



Appleton Parish Council

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

Telephone 01925 268153 Email clerk@appletonparish.gov.uk

**Minutes of the Planning Committee meeting held at Appleton Parish Hall on
Tuesday 16th December 2025 at 6.30pm.**

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

1. Welcome and apologies for absence

Cllr J Wheeler – Apologies Received

Cllr L Booth – Apologies Received

2. Members Code of Conduct

There were no declarations of interest.

3. Public Participation

None.

4. Planning Applications

To consider the Parish Council's response to planning applications received up to 27th November 2025

Members noted that further applications may be considered if received prior to 15th December 2025.

Details of all applications are available on the Borough Council's planning portal.

Application No: 2025/01577/DISCON

Application Type: Discharge of Condition

Location: Redrow Homes, Land South Of Curzon Drive, Keepers Road and Boddington Drive, East of Lichfield Avenue, And West of Stansfield Drive, Warrington, WA4 3LG

Proposal: Discharge of condition 16 (Landscaping scheme) on previously approved application: 2024/01056/FULM (Proposed residential development of 237 dwellings, landscaping, public open space, and associated infrastructure)

Deadline for Comments: 19th December 2025

Decision: No comments or objections.

Application No: 2025/01578/DISCON

Application Type: Discharge of Condition

Location: Redrow Homes, Land South Of Curzon Drive, Keepers Road and Boddington Drive,

East of Lichfield Avenue, And West of Stansfield Drive, Warrington, WA4 3LG

Proposal: Discharge of condition 10 (pedestrian visibility splays) on application 2024/01056/FULM

Deadline for Comments: 19th December 2025

Decision: No comments or objections.

Application No: 2025/01616/TPO

Application Type: TPO

Location: Woodside Court, Dudlow Green Road, Appleton, Warrington, WA4 5EQ

Proposal: Remedial works to 1 No. tree.

Deadline for Comments: 19th December 2025

Decision: No comments or objections.

Application No: 2025/01613/FULH

Application Type: Full Planning (Householder)

Location: 11 Red Lane, Appleton, Warrington, WA4 5AD

Proposal: Removal of conservatory & replacement single-storey extension. Replacement of detached garage.

Planning Officer: Thomas Konarski

Deadline for Comments: 19th December 2025

Decision:

Comments: **11 Red Lane** is a semi-detached dwelling. The existing rear layout of the property is congested; however, the house benefits from a long rear garden that overlooks open fields and is located close to a cemetery, providing an open and non-overbearing outlook.

The proposal includes the conversion of the existing garage to form a home gym, with a reduced garage area. As a result, the garage will no longer be available for vehicle parking. Notwithstanding this, sufficient off-street parking will continue to be provided on the existing driveway, ensuring there is no adverse impact on parking provision.

In addition, the proposal seeks to replace the existing conservatory with a larger single-storey flat-roof rear extension. The extension will project approximately **3.8 metres** from the rear elevation and measure approximately **5 metres** in width, extending across the width of the house. While this proposal will increase the level of development at the rear of the dwelling, it is not considered to result in harm to neighbouring amenity nor to have a significant impact on the size or usability of the rear garden, which will remain generous in depth.

The design has been developed to tie in with the existing roof projection and to improve the functionality and quality of the rear living accommodation.

No objections.

Application No: 2025/01599/FULH

Application Type: Full Planning (Householder)

Location: Hollydene, Windmill Lane, Appleton, Warrington, WA4 5JN

Proposal: Alteration and extension to existing garage block to provide ancillary residential accommodation.

Deadline for Comments: 19th December 2025

Decision:

Comments: The latest proposal provides helpful clarification that the garage conversion is intended to accommodate an elderly relative and that all services and utilities will remain shared with the host dwelling.

It appears that **Hollydene** will no longer have use of a garage and that all vehicles associated with the property will instead be accommodated within a parking area located elsewhere within the site. However, the current drawings do not clearly identify the location, layout, or capacity of this parking area, and further clarification would be beneficial to fully understand the proposed arrangements.

In addition, the proposal appears to indicate that access to the property would continue to be taken via the original access way. It was previously understood that this access was to be closed off, and clarification is therefore sought on whether this remains the case. It is also noted that the original access way is positioned directly opposite the proposed extension, and confirmation of its status would assist in assessing the relationship between the access and the proposed development.

No objections.

Application No: 2025/01622/FULH

Application Type: Full Planning (Householder)

Location: 34 Bernard Avenue, Appleton, Warrington, WA4 3BA

Proposal: Two-storey rear extension.

Deadline for Comments: 19th December 2025

Decision:

Comments: The application relates to a terraced property on the **Cobbs Estate**. The proposal seeks to construct an additional storey above an existing single-storey extension in order to form a **two-storey, gable-ended extension with a depth of approximately 3 metres**.

The proposed extension is located to the side and rear of the property, directly adjacent to the neighbouring dwelling at **No. 36**, and in close proximity to its bathroom window. Whilst the proposal may not technically breach the **45-degree rule**, it is considered that the scale, height, and positioning of the extension would nonetheless result in an unacceptable **loss of light** to No. 36, adversely affecting the amenity of the neighbouring property.

Furthermore, the proposed two-storey gable-ended extension is considered to be **out of character with the prevailing form and appearance of development** along this section of the street, where such extensions are not a common or established feature.

For these reasons, the proposal is objected to on the grounds of harm to neighbouring residential amenity and detriment to the character and appearance of the street scene.

Objection: For the reasons above, the proposal is objected to on the grounds of harm to neighbouring residential amenity and detriment to the character and appearance of the street scene.

Application No: 2025/01562/FULH

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

Location: 34 Rosemoor Gardens, Appleton, Warrington, WA4 5RG

Proposal: Single-storey extensions to front and rear.

Consultee Response: No comments or objections.

Application No: 2025/01649/TPO

Application Type: TPO

Location: Woodland along Longwood Road near Pewterspear Green Road and Dipping Brook Avenue, Warrington, WA4 5DL

Proposal: Remedial pruning to a group of trees.

Consultee Response: No comments or objections.

The following notice(s) of Discharge of Conditions are for information only:

Application No: 2025/01624/CLDP

Application Type: Certificate of Lawfulness (Proposed)

Location: 29 Stone acre Gardens, Appleton, Warrington, WA4 5ET

Proposal: Application for a certificate of lawfulness for proposed development.

Deadline for Comments: For information only.

Application No: 2025/01639/CLDP

Application Type: Certificate of Lawfulness (Proposed)

Location: 1 Baldwin Grove, Appleton, Warrington, WA4 5AY

Proposal: Single-storey side extension.

Deadline for Comments: For information only.

It was confirmed that the Parish Council's earlier comments to Warrington Borough Council Planning Dept would be provided for the Development Management Committee meeting.

The notice was received.

5. Date and time of next meeting

The next planning committee meetings will take place 20th January 2026 at 6:30pm

Meeting closed 6.55 pm

Cllr Ghazala Chapman (Chair of Committee)

Meeting Clerk: Karen Newton

Signed

Dated