



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 Tuesday, 15th July 2025 at 6.15pm

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

Meeting Clerk: Assistant Clerk, K Pepper.

1. Welcome and apologies for absence

In the absence of a Committee Chair, it was agreed that Cllr G Chapman would Chair the meeting.

Cllr G Chapman welcomed everyone to the meeting.

Apologies for absence were received from Cllr L Booth.

2. Members Code of Conduct

There were no declarations of interest.

3. Public Participation

There were no members of public in attendance.

4. Planning Applications

The committee considered all applications received.

RESOLVED that;

The following planning applications were information only;

2025/00885/CLDP

Oaklands Cann Lane North, Appleton, Warrington, WA4 5NF

Section 192 Certificate

Single storey garden room / outbuilding.

2025/00845/HPA

11 Crowleygreen Gardens, Appleton, Warrington, WA4 4GF

Prior Approval - Householder Rear Extension (Householder Development)

Proposed Single-Storey Rear Extension.

2025/00899/CLDP 4 Hatton Lane, Hatton, Warrington, WA4 4BY
Proposed single storey side extension, rear dormer extension and outbuilding
Section 192 Certificate.

2025/00855/CLDP - 27 Waverley Avenue, Appleton, Warrington, WA4 3BN
Section 192 Certificate
Proposed single storey side extension.

2025/00824/DISCON, Discharge of Condition. Redrow Homes, Grappenhall Heys ,
Warrington, Discharged of Condition 24 (Play Areas) on approved application
2024/01056/FULM (Proposed residential development of 237 dwellings).

2025/00838/DISCON
Svomitva Cann Lane South, Appleton, Warrington, WA4 5NJ
Discharge of conditions 5 (Access closure scheme),9 (CHEMP),14 (Access closure
scheme) and 16 (Reasonable Avoidance Measures) on approved
application 2024/01602/VARC (Variation of conditions on previously approved
application 2021/39821).

2025/00916/TPO 23 Shepperton Close, Appleton, Warrington, WA4 5JZ
Remedial pruning to 1 no. tree
Trees Landscaping

The following planning applications had no objections;

2025/00683/FULH
2 Wood Lane, Appleton, Warrington, WA4 3DB
Full Planning - Householder (Householder Development)
first floor side extension, porch to front, single storey rear extension and associated
internal remodelling

The following planning applications had concerns;

2025/00884/FULH
Oaklands Cann Lane North, Appleton, Warrington, WA4 5NF
Full Planning - Householder (Householder Development)
Single-storey rear orangery extension, ground floor front bay window; alteration of
existing porch, 1st floor side extension above garage,
alterations to roof to create attic rooms including roof lights and dormers, and
associated landscaping works.
The Committee reiterated its concern that the upper extension over the existing garage
location will have an over-bearing appearance and impede light to the south side of
Four Oaks. This is compounded as Four Oaks is sited at a lower elevation than the
applicant's property.

The following planning application had objections;

2025/00892/FULH 396 London Road, Warrington, WA4 5PW

Full Planning - Householder (Householder Development)

Side and front extension to match footprint of the adjoining neighbour (398 London Rd) with half-hip roof and flat roof dormer at the rear.

Whilst recognising the improved design, it is considered the proposed (approx..) 5 metre wide flat roofed dormer will serve to give the semi the appearance of a three storey flat roofed apartment. It is an overdevelopment and out of character with the other houses in the street, and with the rear appearance of the houses with adjoining back gardens in Acton Avenue. For these reasons, the committee Objects to the proposal.

Meeting closed 6.47pm