GRAPPENHALL AND THELWALL PARISH COUNCIL
Council Office, Community Centre, Bellhouse Lane, Grappenhall, Warrington WA4 2SG
Beverley Doward, Assistant Clerk to the Council
Tel/Fax 01925 264918 (Monday to Thursday 2.00 - 4.30 pm)
e-mail info@gtpc.org.uk

28 November 2024

To: Councillors Browne, Davies, Dolan, Ford, Hignett and Hockenhull.

Dear Councillor

Members of the PLANNING COMMITTEE you are hereby summoned to attend the Committee meeting of Grappenhall and Thelwall Parish Council to be held in the Council Offices, Bellhouse Lane, Grappenhall on Thursday 5 December 2024 for the purposes of transacting the following business.

A G E N D A

33. Apologies for Absence

34. Disclosures of Interests
Members are reminded that personal or prejudicial interests, as defined in the Code of Conduct, in any matter before the meeting, must be disclosed no later than the start of the discussion on that item.

35. Minutes
To consider the adoption of the minutes of the meeting of the Planning Committee held on 7 November 2024.

36. Consideration of Planning Applications
List Attached

37. Notification of Planning Decisions
List attached

38. Notification of Planning Appeal
To note that the following appeal has been made to the Secretary of State against an Enforcement Notice served by Warrington Borough Council on 10 June 2024:

Appeal Ref: APP/M0655/C/24/3348406 (Enforcement Ref: 20/08299) at Wayside Bungalow, Knutsford Road, Grappenhall, WA4 3LA

Details of the Enforcement Notice, the Local Planning Authority's reasons for issuing the notice and the Appellant's grounds of appeal are attached.

The appeal will be determined on the basis of **written representations**. Any representation should be submitted to the Planning Inspectorate no later than 10 December 2024. For discussion and resolution.

39. Correspondence for noting
To note that the decision letter for a called-in application for the construction of up to 287,909 sq metres (gross internal) of employment floorspace (Use Class B8 and B1(a) offices) including change of

use of Bradley Hall Farmhouse to B1 (a) office use (335sqm) and associated servicing and infrastructure including car parking and vehicle and pedestrian circulation, alteration of existing access road into site including works to the M6J20 dumbbell roundabouts and realignment of the existing A50 junction, noise mitigation,earthworks to create development platforms and bunds, landscaping including buffers,creation of drainage features, electrical substation, pumping station, and ecological works was issued on 22 November 2024.

The decision was made by the Minister of State for Housing and Planning, Matthew Pennycook MP on behalf of the Secretary of State. The formal decision indicates that the Secretary of State agrees with the Inspector's recommendation and refuses planning permission for the development as described above in accordance with application Ref. 2019/34799, dated 3 April 2019.

Yours sincerely

Beverley Doward
Assistant Clerk to the Council

Reference 2024/01406/FULH Date Recd. 15/11/2024

Description Replace and extend existing flagged driveway with asphalt, including removal of lawn

Location 514 Stockport Road, Thelwall WA4 2TJ

Applicant Natalie Dixon

Local Council Comments ( )

Planning Authority Decision ( )

Amendment

Ward Thelwall

App Type HOU

Dev Type Other

Plan Status Undesignated

Reference 2024/01475/FULH Date Recd. 27/11/2024

Description Single storey rear and side extension

Location 58 Albert Road,
Grappenhall
WA4 2PG

Applicant Mr Lamb

Local Council Comments ( )

Planning Authority Decision ( )

Amendment

Ward Grappenhall

App Type FULL

Dev Type House Extensions

Plan Status Undesignated

Reference 2024/01435/CLDP Date Recd. 27/11/2024

Description Single storey rear extension, single storey side extension and front porch
S 192 For info only

Location 76 Pelham Road,
Thelwall, Warrington
WA4 2HA

Applicant S Howell

Local Council Comments ( )

Planning Authority Decision ( )

Amendment

Ward Thelwall

App Type Misc

Dev Type House Extensions

Plan Status Undesignated

Reference	2024/01161/FULH	Date Recd.	27/11/2024	Amendment	
				Ward	Grappenhall
Description	Part Retrospective Front Porch			App Type	FULL
				Dev Type	Other
				Plan Status	Undesignated
Location	297 Chester Road Grappenhall WA4 2QQ				
Applicant	S Coombes				
Local Council Comments		( )			
Planning Authority Decision					

