



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 3rd April 2025 at 9.15am

Present: - Councillor G Chapman, Councillor L Chapman, and Councillor P Lewenz

Two Members of the Public.

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. There were no apologies.

2. Members Code of Conduct

There were no declarations of interest.

3. Public Participation

A member of the public attended the meeting to give further information on Planning Application 2025/00380 and to answer any questions from the Planning Committee.

4. Planning Applications

RESOLVED that;

The following planning applications were information only;

2025/00254/CLDP, Section 192 Certificate. New Farm House Arley Road, Appleton, Warrington, WA4 4RR. Erection of a two-storey rear extension, and a single storey side extension. Erection of a single storey out building. Information Only.

2025/00339/NMA, National Offender Management Service, Hm Young Offenders Institution Thorn Cross Arley Road, Appleton, Warrington, WA4 4RL. Non-material amendment to planning permission 2022/40951(new single storey building for office accommodation) To allow amended floor and ridge heights, external door, mechanical ventilation system and external brickwork service riser. Information Only.

The following planning applications had no objections;

2025/00319/TPO, TPO 5 Highwood Road, Appleton, Warrington, WA4 5AJ. Proposed remedial works to x1 tree

2025/00284/FULH, Full Planning - Householder (Householder Development) 4 Melrose Avenue, Appleton, Warrington, WA4 3BP. Single storey side extension.

2025/00288/FULH, Full Planning - Householder (Householder Development) 5 Sunbury Gardens, Appleton, Warrington, WA4 5QE. Single-storey house extension.

2025/00250/FUL, Full Planning Land Adjacent To Greenfield, Wright Green Lumb Brook Road, Warrington, WA4 3HN. Proposed 2No detached dwellings.

2024/01259/FULH, Full Planning - Householder (Householder Development) 23 Hillside Road, Appleton, Warrington, WA4 5PX, Single Storey rear extension.

2025/00380/OUT, Outline Planning Mosswood Hall Cottage Stretton Road, Warrington, WA4 4NW. Outline application for Construction of a new dwelling and Alteration to access (All other matters reserved). Previous application; 2024/00350/OUT, Outline Planning. 2 Mosswood Hall Cottage Stretton Road, Warrington, WA4 4NW. Outline planning application for proposed dwelling and access with some matters reserved. The Planning Committee of Appleton Parish Council wish to object to the building of a property on green belt land and which is not part of the South East Warrington urban extension. There is also concern about access from the property onto a 40mph road.

2025/00270/FULH, Full Planning - Householder (Householder Development) 9 Dale Lane, Appleton, Warrington, WA4 3DX. Demolition of existing garage and out buildings and proposed single storey side/rear extension.

2025/00292/LBC, Listed Building Consent. 2 Cross Cottages Pepper Street, Appleton, Warrington, WA4 4SF. Remove existing Render and replace with new render to match. Remove existing Timber/uPVC windows and replace with like for like design. Remove existing rear Conservatory.

The following planning application had concerns;

2025/00213/FULH, Full Planning - Householder (Householder Development) 14 Cliffe Road, Appleton, Warrington, WA4 5AQ. Proposed single storey extension to rear. The Planning Committee of Appleton Parish Council wish to raise a concern that the roof window skylights maybe a privacy issue for the house at number 16 Cliffe Road.

2025/00350/FULH, Full Planning - Householder (Householder Development) 16 Cliffe Road, Appleton, Warrington, WA4 5AQ. Proposed first floor balcony and access stairs to rear. The Planning Committee of Appleton Parish Council wish to raise a concern about the balcony which would be intrusive and a privacy issue for neighbours. We also do not understand the purpose of the external balcony access way i.e. first floor access to the property.

2024/00773/FUL, The Edge Firs Lane, Appleton, Warrington, WA4 5LD
New detached dwelling with integral garage. Amendment. The Planning Committee of Appleton Parish Council wish to raise concerns that the previously approved single storey flat roof garage has been changed to a gable ended roof increasing the roof height by £1.7m approximately. This will adversely affect the view and light at the rear for the residents of The Hollies.