Borough Decisions Report - Planning Committee Meeting 3 April 2025

Grappenhall and Thelwall Parish Council

27/03/2025

Planning Register

Reference 2023/01448/DISCON Date Recd. 05/12/2023

Amendment

Description Discharge of Conditions 3 (Materials), 4 (Details of privacy screen) on previous approved application 2021/39287

Ward Thelwall
App Type Misc
Dev Type Minor Dwellings
Plan Status Undesignated

Location Land off Village Close, Thelwall, WA4 2ST

Applicant Nevitt (Caore Homes Ltd)

Local Council Comments (Refuse 04/01/2024)

Considered at the Parish Council meeting held on 21st December 2023
Further info requested from Warrington BC before Parish Recommend

Reconsidered at the Planning Committee held on 4 January 2024
The Council would firstly like to draw attention to the concerns raised by local residents that the conditions imposed on the approved application (ref 2021/39287) are not being met and that development on the site commenced without compling with various pre-commencement conditions.
Secondly, in relation to the current application to discharge Conditions 3 (Materials) and 4 (Details of privacy screen) on the approved application 2021/39287 the Council considers that the proposed materials (grey timber cladding and black aluminium windows) fail to preserve or enhance the character and appearance of the conservation area and nearby historic buildings.

Planning Authority Decision (Withdrawn 05/03/2025)

Reference 2024/00804/FUL Date Recd. 12/09/2024

Amendment

Description Full planning permission for the demolition of existing buildings and the erection of an agricultural storage unit

Ward Thelwall
App Type FULL
Dev Type Other
Plan Status Undesignated

Location Woodlands Alpaca Farm, Stockport Road Thelwall WA4 2TB

Applicant The Egerton Trust

Local Council Comments (Other 19/09/2024)

Considered at the Parish Council meeting held on 19 September 2024
The Parish council does not object in principle to the proposed development but notes that the proposal does not appear to satisfy the requirement of the Environment Act 2021 to provide a minimum of 10% Biodiversity Net Gain. Whilst the submitted assessment refers to possible alterations to deliver the required BNG it is not clear which if any of these are being proposed and the means for delivering these.

Planning Authority Decision (Permit 21/03/2025)

Reference 2024/01575/FULH Date Recd. 19/12/2024

Amendment

Description Single storey rear extension to replace existing extension

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

Location 7 Rockfield Mews, Alexandra Road, Grappenhall WA4 2AE

Applicant R Belton

Local Council Comments (Permit 07/01/2025)

Considered at the meeting of the Planning Committee meeting held on 7 January 2025
No objection

Planning Authority Decision (Permit 12/03/2025)

Reference 2025/00039/FULH Date Recd. 27/01/2025

Amendment

Description Two storey side extension

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

Location 31 Glebe Avenue,
Grappenhall
WA4 2SQ

Applicant James Gleave

Local Council Comments (Permit 06/02/2025)

Considered at the Planning Committee meeting held on 6 February 2025
No objection

Planning Authority Decision (Permit 19/03/2025)

Reference 2025/00060/FULH Date Recd. 29/01/2025

Amendment

Description Two storey rear and side extension and single storey rear extension.

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

Location 9 Shirley Drive,
Grappenhall
WA4 2PA

Applicant Jake Griffiths

Local Council Comments (Permit 06/02/2025)

Considered at the Planning Committee meeting held on 6 February 2025
No objection

Planning Authority Decision (Permit 21/03/2025)

Reference 2025/00013/CLDP Date Recd. 16/01/2025

Amendment

Description Outbuilding containing garage and home office

For information only

Ward Thelwall
App Type Misc
Dev Type Other
Plan Status Undesignated

Location 28 Pelham Road

Applicant Marc Hopewell (MH Construction)

Local Council Comments (Other 06/02/2025)

Considered at the Planning Committee meeting held on 6 February 2025
Noted

Planning Authority Decision (Permit 04/03/2025)

Reference 2023/01226/FULMA Date Recd. 03/02/2025

Amendment

Description Partial demolition and subsequent conversion of vacant care home to provide 6 no. apartments and a single detached dwelling. construction of 14 no. dwellings within the site including access, landscaping and associated works

Ward Thelwall
App Type FULL
Dev Type Other
Plan Status Undesignated

Location Thelwall Grange Nursing Home,
Weaste Lane,
WA4 3JJ

Applicant Nicholas Ryan Projects

Local Council Comments (Refuse 06/02/2025)

Considered at the Planning Committee meeting held on 6 February 2025

The Council considered the planning application subject to the current amendments in December 2023. It considers that notwithstanding the current amendments its previous comments remain valid.
The application site is within the Green Belt and whilst the proposal would result in the redevelopment of previously developed land the Council considers that it would, by virtue of the scale of the development proposed and the coverage of the site, cause substantial harm to the openness of the Green
Belt. The proposed development would therefore comprise inappropriate development in the Green Belt which is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The Council consisders there are no very special circumstances to justify the proposed development.

