Borough Decisions - Planning Committee Meeting 7 May 2026

Grappenhall and Thelwall Parish Council

27/04/2026

Planning Register

Reference	2025/01637/TDC	Date Recd.	17/12/2025	Amendment	
				Ward	Grappenhall
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).			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 (Permit 24/04/2026)

Reference	2025/01743/NMA	Date Recd.	23/12/2025	Amendment	
				Ward	Grappenhall
Description	Non-material amendment to planning permission 2024/01056/FULM to allow for David Wilson Homes to bring forward the site in conjunction with Redrow Homes eastern parcel, with changes to design and layout of the site			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	D Wilson Homes				

Local Council Comments (Other 08/01/2026)

Considered at the meeting of the Planning Committee held on 8 January 2026

Whilst the Council notes that this is a not a planning application and that therefore it does not have a statutory opportunity to comment on the NMA application it would wish to draw the LPA's attention of the need to give careful consideration to the location of the intended construction compound given that it appears likely that there will now be 2 separate compounds to serve the Redrow and DWH sites. The Council understands that DWH propose to install air source heat pumps in the new homes as previously proposed in the Redrow scheme. This is welcomed. However, the Council would request that prospective buyers be offered the option to have solar panels installed at the construction phase as was intended by Redrow, particularly in the light of the impending changes to the Building Regulations under the Future Homes Standards.

Planning Authority Decision (Permit 26/03/2026)

Reference 2025/01801/FULH Date Recd. 27/01/2026

Amendment

Description Part two storey and part single storey extension to front, side and rear

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

Location 23 Beech Avenue,
Thelwall
WA4 2HU

Applicant G Rowlands

Local Council Comments (No objection 05/02/2026)

Considered at the meeting of the Planning Committee held on 5 February 2026
No objection

Planning Authority Decision (Refuse 01/04/2026)

The proposal would result in harm to the residential amenity of the neighbouring residents of No. 21 Beech Avenue due to overbearing impact to garden area, and impact to outlook from first floor habitable room windows. The proposed development is therefore considered contrary to policies, DC6 and ENV8 of the Warrington Local Plan (2023) and guidance within the adopted House Extensions SPD (2021).

Reference 2025/01143/FUL Date Recd. 28/01/2026

Amendment

Description Construction of new stable block

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

Location Highfield House, Weaste Lane, Grappenhall WA4 3JP.

Applicant Richard Butcher

Local Council Comments (Object 05/02/2026)

Considered at the meeting of the Planning Committee held on 5 February 2026
The proposed development would be sited within the Green Belt. Development in the Green Belt should be regarded as inappropriate unless it comprises one of the exceptions set out in the Nattional Planning Policy Framework (NPPF). One such exception is for the provision of appropriate facilities (in connection with the existing use of land or change of use), including amongst other things buildings, for outdoor sport and outdoor recreation as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.
The Council acknowledges that the stabling of horses is an outdoor recreational use. As such, the proposed stable block would represent appropriate facilities for outdoor recreation as per the first part of the exception detailed in the NPPF. However, an assessment must also be made as to whether the proposed development would preserve the openness of the Green Belt and whether it conflicts with the purposes of including land within it. Openness can be perceived both spatially and visually, The proposed stable block would be sited on a currently open field it would therefore have an adverse impact on both the spatial and visual openness of the Green Belt. It would also result in the encroachment of the Green Belt, contrary to one of the five purposes of the Green Belt. Accordingly, the proposed development would not fulfil the requirements of the NPPF and would comprise inappropriate development. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The Council considers that no very special circumstances exist to outweigh the harm to the Green Belt by reason of inappropriateness. Accordingly it objects to the proposed development.

Planning Authority Decision (Refuse 23/03/2026)

The proposed development would not comply with the exceptions to inappropriate development in the Green Belt set out in the NPPF. Therefore, the proposals are inappropriate development which has definitional harm. The proposed building would also cause harm to the openness of the Green Belt and would conflict with the purposes of including land within it. Consequently, it would not comply with Policy GB1 of the Warrington Local Plan (2023) or the NPPF.

The proposed stables, due to their location in front of the established building line and outside of the established cluster of built form within the wider application site, would detract from and cause harm to the significance of the adjacent non-designated heritage assets. The scheme would therefore not comply with Policy DC2 of the Warrington Local Plan (2023), or Paragraph 216 of the NPPF.

In the absence of a draft S106 Agreement to secure the proposed off-site BNG, there is insufficient information to demonstrate that mandatory 10% BNG can be achieved. As such the proposals would not comply with Policy DC4 of the Local Plan.