Reference 2024/00978/CLDP Date Recd. 08/08/2024

Description Two storey rear extension, single storey side extension and front open porch

For Information only

Location 20 Pelham Road, Thelwall WA4 2HF

Amendment
Ward Thelwall
App Type Misc
Dev Type House Extensions
Plan Status Undesignated

Applicant Oliver Atherton

Local Council Comments (Permit 05/09/2024)

Considered at the Planning Committee on 5 September 2024
No objection

Planning Authority Decision (Permit 01/10/2024)

Reference 2024/00992/FULH Date Recd. 21/08/2024

Description Construction of brick garage to replace a storage container

Amendment
Ward Thelwall
App Type FULL
Dev Type Other
Plan Status Undesignated

Location 26 Woodlands Drive
Thelwall
WA4 2EU

Applicant G Owen

Local Council Comments (Refuse 05/09/2024)

Considered at the Planning Committee on 5 September 2024
Objection. Unable to get two cars in garage due to shape of garage. Not in keeping with existing street scene. Over development of the site. As sited on a sharp bend garage would obstuct view for drivers of vehicles.

Planning Authority Decision (Refuse 08/10/2024)

The proposed garage by virtue of its prominent position, forward of nearby building lines, would represent an intrusive feature in the street scene to the detriment of the character and appearance of the wider street scene. As such, the proposal is contrary to Policy DC6 of the Warrington Local Plan 2023 or the House Extensions Supplementary Planning Document 2021.
2 The use of the proposed garage would result in vehicles approaching the highway at an unacceptable angle giving rise to pedestrian safety concerns. The proposed development would therefore not comply with Policy ENV8 of the Warrington Local Plan or the House Extensions SPD 2021.

Reference 2024/01006/FULH Date Recd. 21/08/2024

Description Single storey extension to ancillary building

Amendment
Ward Grappenhall
App Type FULL
Dev Type House Extensions
Plan Status Undesignated

Location 22 Marlfield Road
Grappenhall
WA4 2JT

Applicant P Summers

Local Council Comments (Refuse 05/09/2024)

Considered at the Planning Committee on 5 September 2024
Objection. The property is elevated as to Middlehurst Road causing privacy issues.
Over development of site and disproportionate.
In 2013 permision refused by Warrington BC. The proposed conservatory would have a detrimental impact upon the existing amenities of no. 30 Middlehurst Road by reason of overlooking and loss of privacy due to the insufficient
separation distance between the rear elevation of the neighbouring property and the proposed conservatory.

Planning Authority Decision (Permit 18/10/2024)

Reference 2024/01014/TPOCA Date Recd. 21/08/2024

Description Fell1 tree
for info only

Amendment
Ward Grappenhall
App Type TPO
Dev Type Tree Preservation
Plan Status Undesignated

Location 11 York Drive
Grappenhall
WA4 2EJ

Applicant V Reece

Local Council Comments (Permit 05/09/2024)

Considered at the Planning Committee on 5 September 2024
No objection subject to Arboricultural report

Planning Authority Decision (Permit 22/10/2024)

Reference 2024/01022/FULH Date Recd. 27/08/2024

Description First floor extension over garage to be converted and new front canopy and porch with associated alterations

Amendment
Ward Grappenhall
App Type HOU
Dev Type Householder
Plan Status Undesignated

Location 2a Georges Crescent, Grappenhall WA4 2PP

Applicant Elen Crean

Local Council Comments (Permit 05/09/2024)

Considered at the Planning Committee on 5 September 2024
No objection

Planning Authority Decision (Permit 08/10/2024)

Reference 2024/01032/VARC Date Recd. 27/08/2024

Amendment

Description Variation of condition No 2 (Approved Plans) attached to planning permission 2019/35571

Ward Grappenhall
App Type Misc
Dev Type Other
Plan Status Undesignated

Location 307 Chester Road, Grappenhall WA4 2QQ

Applicant Lucy Muschamp

Local Council Comments (Refuse 05/09/2024)

Considered at the Planning Committee on 5 September 2024
Objection.
The Council considers that the 'as-built development', when taken together with other previous extensions, comprises disproportionate additions to the dwelling resulting in over development of the site. The development appears overbearing and oppressive and compromises the living conditions and privacy of the occupiers of the adjacent property.

