



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, 5th March 2026 at 9:15AM.

Present: - Cllr G Chapman (Chair of the Planning Committee), Cllr L Chapman and Cllr P Lewenz, Cllr L Booth

In Attendance: Clerk – Karen Newton

1. Welcome and apologies for absence

The Chairman welcomed all members to the meeting.

Apologies for absence were received: -

Cllr J Wheeler due to work commitments.

The Council **approved the reason for absence.**

2. Members Code of Conduct

Members were reminded of their responsibility to declare any disclosable pecuniary or non-pecuniary interests in items on the agenda, in accordance with the Members' Code

of conduct.

No declarations or requests for dispensations were made.

3. Public Participation

The Chairman confirmed the rules for public participation. No members of the public were in attendance.

4. Minutes

The minutes of the Planning Committee Meeting held on Tuesday 17 February 2026 to be approved at the Full Council meeting on Tuesday 17th March 2026.

5. Planning Applications

The following planning applications were received and considered up to 28th February 2026, together with any additional applications received up to 4th March 2026 not listed on the agenda.

Details of all planning applications can be viewed via the following link:

<https://online.warrington.gov.uk/planning/>

Application No: 2026/00170/FULH

Application Type: Full Planning (Householder) (Householder Development)

Location: Birch Tree Farm Red Lane, Appleton, Warrington, WA4 5AB

Proposal: Proposed Single Storey Rear Extension, Open Oak Porch, Internal Garage Conversion & Detached 2 car Garage

Concern: - *The Committee considered the proposed single-storey extension and associated new garage.*

*Whilst the single-storey extension is unlikely to enhance the existing layout of the complex, the Committee has **no specific objections** to it.*

*However, the Committee noted a **concern regarding the location of the new garage** close to the south property boundary, as this may restrict vehicular access to the south spur road. It was also noted that the **main vehicular access to Red Lane is to the north of the house.***

Application No: 2026/00013/FULH:

Application Type: Full Planning (Householder) (Householder Development)

Location: 76 Highfield Avenue, Appleton, Warrington, WA4 5DX

Proposal: Proposed entrance hall to front elevation

No Objection: - *The Committee considered the proposed extension and **has no objection.***

*The Committee noted that the proposed extension is **very similar to other existing extensions in the street**, for example adjacent to numbers 74 and 78, and is therefore **acceptable.***

Application No: 2026/00076/FULH:

Application Type: Full Planning (Householder) (Householder Development)

Location: 4 Burfield Drive, Appleton, Warrington, WA4 5DB

Proposal: Proposed double storey side extension

Concern: - *The Committee considered the proposed two-storey side extension.*

*The Committee noted a **concern** that the construction of the extension, being relatively close to the neighbouring house (No. 2), **may impact light and visual amenity.***

*In addition, with the increase of the property to 4–5 bedrooms, it is **unclear whether sufficient off-road parking is provided**, or whether **vehicle access in and out of the property onto the main road is safe***

Application No: 2026/00267/FULH:

Application Type: Full Planning (Householder) (Householder Development)

Location: 6 St Marys Close, Appleton, Warrington, WA4 5DD

Proposal: Remodelling of frontage to include new glazed gable feature, raising ridge line & adding dormers to roof & new garage extension to replace existing car port structure.

Objection: - *The Committee considered the proposed application to remodel the house, including conversion to 4–5 bedrooms, the addition of an extra floor with dormer windows, a new garage extending from the front of the house, and an increase of over half a metre to the existing roof ridge height to accommodate the third storey.*

Whilst the Committee acknowledged that the design is modern and attractive, it objects to the proposal on the grounds that:

- *The overall appearance—including the additional dormer level, increased roof height, and front garden garage extension—is **completely at odds with the more traditionally designed houses in the street** and would **negatively impact the street scene**.*
- *The **provision of car parking spaces for a 5-bedroom house is insufficient, and access to and from the main road appears limited.***

Application No: 2026/00261/PA14J

Application Type: Part 14 (Class J) Prior Approval

Location: Sortimo, Warrington, WA4 4RB

Proposal: Installation of roof mounted Solar PV

No Objections

Information Only

Application No: 2026/00226/CLDP:

Application Type: Certificate of Lawfulness.

(Proposed) Location: 26 Birchdale Road, Appleton, Warrington, WA4 5AR

Proposal: Proposed single storey rear extension

No Comments

Application No: 2026/00246/NMA,

Application Type: Non-Material Amendment

Location: 56 Highfield Avenue, Appleton, Warrington, WA4 5DU

Proposal: Proposed amendment to 2025/00670/FULH to allow for changes to the openings on the ground floor rear extension and front porch.

No Comments

6. Date and time of next meeting

The next planning committee meeting will take place on **Tuesday 17th March 2026 at 6:30PM. Meeting Closed at 9:35AM**

Signed.....*PKitt*.....

Dated.....*17-3-2026*.....

Deputy Chair.