Reference 2025/01561/FULH Date Recd. 09/02/2026

Description Single storey rear extension and boundary treatments

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

Location 509 Stockport Road,
Thelwall,
WA4 2TH

Applicant J Cooper

Local Council Comments (Other 19/02/2026)

Considered at the Planning Committee meeting held on 19 February 2026
The proposed development would be sited within the Green Belt. Development in the Green Belt should be regarded as inappropriate unless it comprises one of the exceptions set out in the National Planning Policy Framework (NPPF). One such exception is for the the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.
The Council notes that WBC's House Extensions SPD indicates that extensions and additions that result in an increase in size of over 33% of the original building in the Green Belt will be considered to be disproportionate and therefore unacceptable.
It is clear from the submitted drawings that the host dwelling has previously been extended. However, it is unclear whether the previous extensions combined with those now proposed would exceed the 33% increase indicated in the SPD. The Council would request therefore that a careful assessment be made of the extent of the previous and proposed extensions. Subject to the resultant assessment indicating that the previous extensions combined with those now proposed would result in less than a 33% increase in the size of the original building the Council does not object to the proposed development.

Planning Authority Decision (Refuse 25/03/2026)

The information submitted in support of the application is not sufficiently detailed and lacks the precision required to allow a detailed assessment of the impact of the proposed development. On this basis it is not possible to identify if any harm to the Green Belt, visual amenity, residential amenity or highway safety would arise, the proposed development is therefore considered contrary to Policies GB1, DC6 and ENV8 of the Warrington Local Plan (2023).

Reference 2026/00117/FULH Date Recd. 17/02/2026

Description One and a half storey extension to side and rear of existing dwelling

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

Location Four Winds
Cinder Lane
Thelwall
WA4 3JL

Applicant Paul Taylor

Local Council Comments (Object 05/03/2026)

Considered at the Planning Committee meeting held on 5 March 2026
The application site lies within the Green Belt. The Council considers that the proposed development when taken together with previous extensions 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. Whilst the Council is sympathetic to the personal circumstances outlined by the applicant it is not considered that these are sufficient to clearly outweigh the harm caused. 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 09/04/2026)

The proposed development would result in a disproportionate addition over and above the size of the original building; as such it represents inappropriate development that is by definition harmful to the Green Belt. Very special circumstances to outweigh the harm do not exist. As such the proposal is contrary to national Green Belt policy set out in the NPPF and Policy GB1 of the Warrington Local Plan.

The application has not been supported by a preliminary roost assessment for bats. Without this information it is not possible to assess the proposal's impact on a protected species. The proposal is therefore contrary to Policy DC4 of the Warrington Local Plan in relation to the protection and mitigation of impact on protected species.

Reference 2026/00291/CLDP Date Recd. 04/03/2026

Description Single storey extensions to the side and rear and a porch to the front

FOR INFORMATION ONLY

Location 62 Weaste Lane, Thelwall, WA4 3JR

Applicant Jayce Fitzgerald

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

Local Council Comments (Other 19/03/2026)

*Considered at the meeting of the Planning Committee held on 19 March 2026**
The Council noted the plans referenced 3051-01C, 3051-02 and 3051-03A which refer to the certificate of lawful development application as described on the application form. The Council has no objection to these plans.

However, it notes another plan referenced 3051-04 has also been submitted with the applicattion. This plan appears to refer to a proposal that does not form part of the current application but rather a potential future Prior Approval scheme which is very different to that currently sought. The Council requests clarification on this plan.

Planning Authority Decision (Permit 27/04/2026)

Reference 2026/00344/AGR Date Recd. 17/03/2026

Description General purpose agricultural building for use for agricultural storage in connection with the farming enterprise at Carr House Farm

Location Carr House Farm, Broad Lane, Grappenhall WA4 3ET

Applicant A.L. Bartholomew & Partners

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

Local Council Comments (Other 02/04/2026)

Considered at the meeting of the Planning Committee held on 2 April 2026

Noted

Planning Authority Decision (Other 09/04/2026)

Prior Approval Required

The prior approval of the local planning authority is REQUIRED in regard to the siting of the proposed agricultural building, due to the potential presence of a United Utilities water main. Due to the presence of a water main owned by United Utilities clarification is required to determine whether the proposed siting of the building would result in any harm to important water supply infrastructure. In the absence of this clarification, the proposed development would be contrary to Local Plan policy INF3 (7), which states that development proposals should ensure suitable access is maintained for water supply and drainage infrastructure, to ensure the integrity of water and sewerage assets is maintained both during and after construction.

Reference 2026/00424/DISCON Date Recd. 02/04/2026

Description Discharge of Condition

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

Applicant Nicholas Humphry

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

Local Council Comments (Other 16/04/2026)

Considered at the Planning Committee meeting held on 16 April 2026
Noted

Planning Authority Decision (Other 22/04/2026)

Condition discharged

LPA Date >= 23-Mar-2026 AND LPA Date <= 27-Apr-2026