Planning Authority Decision (Refuse 21/10/2024)

The proposed development by reason of its size and proximity to the boundary with the neighbouring property, 309 Chester Road, would be unduly overbearing to the amenity space of that property and as such would have a significant detrimental impact on residential amenity contrary to Policy ENV8 of the Warrington Local Plan (2023) and the Councils SPD for House Extensions (2021).

Reference 2024/00961/FULH Date Recd. 30/08/2024

Amendment

Description Construction of single storey rear extension, two storey side extension and single storey front

Ward Thelwall
App Type FULL
Dev Type House Extensions
Plan Status Undesignated

Location 3 All Saints Drive, Thelwall WA4 2JQ

Applicant Ronald Willis

Local Council Comments (Permit 05/09/2024)

Considered at the Planning Committee on 5 September 2024
No objection.

Planning Authority Decision (Permit 21/10/2024)

Reference 2024/01112/FULH Date Recd. 12/09/2024

Amendment

Description Retrospective two storey side extension

Ward Thelwall
App Type HOU
Dev Type House Extensions
Plan Status Undesignated

Location 15 Woodlands Drive, Thelwall, WA4 2EU

Applicant Paul Mather

Local Council Comments (Permit 19/09/2024)

Considered at the Parish Council meeting held on 19 September 2024
No objection

Planning Authority Decision (Permit 29/10/2024)

Reference 2024/00723/FULH V2 Date Recd. 13/09/2024

Amendment

Description Extension to detached outbuilding, detached garage and new wall and gate posts to front (Amended Plans)

Ward Grappenhall
App Type FULL
Dev Type Other
Plan Status Undesignated

Location 157 Chester Road, Grappenhall

Applicant Janet Chisem

Local Council Comments (Permit 19/09/2024)

Considered at the Parish Council meeting held on 19 September 2024
The Parish Council does not object to the proposed development, as amended, which removes the erection of the wall and gate posts from the proposal.

Planning Authority Decision (Permit 01/10/2024)

Reference 2024/01118/FULH Date Recd. 17/09/2024

Amendment

Description Two storey side extension and single storey rear extension

Ward Thelwall
App Type HOU
Dev Type House Extensions
Plan Status Undesignated

Location 51 Pelham Road, Thelwall, WA4 2HA

Applicant Steven Pilkington

Local Council Comments (Permit 19/09/2024)

Considered at the Parish Council meeting held on 19 September 2024
No objection

Planning Authority Decision (Refuse 01/11/2024)

The proposed two storey side extension by reason of its size and position close to the boundary with No. 1 Buntingford Road would result in a cramped layout and design, with an unacceptable loss of spaciousness to the detriment of the street scene and visual amenity of the area. The proposals are contrary to Policy DC6 of the Warrington Local Plan 2023 and the House Extensions Supplementary Planning Document 2021

Reference 2024/01160/FULH Date Recd. 20/09/2024

Amendment

Description Loft conversion with front dormer windows and porch

Ward Grappenhall
App Type FULL
Dev Type House Extensions
Plan Status Undesignated

Location 39 Broad Lane, Grappenhall WA4 3ER

Applicant G Illidge

Local Council Comments (Permit 03/10/2024)

Considered at the Planning Committee meeting held on 3 October 2024
No objection

Planning Authority Decision (Permit 11/11/2024)

Reference 2024/00936/FULHv2 Date Recd. 25/09/2024 Amendment

Description Single storey extension
Amended plans

Ward Grappenhall
App Type HOU
Dev Type House Extensions
Plan Status Undesignated

Location 61 Ollerton Close
Grappenhall
WA4 2UB

Applicant Dylan Owen

Local Council Comments (Permit 03/10/2024)

Considered at the Planning Committee meeting held on 3 October 2024
No objection

Planning Authority Decision (Permit 11/10/2024)

