Borough Decisions - Planning Committee Meeting 2 July 2026

Grappenhall and Thelwall Parish Council

23/06/2026

Planning Register

Reference 2025/01538/FUL Date Recd. 22/12/2025

Description Proposed single storey rear extension, new frontage and associated works

Location Stretton Medical Centre, 12 Lindi Avenue, Grappenhall WA4 2SJ

Applicant Mr McKinnon (WF McKinnon Property Ltd)

Local Council Comments (Permit 08/01/2026)

Considered at the meeting of the Planning Committee held on 8 January 2026
No objection

Planning Authority Decision (Permit 15/05/2026)

Amendment
Ward Grappenhall
App Type FULL
Dev Type Other minor
Plan Status Undesignated

Reference 2025/01711/FUL/A Date Recd. 28/01/2026

Description Erection of replacement stable block and store (for the keeping of donkeys, ponies and horses), construction of midden, and reconfiguration/surfacing of existing track with permeable hard surface.

Location Canal Bank Farm Canal Side,
Grappenhall
WA4 3EX

Applicant Zack Clements

Local Council Comments (Permit 05/02/2026)

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

Planning Authority Decision (Permit 07/05/2026)

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

Reference 2026/00186/CLDE Date Recd. 24/02/2026

Description Confirmation of existing use of land to class C3 (residential garden)

For Information Only

Location Croftside, Cartridge Lane, Grappenhall WA4 4SH

Applicant Samantha Steele

Local Council Comments (Other 05/03/2026)

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

Considered at the Planning Committee meeting held on 5 March 2026
Noted

Planning Authority Decision (Refuse 20/05/2026)

The evidenced submitted in the form of a Statutory Declaration, Estate Agent brochure, Title Plan, completion letter and the photographic evidence does not, on the balance of probability, provide compelling evidence that all of the land within the red edge has been in continuous residential use for a period of ten years before the date of submission of the application to establish that a change of use of the land has occurred. As such, the use of the site as class C3 residential garden use is NOT LAWFUL for the purposes of Section 191 of the Town and Country Planning Act 1990 (as amended).

Reference 2026/00069/FUL Date Recd. 24/02/2026

Description 26 Thelwall New Road, Warrington WA4 2JF

Location Proposed subdivision of plot to construct new dwelling. Proposed demolition of existing garage

Applicant R Chowdhury

Amendment	
Ward	Thelwall
App Type	FULL
Dev Type	Minor Dwellings
Plan Status	Undesignated

Local Council Comments (Permit 05/03/2026)

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

Planning Authority Decision (Permit 19/06/2026)

Reference 2026/00224/FULH Date Recd. 25/02/2026

Description Single storey side and rear extension

Location 59 Springfield Avenue, Grappenhall WA4 2NN

Applicant Jenny Marsh

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

Local Council Comments (Permit 05/03/2026)

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

Planning Authority Decision (Permit 30/04/2026)

Reference 2026/00136/TPO Date Recd. 04/03/2026

Description Fell 2 No. Trees

Location 420 Stocport Road, Thelwall WA4 2TA

Applicant Mrs Pat Rothwell

Amendment	
Ward	Thelwall
App Type	TPO
Dev Type	Tree Preservation
Plan Status	Undesignated

Local Council Comments (Permit 19/03/2026)

Considered at the meeting of the Planning Committee held on 19 March 2026
No objection subject to Arboricultural report

Planning Authority Decision (Permit 08/06/2026)

Reference 2026/00304/CLDP Date Recd. 19/03/2026

Amendment

Description Proposed loft conversion and rear dormer

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

Location 50 Alderley Road Thelwall WA4 2JA

Applicant David Yule

Local Council Comments (Other 02/04/2026)

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

Noted

Planning Authority Decision (Permit 13/05/2026)

Reference 2026/00358/FULH Date Recd. 19/03/2026

Amendment

Description Proposed single storey wrap around extension to provide additional kitchen, living/dining space, snug, utility and w/c

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

Location 171 Thelwall New Road, Warrington WA4 2NB

Applicant Mr and Mrs Manuel

Local Council Comments (Permit 02/04/2026)

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

No objection

Planning Authority Decision (Permit 13/05/2026)

Reference 2026/00404/PA1AA Date Recd. 01/04/2026

Amendment

Description Upwards extension with the overall height to be 7.8m

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

Location 62 Weaste Lane,
Thelwall,
WA4 3JR

Applicant J Fitzgerald

Local Council Comments (Refuse 02/04/2026)

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

The Council considers that the proposed upward extension fails to satisfy the requirements necessary to be considered as permitted development under part AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 with regard to the external appearance of the dwelling. The dwelling currently comprises a bungalow sited in a row of other bungalows. The proposed enlargement, by the addition of an extra storey, would appear incongruous and detract from the character and appearance of the street scene.

