Parish Council Comments - Planning Committee 18 December 2025

Grappenhall and Thelwall Parish Council

18/12/2025

Planning Register

Reference 2025/01595/FULH Date Recd. 03/12/2025 Amendment

Description Proposed demolition of existing single storey rear extension and erection of new single storey rear extension with white render

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

Location 7 East View, Grappenhall WA4 2QH

Applicant Jeanette Ward

Local Council Comments (No objection 18/12/2025)

Considered at the Planning Committee meeting held on 18 December 2025
No objection

Planning Authority Decision ( )

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 (Object 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 2 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 to comply with WBC's relevant Parking Standards SPD.

The Council is concerned that the layout of the proposed development on the site and in particular the layout of the parking provision as indicated would not 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 that are used heavily by children going to and from the primary school in Grappenhall village. The Council considers that vehicles reversing out of the site onto this busy classified road would be likely to be detrimental to pedestrian and 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 ( )

Reference 2025/01646/FULH Date Recd. 10/12/2025 Amendment

Description Single storey rear extension with render

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

Location 11 St Wilfrids Drive, Grappenhall WA4 2SH

Applicant C Griffiths

Local Council Comments (No objection 18/12/2025)

Considered at the Planning Committee meeting held on 18 December 2025
No objection

Planning Authority Decision ( )

Reference 2025/01387/FUL Date Recd. 12/12/2025 Amendment

Description Installation of 12 no 1KW LED floodlights at Court 3, 4 & 5 Grappenhall Village Sports Club.

Ward Grappenhall
App Type FULL
Dev Type Other
Plan Status Undesignated

Location Court 3, 4 & 5 Grappenhall Village Lawn Tennis Club Stockton Lane, Grappenhall And Thelwall, Warrington, Warrington, WA4 3HQ

Applicant J Cleaver

Local Council Comments (No objection 18/12/2025)

Considered at the Planning Committee meeting held on 18 December 2025
No objection

Planning Authority Decision ( )

Reference 2025/01637/TDC Date Recd. 17/12/2025 Amendment

Description TECHNICAL DETAILS CONSENT, PURSUANT TO PERMISSION IN PRINCIPLE
2025/01049/PIP - Residential-led redevelopment to form 2no. Custom self-build dwellings: comprising barn conversion & erection of 1no. Detached part-one storey/part-two storey
dwelling and erection of replacement stables; following demolition of 4no. Existing buildings (together with associated utilities and infrastructure works, external alterations to
barn [repair works, new roof covering, insertion of windows/doors and partial rebuilding], hard and soft landscaping works and boundary treatments).

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

Location Canal Bank Farm Canal Side,
Grappenhall
WA4 3EX

Applicant Z Clements

Local Council Comments (Other 18/12/2025)

Considered at the Planning Committee meeting held on 18 December 2025
The Council does not object to the proposal so far as it relates to the conversion of Barn A. However, it considers that the design and materials proposed in relation to the proposed new build dwelling (Barn B) are, as acknowledged by WBC's Conservation Officer, uncompromisingly modern. The Council considers that as such therefore the proposed dwelling would appear out of character with the surrounding area particularly when viewed against the converted Barn A, the main body of which is indicated as appearing to date to circa 1820. Accordingly, the Council objects to the proposed new build dwelling (Barn B) which by virtue of its design and materials would cause harm to the essentially rural character of the surrounding area.

Planning Authority Decision ( )

Recommend Date >= 18-Dec-2025 AND Recommend Date <= 18-Dec-2025