Borough Decisions - Planning Committee Meeting 5 March 2026

Grappenhall and Thelwall Parish Council

24/02/2026

Planning Register

Reference	2025/01295/CLDE	Date Recd.	13/10/2025
Description	Confirmation that the existing use of the land as garden and associated outbuildings is lawful. Certificate of Lawfulness (Existing For info only		
Location	Oakview, Yew Tree Farm Broad Lane, Grappenhall WA4 3HT		
Applicant	S Tilston		

Amendment
Ward Grappenhall
App Type Misc
Dev Type Other
Plan Status Undesignated

Local Council Comments (Other 06/11/2025)

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

Planning Authority Decision (Other 05/02/2026)

Part granted/Part refused

On the basis of the evidence submitted with the application, comprising; 2127 PL 001 Existing Location Plan, 2127 PL 002 Existing Site Plan, 2127 PL 003 Existing Plans and Elevations (inc photos), Existing Site Plan and the Planning Statement, received on 11th September 2025, together with other evidence available to the Local Planning Authority, it has NOT been demonstrated, on the
balance of probability, that the land edged red on the Location Plan has been in continuous residential use as a garden for a period in excess of 10 years. As such the use of the land as a domestic garden is NOT lawful.

The information submitted with the application is insufficient to demonstrate that the fire pit has been in place for a period of at least 4 years prior to the date of the application. As such the fire pit is NOT lawful.

On the basis of the evidence submitted with the application, comprising; 2127 PL 001 Existing Location Plan, 2127 PL 002 Existing Site Plan, 2127 PL 003 Existing Plans and Elevations (inc photos), Existing Site Plan and the Planning Statement, received on 11th September 2025, together with other evidence available to the Local Planning Authority, it has been demonstrated on the
balance of probability, that the specified outbuildings, namely Shed 1, Shed 2 Chicken Coop have been in place for a period of time in excess of 4 years, whilst the timber clad storage container has been on the land for at least 10 years prior to the date of this application. As such these structures are lawful.

Reference	2025/01460/FULH	Date Recd.	19/11/2025
Description	Demolition of existing garage, front, rear and side extensions, raising the ridge height by 1.5m loft conversion including rear and front dormers and changes to external materials including white/beige render.		
Location	62 Weaste Lane, Thelwall, WA4 3JR		
Applicant	J Fitzgerald		

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

Local Council Comments (Refuse 20/11/2025)

Considered at the Planning Committee meeting held on 20 November 2025
The application site lies within the Green Belt. The Council considers that the proposed development would result in an unacceptable disproportionate increase in the size of the original building. The proposal therefore represents inappropriate development, which is by definition harmful to the Green Belt. The Council notes the suggested fall back position. However, in addition to the harm caused to the Green Belt by virtue of inappropriate development the Council considers that the proposed development, by virtue of its size and massing, would appear out of keeping with the street scene causing harm to the character and appearance of the area. Accordingly, the Council considers that in the light of the cumulative harm caused to the Green Belt by virtue of inappropriate development and the harm to the character and appearance of the area any benefits provided as a result of a fallback position are not sufficient to clearly outweigh the harm. Consequently, very special circumstances necessary to justify the development do not exist. To conclude therefore the Council objects to the proposed development.

Planning Authority Decision (Refuse 19/02/2026)

The proposed development would result in disproportionate additions to the dwelling over and above the size of the original 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 in this instance. As such, the proposed development is not in accordance with Policy GB1 Green Belt of the Warrington Local Plan (2023).

The proposed development, by reason of its height and proximity to the shared boundary with No.60 Weaste Lane, (to the west), would result in a cramped form of development to the detriment of the spacious character of the street scene.
As such, the proposal is contrary to Policy DC6 - Quality of Place of the Warrington Local Plan (2023) and Section 2.1.1 Space Around Dwellings of the House Extensions SPD (2021).

Reference 2025/01590/REM Date Recd. 03/12/2025

Amendment

Description Reserved matters application for proposed 1 no. dwelling (Appearance, Layout and Scale to be considered)

Ward	Grappenhall
App Type	RM
Dev Type	Major residential
Plan Status	Undesignated

Location 225 Chester Road, Grappenhall WA4 2QD

Applicant Kyle Goodier

Local Council Comments (Refuse 18/12/2025)

Considered at the Planning Committee meeting held on 18 December 2025
The site of the proposed dwelling benefits from outline planning permission for the erection of a 3 bedroom detached house with all matters other than access reserved. As a 3 bedroom house it would require the provision of two off-road parking spaces to comply with WBC's relevant Parking Standards SPD.

The current reserved matters application proposes a 4 bedroom detached house on the site and the plans submitted with the application indicate that 3 off-street parking spaces would be provided to the front of the new dwelling.

The Council is concerned as to whether the layout of the site and in particular the parking provision indicated would allow vehicles to enter and exit the site in forward gear when all 3 parking spaces were occupied.

Chester Road is a classified road (A56) with narrow footways and is used heavily by children going to and from school. The Council considers that vehicles reversing out of the site onto a busy classified road would be likely to be detrimental to highway safety. Accordingly it objects to the proposal in this respect.

In addition the Council notes that the submitted plans indicate a storage room at the front of the dwelling on the second floor ie within the roof space. The Council considers that any planning permission which may be granted should be conditioned to ensure that this room is not used as a habitable room. .

