td>
<td>RIXTON WITH GLAZEBROOK COMMUNITY HALL, MANCHESTER ROAD, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 6JZ</td>
</tr>
<tr>
<td>30/09/2019</td>
<td>2019/35324</td>
<td>CLEVELANDS FARM, MOSS SIDE LANE, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 6HQ</td>
</tr>
</tbody>
</table>

### Development description

- **Prior Notification** - Agricultural barn for the storage of hay
- **Householder** - Proposed Bedroom Extension over existing kitchen to rear plus single storey entrance porch and utility room to front.
- **Discharge of conditions** - Proposed Discharge of Condition 3 (Reinstatement of Footway) On application 2016/28511
- **42 Day Householder Prior Approval** - Proposed single storey rear extension to extend beyond the rear wall by 4,800 metres, maximum height 3,750 metres and height at the eaves 2,350 metres.
- **Householder** - Proposed single storey side and rear extension and loft conversion.
- **Householder** - Proposed single storey kitchen/family room extension to rear elevation.
- **Full Planning** - Proposed construction of single storey front extension for A1 Use & side extension with terrace to front & rear (with external seating) access ramps, including external treatment to hall with hard & soft landscaping, increased parking provisions and alterations to vehicle access.
- **Change of Use** - Proposed demolition of existing agricultural buildings to form a site area for caravan storage, security fence, improved vehicle access and works to form an earth bund to the east of the site.

### Decision type

- **Prior Approval Not Required**
- **Approved with Conditions**
- **Condition Part Discharged/Part Not Discharged**
- **Refused**

---

**Delegated 9th October 2019**

**Produced by Development Services Integrated Support Team - devcontrol@warrington.gov.uk - 01925 442819**

**01/10/2019**
<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>09/09/2019</td>
<td>2019/35428</td>
<td>CHURCH FARM, GLAZEBROOK LANE, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 5AY</td>
<td>Prior Notification - Agricultural barn for the storage of hay</td>
<td>Prior Approval Not Required</td>
</tr>
</tbody>
</table>
## Stockton Heath

<table>
<thead>
<tr>
<th>Decision date</th>
<th>Application number</th>
<th>Location</th>
<th>Development description</th>
<th>Decision type</th>
</tr>
</thead>
<tbody>
<tr>
<td>03/09/2019</td>
<td>2019/35224</td>
<td>11, OLD HALL CLOSE, WALTON, WARRINGTON, WA4 6SZ</td>
<td>Lawful development certificate- Proposed Single storey side &amp; rear extension inclusive of installation of bi-fold doors to rear &amp; replacement windows to side elevation</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>06/09/2019</td>
<td>2019/35396</td>
<td>7, GRANBY ROAD, WALTON, WARRINGTON, WA4 6PH</td>
<td>Householder. Proposed Two storey extension to side and loft conversion with rear dormer</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>10/09/2019</td>
<td>2019/35190</td>
<td>29, WALTON HEATH ROAD, WALTON, WARRINGTON, WA4 6HZ</td>
<td>Lawful Development Certificate - Proposed single storey side extension &amp; rear to replace existing</td>
<td>Refused</td>
</tr>
<tr>
<td>13/09/2019</td>
<td>2019/34916</td>
<td>VICTORIA LODGE HOTEL, VICTORIA ROAD, STOCKTON HEATH, WARRINGTON, WA4 2AL</td>
<td>Full Planning - Proposed part change of use and modest single storey rear extension to provide two residential apartments</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/09/2019</td>
<td>2019/35120</td>
<td>62, WORSLEY ROAD, WALTON, WARRINGTON, WA4 6EH</td>
<td>Householder. Proposed 2 storey side extension, comprising garage, dining area, upstairs bedroom, and playroom, with additional rear access parking space.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/09/2019</td>
<td>2019/35440</td>
<td>5, CALDERFIELD CLOSE, STOCKTON HEATH, WARRINGTON, WA4 6PJ</td>
<td>Householder. Proposed single storey kitchen extension to rear elevation plus garden gazebo</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>20/09/2019</td>
<td>2019/35545</td>
<td>30, HILL CLIFFE ROAD, WALTON, WARRINGTON, WA4 6NZ</td>
<td>TPO - Application for tree works to 2 x Lime in the front garden. Carry out approximately 15-20%, overall crown thin to increase wind and light permeation. Crown lift to branch break.</td>
<td>Approved with Conditions</td>
</tr>
<tr>
<td>Decision date</td>
<td>Application number</td>
<td>Location</td>
<td>Development description</td>
<td>Decision type</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
<td>-------------------------------</td>
<td>-----------------------------------------------------------------------------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>13/09/2019</td>
<td>2019/35704</td>
<td>Phase 4-7, Omega South, Warrington</td>
<td>Request for EIA Screening Opinion for proposed residential development at phases 4-7 Omega South, Warrington.</td>
<td>Screening Opinion Issued</td>
</tr>
</tbody>
</table>