



Appleton Parish Council

Appleton Parish Hall, Dudlow Green Road, Appleton, WA4 5EQ

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Minutes of the Planning Committee meeting held at Appleton Parish Hall on Thursday 1st June 2023 at 9.30am

Present: - Councillor G Chapman, Councillor L Chapman, Councillor M Jervis.

Clerk, Mrs J Monks

Assistant Clerk, Mrs I Derbyshire

1. Welcome and apologies for absence

The Chair of the Planning Committee, Councillor G Chapman welcomed everyone to the Planning Committee meeting. Councillor K Critchley and Councillor C Critchley sent their apologies for the meeting.

2. Members Code of Conduct

Councillor M Jervis declared he was a member of the Development Management Committee of Warrington Borough Council.

3. Public Participation

No members of the public were present.

4. Planning Applications

RESOLVED that;

The following planning applications have no objections;

2023/00533/TPO, TPO, 32 Pepper Street, Appleton, Warrington, WA4 4TE. Proposed remedial works to x1 tree.

2023/00612/FULH, Full Planning - Householder (Householder Development). 69 Greenfields Avenue, Appleton, Warrington, WA4 3BT. Single storey extension to side of house.

2023/00645/FULH, Full Planning - Householder (Householder Development). 4 Bernard Avenue, Appleton, Warrington, WA4 3BD. Single storey side & rear extension.

2022/42507, Full Planning - Householder (Householder Development). Veran, Lyons Lane, Appleton, Warrington, WA4 5JG. Proposed double storey front, side and rear extension with rendered finish, single storey extension to rear and external rendering of front elevation of existing property. (Amended Description). Previously looked at in January 2023; 2022/42507, Full Planning - Householder (Householder Development) Veran, Lyons Lane, Appleton, Warrington, WA4 5JG. Proposed double storey side and rear extension plus single storey extension to rear, including general internal remodelling at ground and first floor level.

2023/00672/TPO, TPO. The Lodge Old Pewterspear Lane, Appleton, Warrington, WA4 5NH. Remedial works to 1no. tree and felling of 1no. tree.

The following planning applications have objections;

2023/00589/TPO, TPO. Merricourt Windmill Lane, Appleton, Warrington, WA4 5JP. Proposed remedial works to common lime trees. Concern if the work is necessary to TPO trees and that T9 and T10 trees have already been felled.

2023/00153/FULH, Full Planning – Householder. 388 London Road, Warrington, WA4 5PW. Second storey rear extension & single storey side extension. Amended plans. Previous planning application submitted in March 2023 comments were as follows; 2023/00153/FULH, Full Planning - Householder (Householder Development) 388 London Road, Warrington, WA4 5PW. Second storey rear extension & single storey side extension. Concern. The Parish Council wish to raise a concern to this application because it feels that the proposal is in breach of the 45-degree rule and will create a problem for the neighbour. The impact of the second storey would overshadow the adjoining semi. Objection that the changes have still not been fully resolved. It is still in breach of the 45 degree rule and if the Planning Officer is mindful of approving this application, the Parish Council would like it called before the Development Management Committee.

2023/00479/FULH, Full Planning - Householder (Householder Development), 5 Woodcroft Gardens, Appleton, Warrington, WA4 5RS. Single storey side and rear extension, demolition of double garage, construction of new double garage adjacent to dwelling with bedroom accommodation at first floor level. Objection that this proposal is overbearing and is an over development of the plot. It is also directly over the root protection system of the adjoining property (32 Lyons Lane).

2023/00236/FULH, Full Planning - Householder (Householder Development), 35 Pangbourne Close, Appleton, Warrington, WA4 5HJ. Proposed Single Storey Side Extension and remove the existing brick boundary wall and side gate and replace with timber boarded fence and side gate to incorporate approximately 4m of the existing front garden into the rear garden. Concern that this proposal is projecting into the frontage area of the garden making it very close to the road.

2022/42802, Full Planning - Householder (Householder Development). 7 Acton Avenue, Appleton, Warrington, WA4 5PS. Part double storey/part single storey rear extension, single storey side and front extensions and hip to gable roof extension. (Amended Description). Amended Description of Proposal. Previously planning application submitted February 2023; 2022/42802, Full Planning - Householder

(Householder Development). 7 Acton Avenue, Appleton, Warrington, WA4 5PS. Double storey rear extension, single storey side extension. Concern that the amendments do not resolve the issues and our previous comments still stand “the proposed alterations will be out of character with the street scene especially with the change to gable roof as the rest of the properties have a different style of roof.”

2023/00650/FULH, Full Planning - Householder (Householder Development). 35 Red Lane, Appleton, Warrington, WA4 5AD. 1st Floor Extensions over garage and sunroom. Concern that the design is out of character of nearby houses.

2022/42202, Full Planning – Householder. 73 Red Lane, Appleton, Warrington, WA4 5AL. Householder - Proposed first floor level extension over most of existing ground level, replacing existing roof, with west side frontage dormer windows; and ground level single storey flat-roofed extension to rear (east) and south side elevations, and external rendering. A summary of the amendments is as follows: Amendments Received showing: (i) Originally proposed 2 storey rear (east) and south side extension with roof above, now removed and replaced it with a single storey ground level with flat-roof above (ii) Originally proposed first floor level extension plus pitched roof above over most of ground level of house, now removed and Replaced with 1st floor level extension replacing existing roof and raising roof it by only 0.5m compared to existing roof height, containing dormer windows in the west roof slope facing the road (iii) Removal of First floor level south elevation gable end side windows to proposed first floor level bedroom removed (side facing No.71). Previous planning application submitted in October; 2022/42202, Full Planning - Householder (Householder Development) 73 Red Lane, Appleton, Warrington, WA4 5AL. Part single storey and part two storey extension to side and rear and first floor extension over bungalow. Concern that although the amendments go some way to addressing previous issues, there is still a concern for line of sight for 22 Cliffe Road.

The following applications were for information only;

2023/00315/DISCON, Discharge of Condition, 15 Pineways, Appleton, Warrington, WA4 5EJ. Discharge of condition 3 (Materials) on previously approved application 2021/38612 (House Extension).

2023/00571/CLDP, Section 192 Certificate. 57 Red Lane, Appleton, Warrington, WA4 5AL. Single storey side extension.

2023/00611/CLDP, Section 192 Certificate, 69 Greenfields Avenue, Appleton, Warrington, WA4 3BT. Single storey rear extension.

2023/00633/DISCON, Discharge of Condition, Land South Of Astor Drive, East Of Lichfield Avenue And South Of Witherwin Avenue , Grappenhall Heys, Warrington, WA4 3LG. Discharge of condition 29 (Remediation and Verification, Contamination and long term monitoring and maintenance), Condition 30 (Green travel plan) and Condition 35 (Lighting) on previously approved application 2018/34167 (Residential development).

2023/00666/NMA, Non-Material Amendment. 1 Stonehill Close, Appleton, Warrington, WA4 5QD. Proposed window and door amendments on previously approved application 2021/40265 (House extension),