Reference 2024/01171/CLDP Date Recd. 25/09/2024 Amendment

Description Single storey side extension

Ward Grappenhall
App Type HOU
Dev Type House Extensions
Plan Status Undesignated

Location 6 Phelps Close
Grappenhall
WA4 3AR

Applicant Ellis

Local Council Comments (Other 03/10/2024)

Considered at the Planning Committee meeting held on 3 October 2024
Noted

Planning Authority Decision (Permit 21/10/2024)

Reference 2024/01232/TPOCA Date Recd. 04/10/2024 Amendment

Description Proposed remedial works to x1 tree

Ward Grappenhall
App Type TPO
Dev Type Tree Preservation
Plan Status Undesignated

Location The Lindens, Balmoral Road, Grappenhall, WA4 2EB

For information only

Applicant Sally Green

Local Council Comments (Permit 17/10/2024)

Considered at the Parish Council meeting held on 17 October 2024
No objection

Planning Authority Decision (Permit 13/11/2024)

Reference 2023/00688/FULH Date Recd. 28/11/2024

Amendment

Description Change of use to dog exercise field

Ward Thelwall
App Type FULL
Dev Type Other
Plan Status Undesignated

Location Land next to Beech Farm Offices, Lymm WA4 2TD

Applicant N Worth Contracting

Local Council Comments ( )

Planning Authority Decision (01/10/2024)

The proposal would constitute inappropriate development in the Green Belt as a result of failing to preserve openness and conflicting with the purposes of the Green Belt as a result of encroachment into the countryside. No very special circumstances have been put forward sufficient to outweigh this harm. The proposal would therefore not comply with Policy GB1 of the Warrington Local Plan (2023) or national policy as set out in the National Planning Policy Framework (NPPF).

LPA Date >= 01-Oct-2024 AND LPA Date <= 14-Nov-2024

Notification of Planning Appeal

Appeal ref: APP/M0655/C/24/3348406

Town and Country Planning Act 1990
Appeals by Mr Christopher Daniel Meek
Site Address: Land at Wayside Bungalow, Knutsford Road, Grappenhall, Warrington, WA4 3LA

The Secretary of State for the Environment has appointed an Inspector to determine by means of the written representation procedure, an appeal by Christopher Daniel Meek against an Enforcement Notice served by Warrington Borough Council on 10th June 2024.

a) The Enforcement Notice alleges a breach of planning control consisting of:

Without planning permission, the construction of a detached garden room, workshop and store outbuilding, creation of a bund, and the erection of a fence and gates.

b) The Local Planning Authority considered it necessary to issue the notice for the following reasons:

It appears to the Council that the breach of planning control has occurred within the last ten years.

The development, when taken cumulatively with the existing dwelling, results in a disproportionate addition to the dwelling over and above the size of the original dwelling. Alternatively, the development is a new building. The development is therefore inappropriate development within the Green Belt. No very special circumstances have been identified to justify allowing inappropriate development in the Green Belt. The development also erodes the openness of the Green Belt and is therefore contrary to Policy GB1 of the Local Plan, the Council's adopted SPD on House Extensions, and National Government guidance contained within the National Planning Policy Framework (NPPF).

By reason of the siting, scale, height and design of the detached building in the back garden open Green Belt location is not subservient and subordinate ancillary addition to the existing building or the whole house plot. The development is also tantamount to creating and presenting a proposed new house appearance building, sited at the edge of the garden and open countryside. The development's bulk has a detrimental impact upon the surrounding open countryside and green belt. It also detracts from the open visual character of the area, thereby being harmful to visual amenity and contrary to policies GB1, DC1 and DC6 of the Local Plan, House Extensions SPD, and National Guidance in the NPPF.

The bund, fencing and gates are an overbearing feature that do not respect, sustain and make a positive contribution to local character, distinctiveness and the landscape setting of Knutsford Road. The development conflicts with Policy DC1 of the Local Plan and Warrington House Extension SPD (2021).

c) The grounds on which the Appellant is appealing are:

Ground (a) that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the conditions or limitation concerned ought to be discharged.

Ground (d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters.
Ground (f) that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach.

Ground (g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.