



Appleton Parish Council

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

Telephone 01925 268153 Email clerk@appletonparish.gov.uk

To:- The Members of the Planning Committee

You are summoned to the Planning Committee meeting of Appleton Parish Council to be held at Appleton Parish Hall, Dudlow Green Road, Appleton WA4 5EQ on **Thursday 5th June at 9.15am** for the purposes of transacting the business set out in the agenda below.

If any member of the public wishes to attend the meeting please contact the clerk before the meeting or if you have any general enquiries regarding the above meeting, please contact Mrs. J Monks, Clerk on telephone 01925 268153 or email clerk@appletonparish.gov.uk

Yours sincerely

A handwritten signature in cursive script, appearing to read 'J Monks', followed by a horizontal line.

Mrs. J Monks, Clerk to Appleton Parish Council, date of issue 29th May 2025

Agenda for Planning Committee Meeting

1. Welcome and apologies for absence

To welcome members to the meeting and to receive apologies for absence and to approve reasons, if given.

2. Members Code of Conduct

Members are reminded of their responsibility to declare any disclosable pecuniary or non-pecuniary interest which they have in any item of business on the agenda no later than when the item is reached. Declarations are a personal matter for each Member to decide and the decision to declare, or not, is the responsibility of the Member based on the circumstances. Dispensations on any declarations of pecuniary interest made either before or during the meeting to be then considered by the Parish Council and any dispensations documented accordingly.

3. Public Participation

To allow members of the public to speak on any planning applications. If any member of the public wishes to address the Planning Committee, please contact the clerk on 01925 268153 or email clerk@appletonparish.gov.uk before the meeting.

4. Terms of reference for Planning Committee

To review the current terms of reference for the Planning Committee and to make any recommendation to the Parish Council. Please note that there are no proposed amendments from the clerk.

5. Planning Applications

To consider the Parish Council's response to planning applications received up to 5th June 2025. The following planning applications have been received to date; other applications may be considered if received before 5th June 2025. You can view the details of any planning application using the link below;

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

2025/00633/DISCON, Discharge of Condition Land South Of Curzon Drive, Keepers Road and Boddington Drive, East Of Lichfield Avenue, And West Of Stansfield Drive, Warrington, WA4 3LG. Discharge of Condition 5 (Highway improvement works) on previously approved application 2024/01056 (Residential development). Information only.

2025/00609/NMA, Non-Material Amendment. 43 Clydesdale Road, Appleton, Warrington, WA4 3AY. Non-Material Amendment to alter proposed design on approved application 2024/00725/FUL (Single storey side extension). Information only.

2025/00638/DISCON, Discharge of Condition. New Farm Arley Road, Appleton, Warrington, WA4 4RR. Discharge of Conditions 9 (Characterisation and remediation) and 10 (remediation and verification, Reporting contamination and long term monitoring) on application 2024/01260/VARC (variation on 2024/00156/FUL (New Dwelling)). Information only.

2025/00653/CLDP, Section 192 Certificate. 28 Westcliff Gardens, Appleton, Warrington, WA4 5FQ. Information only.

2025/00443/NMA, Non-Material Amendment. Appleton Hall Veterinary Clinic, 31 Dudlow Green Road, Appleton, Warrington, WA4 5EQ. Non-Material Amendment to change the roof, to pitched instead of flat and to reduce the building size on application 2022/42780 (Proposed Rear Extension to an Existing Veterinary Clinic) Information only.

2025/00610/OUT, Outline Planning. Culleen House Cann Lane South, Appleton, Warrington, WA4 5NQ. Erection of a self-build, part single storey, part double storey dwelling, to include a basement. Previous applications are as follows; 2024/01163/OUT, Outline Planning Culleen House Cann Lane South, Appleton, Warrington, WA4 5NQ. Erection of self-build part single storey, part double storey dwelling, to include a basement. Previous application submitted was; 2024/00360/OUT, Outline Planning. Culleen House Cann Lane South, Appleton, Warrington, WA4 5NQ. Erection of a single, two storeys, plus basement, detached dwelling with all matters reserved for subsequent application. The Planning Committee of Appleton Parish Council wish to object about the over development of the plot, the interfacing distances with adjoining properties and the potential loss of privacy to neighbouring properties that this application will cause. The front of the house will overlook Culleen House and there will be an impact on the street scene. – New objection is as follows; The Planning Committee of Appleton Parish Council wish to object about the over development of the plot, the interfacing distances with adjoining properties and the potential loss of privacy to neighbouring properties that this application will cause. The front of the house will overlook Culleen House and there will be an impact on the street scene. A detailed drainage scheme which has been approved by Warrington Borough Council would also be required.

2025/00173/FULH, Full Planning - Householder (Householder Development) 5 Delphfields Road, Appleton, Warrington, WA4 5BY. Removal of existing Garage and storage building, 1 1/2 storey side extension. New Outbuilding. Amended access, boundary treatment and associated landscaping works.

2025/00592/FUL, Full Planning Rhodar Industrial Services, Lexia House, Barleycastle Trading Estate Lyncastle Way, Appleton, Warrington, WA4 4ST. Proposed office space ancillary to existing warehouse with associated external alterations, car parking, and associated works.

2025/00381/FULH, Full Planning - Householder (Householder Development) 13 Ash Lane, Appleton, Warrington, WA4 3DD. Proposed First floor extension to side/front.

2025/00601/FULH, Full Planning - Householder (Householder Development). 380 London Road, Warrington, WA4 5PW. Proposed two storey side extension, single storey side/rear extension and rear dormer. Plans not on website. Previous application is as follows; 2025/00280/FULH, Full Planning - Householder (Householder Development). 380 London Road, Warrington, WA4 5PW. Two storey side extension, single storey rear extension and loft conversion with rear dormer. The Planning Committee wish to object to this proposal as it incorporates major changes with extensions to the rear and side of the house, changing roof style and a new second floor in the roofing area. The roof construction is changed from 'hipped' to gable ended arrangement. This is out of character with other roof arrangements in the street including the adjoining semi which have hipped roofs and is visually unacceptable. There is a new second floor in the attic with a full-length dormer construction at the rear of the house giving the appearance of three floors. The dormer construction is an overdevelopment it does not fit the character of other houses in the street and may impact privacy of the neighbours.

2025/00640/FULH, Full Planning - Householder (Householder Development) 41 Pewterspear Green Road, Warrington, WA4 5FE. Two storey side extension, single storey rear extension and a new front garden wall/fence.

2024/01479/FULH, Full Planning - Householder (Householder Development) 24 Beechways, Appleton, Warrington, WA4 5ER. Proposed single storey kitchen/ sitting room and utility room to rear elevation, works to include the replacement of the roof on the existing rear elevation.

2025/00508/FULH, Full Planning - Householder (Householder Development) 4 Weybridge Close, Appleton, Warrington, WA4 5LZ. Retrospective permission for erection of garden wall and fence.

2025/00687/FUL, Full Planning. 187 London Road, Warrington, WA4 5BX. Proposed two residential properties with association landscaping and parking.

2025/00675/ADV, Advertisement Consent. Redrow Homes Development Grappenhall Heys, Display of sales advertisement boards, flags and leader boards.

2025/00670/FULH, Full Planning - Householder (Householder Development) 56 Highfield Avenue, Appleton, Warrington, WA4 5DU. Single storey front, side and rear extension and two storey side and rear extension along with increased driveway width and altered rear patio and garden.