Planning Authority Decision (Permit 16/02/2026)

Reference 2025/01706/FULH Date Recd. 12/01/2026

Amendment

Description Single storey extension to front and rear

Ward Grappenhall
App Type FULL
Dev Type Householder
Plan Status Undesignated

Location 8 Mapperton Gardens,
Grappenhall
WA4 3EE

Applicant C O'Brien

Local Council Comments (Permit 15/01/2026)

Considered at the Planning Committee meeting held on 15 January 2026
No objection

Planning Authority Decision (Permit 29/01/2026)

Reference 2025/01774/TPO Date Recd. 16/01/2026

Amendment

Description Fell 5 No. Trees

For Information only

Ward Thelwall
App Type Misc
Dev Type Conservation Area
Plan Status Undesignated

Location Little Manor, Bell Lane, Thelwall WA4 2SX

Applicant Sam Broster (Branching out two Ltd)

Local Council Comments (Other 05/02/2026)

Considered at the meeting of the Planning Committee held on 5 February 2026
Noted

Planning Authority Decision (Permit 30/01/2026)

Reference 2025/01772/CLDP Date Recd. 16/01/2026

Amendment

Description Single storey rear extension

For information only

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

Location 8 Dashwood Close, Grappenhall WA4 3JA

Applicant J Hall

Local Council Comments (Other 05/02/2026)

Considered at the meeting of the Planning Committee held on 5 February 2026
Noted

Planning Authority Decision (Permit 06/02/2026)

Reference 2025/01688/TPOCA Date Recd. 14/01/2026

Amendment

Description Remedial works to x3trees

For Information only

Ward Thelwall
App Type Misc
Dev Type Conservation Area
Plan Status Undesignated

Location Tall Trees, Gigg Lane, Thelwall

Applicant Mrs Pauline Holloway

Local Council Comments (Other 05/02/2026)

Considered at the meeting of the Planning Committee held on 5 February 2026
Noted

Planning Authority Decision (Permit 17/02/2026)

Reference 2025/01795/FUL Date Recd. 20/01/2026

Amendment

Description Proposed erection of two detached houses and associated works

Ward Grappenhall
App Type FULL
Dev Type Minor Dwellings
Plan Status Undesignated

Location Land to rear of 23 and 23a Bradshaw Lane
Grappenhall
WA4 2NL

Applicant J Bond A Bond and N Furlong

Local Council Comments (Refuse 05/02/2026)

Considered at the meeting of the Planning Committee held on 5 February 2026
As per the previous two planning applications (2024/01183/FUL and 2025/00660/FUL) the Council considers that the current proposal would result in overdevelopment of the site which would detract from the character and appearance of the the area.
The proximity of the proposed dwelling on plot 2 to the rear boundaries of no's 77, 79, 81 and 83 Springfield Avenue would result in it appearing oppressive and overbearing when viewed from these properties thereby causing harm to the living conditions of the occupiers of the properties on Springfield Avenue. In addition the location of the access to the proposed dwellings between No's 23 and 23a Bradshaw Lane would, by virtue of vehicles using it, be likely to result in a degree of noise and disturbance which would cause harm to the living conditions of the occupiers of those properties. Furthermore, the nature of the restricted access would be likely to make access by construction vehicles difficult further exacerbating issues of noise and disturbance which would adversely impact on the living conditions of the occupiers of No's 23 and 23a Bradshaw Lane. Accordingly, for the above reasons the Council objects to the proposed development.

Planning Authority Decision (Refuse 16/02/2026)

The proposed development, by virtue of its location to the rear of two existing dwellings and requiring access via a narrow driveway which runs between these dwellings and their rear gardens, would result in an unacceptable, intrusive and detrimental impact on the living conditions of these neighbouring occupiers, arising from noise, vehicle movements and the level of anticipated comings and goings, that would harm the residential amenity of those occupiers. The proposal conflicts with Policy ENV8 of the Warrington Local Plan, Warrington's House Extension SPD and guidance within the Design SPD.

Insufficient information has been provided in order to meet the Biodiversity Net Gain (BNG) requirement or alternatively to meet the Self Build exemption, as set out in Schedule 7A (BNG) of the Town & Country Planning Act 1990 and the NPPF. The proposal therefore does not comply with Policy DC4 of the Warrington Local Plan or national legislation relating to Biodiversity Net Gain.

Reference 2025/01790/DISCON Date Recd. 26/01/2026

Amendment

Description Discharge of Condition 6(External Lightning) on previous application 2025/00368
For info only

Ward Thelwall
App Type Misc
Dev Type Other
Plan Status Undesignated

Location Cuerdon Manor House Cuerdon Drive,
Thelwall
WA4 3JU

Applicant A Caulfield

Local Council Comments (Other 05/02/2026)

Considered at the meeting of the Planning Committee held on 5 February 2026
Noted

Planning Authority Decision (Other 10/02/2026)

Condition discharged

Reference 2026/00050/TPOCA Date Recd. 29/01/2026

Amendment

Description 1 x tree fell

FOR INFORMATION ONLY

Ward Grappenhall
App Type TPO
Dev Type Conservation Area
Plan Status Undesignated

Location 12 Alexandra Road, Grappenhall, WA4 2EL

Applicant Carole Cummings

Local Council Comments (Other 05/02/2026)

Considered at the meeting of the Planning Committee held on 5 February 2026
Noted. The ouncil request a replacement tree be planted.

Planning Authority Decision (Permit 17/02/2026)

Reference 2026/00135/NMA Date Recd. 09/02/2026

Amendment

Description Non Material Amendment to Condition 6 (Parking Provision) of outline permission ref.2022/42154 to remove reference to site layout plan.
For info only

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

Location 225 Chester Road,
Grappenhall
WA4 2QD

Applicant K Goodier

Local Council Comments (Other 19/02/2026)

Considered at the Planning Committee meeting held on 19 February 2026
Noted

Planning Authority Decision (Permit 03/02/2026)

LPA Date >= 29-Jan-2026 AND LPA Date <= 19-Feb-2026