MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF GRAPPENHALL AND THELWALL PARISH COUNCIL HELD IN THE COUNCIL OFFICES, BELLHOUSE LANE, GRAPPENHALL ON THURSDAY 1 OCTOBER 2026

Attendees: Councillors Davies (Chair), Browne, Dolan, and Hockenhull

In Attendance: Beverley Doward, Assistant Clerk to the Council.

102. Apologies for Absence

It was **resolved that** apologies for absence from Councillors Ford and Hignett be accepted.

103. Disclosures of Interests

None.

104. Minutes

Resolved that the minutes of the meeting held on 3 September 2026 be approved as a true record.

105. Consideration of Planning Applications

Resolved that the Parish Council's comments on all the applications considered as set out in the attached schedule be passed to Warrington Borough Council.

106. Notification of Planning Decisions

Resolved that the schedule of Borough Decisions be noted.

107. Implications of the National Planning Policy Framework (August 2026)

A new National Planning Policy Framework (NPPF) was published in August 2026 (attached). It sets out the government's policies for plan making and for making decisions on development proposals in England and how these are expected to be applied. The Assistant Clerk presented the main implications of the NPPF for the Parish Council for discussion. Members requested the presentation be circulated to all members of the Council.

108. Houses in Multiple Occupation

For information Warrington Borough Council (WBC) has made a with immediate effect Article 4 Direction under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The Direction applies to a change of use of a building from a use falling within Class C3 (dwellinghouses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) to a use falling within Class C4 (house in multiple occupation) of that Schedule. The Direction withdraws permitted development rights for this type of development.

The Direction came into force immediately on the 25 September 2026. From this date onwards, the change of use of a dwellinghouse (C3) to a house in multiple occupation (C4) shall not be carried out unless planning permission is first granted by the council for this change of use.

The Direction applies to land shown edged red (excluding the land edged black) on the plan attached to the Direction which comprises land outside of the Central Six Wards of the Borough. The Direction shall remain in force until 25 March 2027 and shall then expire unless it has been confirmed by WBC. **Resolved to** note the details of the Direction.

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