Parish Council Comments - Planning Committee 2 July 2026

Grappenhall and Thelwall Parish Council

06/07/2026

Planning Register

Reference 2026/00761/DISCON Date Recd. 15/06/2026

Amendment

Description Discharge of condition 33 (sustainable drainage management and maintenance plan) on application 2024/01056/FULM

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, WA4 3LG

Applicant Carl Jones (Redrow North West)

Local Council Comments (Other 02/07/2026)

Considered at the Planning Committee meeting held on 2 July 2026
Noted

Planning Authority Decision ( )

Reference 2026/00762/DISCON Date Recd. 15/06/2026

Amendment

Description Discharge of conditions 6 (Management & Maintenance of roads) and 25 (Management and maintenance of all external hard and soft landscaped) on planning application 2024/01056/FULM

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, WA4 3LG

Applicant Carl Jones (Redrow North West)

Local Council Comments (Other 02/07/2026)

Considered at the Planning Committee meeting held on 2 July 2026
Noted

Planning Authority Decision ( )

Reference 2026/00768/FULH Date Recd. 18/06/2026

Amendment

Description Proposed first floor side extension, garage conversion and external alterations including rendering

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

Location 185 Chester Road, Grappenhall WA4 2QB

Applicant Katy Butler Jones

Local Council Comments (Object 02/07/2026)

Considered at the Planning Committee meeting held on 2 July 2026

The existing dwelling is a 3 bedroom semi-detached dwelling fronting onto Chester Road. The proposed extension would result in the creation of an additional bedroom. As a 4 bedroom house it would require the provision of 3 off-road parking spaces to comply with WBC's relevant Parking Standards SPD.

The plans submitted with the application indicate that 3 off-street parking spaces would be provided to the front of the new dwelling. However, the Council is concerned as to whether 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) and 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.

Planning Authority Decision ( )

Reference 2026/00732/FULH Date Recd. 22/06/2026

Amendment

Description Demolition of outbuildings and the construction of a single storey side extension with basement

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

Location Oakview, Yew Tree Farm, Broad Lane, Grappenhall

Applicant Steven Bilston

Local Council Comments (Object 02/07/2026)

Considered at the Planning Committee meeting held on 2 July 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. The existing dwelling has been extended in the past such that the proposed extension combined with previous extensions would significantly exceed the 33% increase indicated in WBC's House Extensions SPD as comprising a not disproportionate increase in the size of the original dwelling. Accordingly, when considered against this criterion of the NPPF the proposed development would be considered inappropriate development.

The Council notes that the applicant also cites the exception detailed at paragraph 154 g) of the NPPF which states that development in the Green Belt is not inappropriate where it comprises limited infilling or the partial or complete redevelopment of previously developed land (PDL) (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt. Reference is made to a recent appeal decision in this respect.

The Council acknowledges that the proposal would partially redevelop the site through the demolition of some existing outbuildings and that due to the site's location outside of a built-up area it could be considered to comprise PDL. However, the proposed development would significantly enlarge the width and overall volume of development on the site. Accordingly, the Council considers this would have a substantial visual and spatial impact on the openness of the Green Belt. The Council considers therefore that even when considered against this criterion of the NPPF the proposed development would be inappropriate development. Accordingly, for the reasons detailed above the Council objects to the proposed development.

Planning Authority Decision ( )

Reference 2026/00796/FULH Date Recd. 24/06/2026

Amendment

Description Single storey rear and side extension

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

Location 16 Middlehurst Road,
Grappenhall
WA4 2LG

Applicant Masters

Local Council Comments (No objection 02/07/2026)

Considered at the Planning Committee meeting held on 2 July 2026
No objection

Planning Authority Decision ( )

Reference 2026/00807/CLDP Date Recd. 25/06/2026

Amendment

Description

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

Location 78 Pelham Road, Thelwall WA4 2HA

Applicant Simon Howell

Local Council Comments (Other 02/07/2026)

Considered at the Planning Committee meeting held on 2 July 2026
Noted

Planning Authority Decision ( )

Recommend Date >= 02-Jul-2026 AND Recommend Date <= 02-Jul-2026