The Council is also aware from the Housing Needs survey which forms part of the evidence base on the emerging Grappenhall and Thelwall Neighbouring Plan that there is both a need and demand for bungalows in the Parish. The proposed development would result in the loss of a bungalow to the detriment of the housing mix within the Parish.

Planning Authority Decision (Permit 28/04/2026)

Reference 2026/00362/FULH Date Recd. 02/04/2026

Amendment

Description Double storey bedroom extension to side elevation plus single storey kitchen rear extension

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

Location 1 Shirley Drive, Grappenhall WA4 2PA

Applicant Conor Murray

Local Council Comments (Other 16/04/2026)

Considered at the Planning Committee meeting held on 16 April 2026
The Council notes that the proposal subject to the planning application comprises a substantial side extension to the host dwelling. Whilst the Council does not object to the development in principle it would request that it be carefully considered against the advice in the House Extensions SPD that side extensions should not be greater than 50% of the width of the original house in order to ensure that it remains subservient to the original dwelling.

Planning Authority Decision (Permit 15/05/2026)

Reference 2026/00407/FULH Date Recd. 08/04/2026

Amendment

Description Proposed first floor side extension

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

Location 209 Chester Road, Grappenhall WA4 2QB

Applicant Dominic Murray

Local Council Comments (Permit 16/04/2026)

Considered at the Planning Committee meeting held on 16 April 2026
No objection

Planning Authority Decision (Permit 28/05/2026)

Reference 2026/00427/FULH Date Recd. 10/04/2026

Amendment

Description Single storey detached garden room

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

Location Hollybrook House, Canal Side, Grappenhall WA4 3EX

Applicant Neil Brook

Local Council Comments (Permit 16/04/2026)

Considered at the Planning Committee meeting held on 16 April 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 extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Having regard to WBC's House Extensions SPD 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 (Permit 28/05/2026)

Reference 2026/00451/TPO Date Recd. 10/04/2026

Description Remedial pruning to x1 tree

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

Location The Edge, Balmoral Road, Grappenhall WA4 2EB

Applicant Tony Dixon

Local Council Comments (Permit 16/04/2026)

Considered at the Planning Committee meeting held on 16 April 2026
No objection subject to arboricultural report

Planning Authority Decision (Permit 08/06/2026)

Reference 2026/00519/TPOCA Date Recd. 22/04/2026

Description Fell 2 no. trees

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

Location 5 Broad Lane, Grappenhall, WA4 3ER

Applicant Richard Rudkin

Local Council Comments (Permit 07/05/2026)

Considered at the Planning Committee meeting held on 7 May 2026
No objection subject to arboricultural report. The Council requests that replacement trees be planted.

Planning Authority Decision (Permit 08/06/2026)

Reference 2026/00536/FULH Date Recd. 27/04/2026

Description Two storey rear extension

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

Location 8 Croft Gardens, Grappenhall WA4 3LH

Applicant Mr Mahadev jasti

Local Council Comments (Permit 07/05/2026)

Considered at the Planning Committee meeting held on 7 May 2026
No objection

Planning Authority Decision (Permit 08/06/2026)

Reference 2026/00561/TPOCA Date Recd. 29/04/2026

Description Remedial pruning works to 1 no tree
for information only

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

Location 157 Chester Road, Grappenhall WA4 2SB

Applicant Janet Chisem

Local Council Comments (Permit 07/05/2026)

Considered at the Planning Committee meeting held on 7 May 2026
No objection

Planning Authority Decision (Permit 10/06/2026)

Reference 2026/00592/TPOCA Date Recd. 06/05/2026

Description Fell 1 No. Tree
For information only

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

Location The Lindens, Balmoral Road, Grappenhall, WA4 2EB

Applicant Laura Monagham

Local Council Comments (Permit 07/05/2026)

Considered at the Planning Committee meeting held on 7 May 2026
No objection subject to arboricultural report. The Council requests a replacement tree be planted.

Planning Authority Decision (Permit 11/06/2026)

Reference 2026/00636/AGR Date Recd. 27/05/2026

Description Agricultural building
For information only

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

Location Carr House Farm
Broad Lane,
WA4 3ET

Applicant A.L. Bartholomew & Partners

Local Council Comments (Other 18/06/2026)

Considered at the Planning Committee meeting held on 18 June 2026
Noted

Planning Authority Decision (Permit 17/06/2026)

LPA Date >= 28-Apr-2026 AND LPA Date <= 19-Jun-2026