Planning Authority Decision (Refuse 07/03/2025)

The proposed development would not meet any of the exceptions to inappropriate development in the Green Belt set out in paragraphs 154 and 155 of the NPPF. The proposals are therefore inappropriate development, which has definitional harm, harm also arises to the openness of the green belt. There are no very special circumstances to outweigh the harm to the Green Belt and therefore the development would not comply with Policy GB1 of the Warrington Local Plan (2023), or the NPPF.
It has not been satisfactorily demonstrated that the scheme cannot viably provide 30% affordable housing on site, or that vacant building credit would apply to the existing building to be retained. The housing mix in terms of type and tenure would not comply with the housing needs for Warrington. The development would also not provide affordable homes to the same design standard as private dwellings. The scheme would therefore conflict with the requirements of Policy DEV2 of the Warrington Local Plan (2023).
The scheme would not provide all dwellings with appropriate outdoor amenity space, and is therefore contrary to policy DEV2 of the Warrington Local Plan (2023).
It has not been demonstrated that the development would provide Accessible and Adaptable dwellings in accordance with Building Regulation Standard M4(2) or M4(3), or that the standards would genuinely not be viable or technically feasible in conflict with Policy DEV2 of the Warrington Local Plan (2023).
The proposed development, by virtue of its layout, massing and elevational details, would not reinforce or enhance the established character of the site, nor would it create a suitably accessible, safe and appealing environment. The proposals therefore conflict with Policy DC6 of the Warrington Local Plan (2023) and the Warrington Design Guide SPD (2024).
There is insufficient information submitted to demonstrate that the development would not result in unacceptable harm to protected species, or that the impacts of the development on protected species could be suitably mitigated. The development would therefore conflict with Policy DC4 of the Warrington Local Plan (2023).
The development would result in the removal of multiple Category A trees which are subject to a Tree Preservation Order. The trees would be removed to facilitate the scale of the proposed plots, which would have an unacceptable impact on the existing landscape character and would conflict with Policy DC6 of the Warrington Local Plan (2023) and the Warrington Design Guide SPD (2024).
There is insufficient information to demonstrate that the development would incorporate sustainable drainage measures and that the development would not result in increased flood risk or drainage problems within the site or elsewhere. As such the proposals would not comply with Policy ENV2 of the Warrington Local Plan (2023).
No information has been submitted with the application to demonstrate that the development would reduce carbon emissions and meet 10% of energy needs through renewable or other low carbon energy sources. The proposal would therefore not comply with Policy ENV7 of the Warrington Local Plan (2023).

Reference	2024/01443/FULHA	Date Recd.	12/02/2025	Amendment	
Description	Loft conversion with side and rear dormer windows. amended floor plans & elevations			Ward	Grappenhall
				App Type	FULL
				Dev Type	Minor Dwellings
				Plan Status	Undesignated
Location	19 Victoria Road, Grappenhall WA4 2EN				
Applicant	Paul Savies				

Local Council Comments (Refuse 20/02/2025)

Considered at the Planning Committee held on 20th February 2025
The Council welcome the amendment to a pitched and tiled roof but still object for the reasons previously given. Namely the application site lies within a conservation area. The Council does not object to the proposed rear dormer. However, the proposed side dormer would appear prominent within the street scene and would be out of keeping with the character and appearance of the area. Accordingly, it would fail to preserve or enhance the character or appearance of the conservation area. Whilst the proposed side dormer would result in less than substantial harm to the character and appearance of the heritage asset (the Victoria Road/York Drive Conservation Area) there would be no public benefits arising from the development which would outweigh this harm. To conclude therefore the Council objects to the proposed development.

Planning Authority Decision (Permit 21/03/2025)

Reference	2025/00126/TPOCA	Date Recd.	12/02/2025	Amendment	
Description	Felling 1 No. Tree and remedial works to 1 No. Tree For Info Only			Ward App Type Dev Type Plan Status	Grappenhall TPO Tree Preservation Undesignated
Location	35 Broad Lane, Grappenhall WA4 3ER				
Applicant	A Robinson				
Local Council Comments		(Permit 20/02/2025)			
	Considered at the Planning Committee held on 20th February 2025 *No objection subject to Arboricultural report*				
Planning Authority Decision		(Permit 12/03/2025)			

Reference	2025/00150/TPOCA	Date Recd.	12/02/2025	Amendment	
Description	Fell of x1 tree For Info Only			Ward App Type Dev Type Plan Status	Grappenhall TPO Tree Preservation Undesignated
Location	31 York Road, Grappenhall WA4 2EH				
Applicant	Con Hogan				
Local Council Comments		(Permit 20/02/2025)			
	Considered at the Planning Committee held on 20 February 2024 *No objection subject to Arboricultural report*				
Planning Authority Decision		(Permit 12/03/2025)			

LPA Date >= 04-Mar-2025 AND LPA Date <= 21-Mar-2025