



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 2nd November 2023 at 9.15am

Present: - Councillor G Chapman, Councillor L Chapman, Councillor L Booth, Councillor P Lewenz, Councillor K Critchley and Councillor M Jervis.

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 C Critchley sent her 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 application was for information only;

2023/01254/CLDP, Section 192 Certificate. 35 Stonehill Close, Appleton, Warrington, WA4 5QD. Single storey garage conversion which is attached to property along with single storey dining room extension to rear elevation.

2023/01314/CLDP, Section 192 Certificate. 13 Wood Lane, Appleton, Warrington, WA4 3DB.

2023/01319/CLDP, Section 192 Certificate. 2 Windmill Close, Appleton, Warrington, WA4 5JS. Proposed single storey rear extension and single storey side extension.

2023/01269/DISCON, Discharge of Condition. 24 Bernard Avenue, Appleton, Warrington, WA4 3BA. Discharge of condition 5 for a noise management plan related to application 2022/41545.

The following planning application had no objections;

2023/01278/TPO, TPO, 79 Dudlow Green Road, Appleton, Warrington, WA4 5EQ.
Remedial pruning to 1 no. tree.

2023/01286/TPO, TPO, 10 Woodstock Gardens, Appleton, Warrington, WA4 5HN
Remedial works to x2 trees.

2023/01291/TPO, TPO Merricourt Windmill Lane, Appleton, Warrington, WA4 5JP
Proposed remedial works to x9 trees.

2023/00950/TPO, TPO, 2a Broomfields Road, Appleton, Warrington, WA4 3AE
Remedial pruning to 7 no. trees plus 1 group of trees and felling of 1no. tree.

2023/01260/TPO, TPO Woodland on South Side of Broom Avenue, Appleton,
Warrington. Fell 1 no. tree.

2023/01214/FULH, Full Planning - Householder (Householder Development) 35 Red
Lane, Appleton, Warrington, WA4 5AD. 1st Floor Extensions over garage and
sunroom.

2023/00431/FUL, Full Planning. Hollydene Windmill Lane, Appleton, Warrington, WA4
5JN. Conversion of an existing double garage to a residential annexe including
replacement rear wall, orangery and associated works. Amended plans and amended
description of development.

2023/01312/TPO, TPO. 15 Pangbourne Close, Appleton, Warrington, WA4 5HJ
Proposed remedial works to x1 tree.

2023/01180/FULH, Full Planning - Householder (Householder Development) Dennow
Cottage Firs Lane, Appleton, Warrington, WA4 5LF. Part first floor extension at rear,
raising of the roof and creation of a balcony. Whilst the Planning Committee of
Appleton Parish Council note Warrington Borough Council's previous position, it has
no objection. (This was not sent to Warrington Borough Council but was asked to be
minuted by the Planning Committee.

2023/00741/FULH, Full Planning – Householder. The Swallows Cann Lane South,
Appleton, Warrington, WA4 5NJ. Proposed single storey rear extension and garage
conversion. Amendments have been received. A summary of the amendments is as
follows; amended application description, removal of free-standing car port / wood
store and amended Block Plan drawing. The Planning Committee meeting of Appleton
Parish Council have no objections to the amended plans and are happy to withdraw
its previous objection. Notified via the Planning Portal to Warrington Borough Council.

The following planning application had objections;

2023/01293/FULH, Full Planning - Householder (Householder Development). 388 London Road, Warrington, WA4 5PW. Single Storey Side Extension and front porch. Previous planning application was as follows; 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. Deadline 14 days expires on 30th May asked Development Control for extension of time for comments until 1st June. Objection that the changes have 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. Concern raised that the single storey hall entrance could reduce potential parking but are comfortable with the changes and the plan does not have a second storey and are happy for it not to be called before Development Management Control.

2023/01233/FULM, Full Planning (Major) Land at junction of Grappenhall Lane/Barleycastle Lane, Warrington. Proposed Bio-CNG vehicle fuelling facility comprising fuel dispenser islands, plant compound, landscaping, creation of access and associated highways works and development. Objection due to development on green belt land when there are no exceptional circumstances, the encroachment on the community of Appleton Thorn and about the pollution and traffic congestion it will generate.

2023/01336/LBC, Listed Building Consent. Swallow Barn Stretton Road, Warrington, WA4 4RT. New doors and roof windows and detached outbuilding. Objection as Entertainment Building is out of character with the surroundings and will be a nuisance to neighbours. It is inappropriate for a grade II listed building.