Borough Decisions - Planning Committee Meeting 8 January 2026

Grappenhall and Thelwall Parish Council

30/12/2025

Planning Register

Reference 2025/01158/DISCON Date Recd. 28/08/2025

Description Discharge of condition (CEMP) on approved application 2024/01056 (residential development)

Amendment
Ward Grappenhall
App Type Misc
Dev Type Major residential
Plan Status Undesignated

Location Land south of Curzon Drive, Keepers Road and Boddington Drive, East of Lichfield Avenue and west of Stansfield Drive, Warrington WA4 3LG

Applicant Carl Jones (BDW Trading (Redrow NW Division))

Local Council Comments (Other 04/09/2025)

Considered at the meeting of the Planning Committee held on 4 September 2025
Noted

Planning Authority Decision (Other 19/12/2025)

Discharged

Reference 2025/01321/DISCON Date Recd. 06/10/2025

Description Discharge of condition 28 (foul pumping station details) on previously approved application 2024/01056/FULM (Proposed residential development of 237 dwellings)
For Info Only

Amendment
Ward Grappenhall
App Type FULL
Dev Type Major residential
Plan Status Undesignated

Location Land South Of Curzon Drive, Keepers Road And Boddington Drive, East Of Lichfield Avenue, And West Of Stansfield Drive, Grappenhall Heys, Wa4 3lg,

Applicant Carl Jones (BDW Trading (Redrow Homes No

Local Council Comments ( )

Planning Authority Decision (15/12/2025)

Discharged

Reference 2025/00989/FULH Date Recd. 08/10/2025

Description Detached double garage, entrance gate and fencing

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

Location The Hay Barn
Ferry Lane,
WA4 2SS

Applicant N Humphry

Local Council Comments (Refuse 16/10/2025)

** Considered at the Planning Committee meeting held on 16 October 2025**
The Hay Barn is a Grade II listed building within the Thelwall Conservation Area. The proposed development would be sited within the curtilage of the listed building and within the Conservation Area. The Council considers that the removal of the hedgerow/trees to provide for the siting of the proposed development combined with the siting and design of the proposed garage and gates would cause harm to the significance of the listed building and fail to preserve the character or appearance of the Conservation Area. Whilst the harm to the significance of these designated heritage assets would be less than substantial, the Council considers that there are no public benefits to weigh in favour of the proposal. Accordingly, the development would be contrary to policy DC2 of the Warrington Local Plan. The Council objects to the proposed development on these grounds.

Planning Authority Decision (Permit 26/11/2025)

Reference 2025/01391/DISCON Date Recd. 24/10/2025 Amendment

Description Discharge of Condition No's 3 (Materials), 4 (Landscaping Scheme), 5 (Contaminated Land), 6 (Remediation & Verification), 9 (External Lighting), 11 (EV Charging Points) and 13 (Drainage Scheme) attached to planning permission 2024/01127/FUL
For info Only

Ward Thelwall
App Type Misc
Dev Type Other
Plan Status Undesignated

Location 55 Dunmow Road,
Thelwall
WA4 2HJ

Applicant A & K Collins

Local Council Comments (Other 06/11/2025)

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

Planning Authority Decision (Other 27/11/2025)

Part Discharged/Part Not Discharged

Reference 2025/01436/CLDP Date Recd. 27/10/2025 Amendment

Description Single storey rear and side extensions

For information only

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

Location 20 Knightsbridge Avenue,
Grappenhall
WA4 2QR

Applicant W Slease Lloyd

Local Council Comments (Other 06/11/2025)

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

Planning Authority Decision (Permit 16/12/2025)

Reference 2025/01439/FULH Date Recd. 29/10/2025 Amendment

Description Single storey side extension and internal alterations

Ward Thelwall
App Type FULL
Dev Type Householder
Plan Status Undesignated

Location 8 Stanton Road, Thelwall WA4 2HS

Applicant M Pennell

Local Council Comments (Permit 06/11/2025)

Considered at the Planning Committee meeting held on 6 November 2025
No Objection

Planning Authority Decision (Permit 22/12/2025)

Reference 2025/01062/TPOCA Date Recd. 31/10/2025

Amendment

Description Fell x1 no. Tree

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

Location 3 Hazelwood Mews
Grappenhall
WA4 2YG

Applicant Karen Davidson

Local Council Comments (Refuse 20/11/2025)

Considered at the Planning Committee meeting held on 20 November 2025
The tree the subject of the application is within a conservation area and no reason is given for its removal. The Council does not object to its removal subject to the arboriculturalists report. However, given its location it would request that if its removal is considered acceptable a replacement tree be planted.

Planning Authority Decision (Permit 10/12/2025)

Reference 2025/01463/FULH Date Recd. 05/11/2025

Amendment

Description Part single storey, part two storey extension to both side elevations and rear, front bay window and porch

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

Location 5 Laurel Bank,
Grappenhall
WA4 2SF

Applicant Mr Bolton

Local Council Comments (Permit 20/11/2025)

Considered at the Planning Committee meeting held on 20 November 2025
No objection

Planning Authority Decision (Permit 23/12/2025)

Reference 2025/01045/DISCON Date Recd. 19/11/2025

Amendment

Description Discharge of Condition 9 (CHEMP) on previously approved application 2022/42474 (Proposed demolition of existing office building and redevelopment of site for 10 no. residential dwellings)
For info only

Ward Grappenhall
App Type Misc
Dev Type Other
Plan Status Undesignated

Location Warrington Hillcrest, Knutsford Road,
Grappenhall
WA4 3LA

Applicant T Maudsley

Local Council Comments (Other 20/11/2025)

Considered at the Planning Committee meeting held on 20 November 2025
Noted

Planning Authority Decision (Other 23/12/2025)

Not discharged

Reference 2025/01640/LBC Date Recd. 25/11/2025

Amendment

Description Detached double garage, entrance gate and fencing

Ward Thelwall
App Type LBC
Dev Type Listed Building
Plan Status Undesignated

Location The Hay Barn Ferry Lane,
Thelwall,
WA4 2SS

Applicant Nicholas Humphry

Local Council Comments (Refuse 04/12/2025)

Considered at the meeting of the Planning Committee held on 4 December 2025
The Hay Barn is a Grade II listed building within the Thelwall Conservation Area. The proposed development would be sited within the curtilage of the listed building and within the Conservation Area. The Council considers that the removal of the hedgerow/trees to provide for the siting of the proposed development combined with the siting and design of the proposed garage and gates would cause harm to the significance of the listed building and fail to preserve the character or appearance of the Conservation Area. Whilst the harm to the significance of these designated heritage assets would be less than substantial, the Council considers that there are no public benefits to weigh in favour of the proposal. Accordingly, the development would be contrary to policy DC2 of the Warrington Local Plan. The Council objects to the proposed development on these grounds.

Planning Authority Decision (Withdrawn 26/11/2025)

LPA ~~Date >= 26-Nov-2025 AND LPA Date <= 23-Dec-2025~~