



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, 17th February 2026 at 6:30PM.

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

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.

Cllr P Walker – Illness.

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 from the Planning Committee Meeting held on the Thursday 5th January 2026 were approved as a correct record.

5. Planning Applications

The following planning applications were received and considered up to 30th January 2026, together with any additional applications received up to 16th February 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: 2026/00090/FULH

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

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

Proposal: Two storey rear extension

Concern: *The proposal is for a two-storey rear extension comprising:*

- *A ground floor extension measuring 4.6m wide and 2.8m deep.*
- *A first-floor extension measuring 3.65m wide and 2.8m deep.*

The first-floor element is set back approximately 1.1m from the boundary with No. 36, presumably to comply with the 45-degree rule in relation to the upper-floor windows at No. 36.

It is noted that the adjacent first-floor rooms at No. 36 serve as a bathroom and toilet. While the design appears to acknowledge potential impacts on light to No. 36, we remain concerned that the proposed first-floor extension would still result in overshadowing and an undue sense of enclosure to that property.

Furthermore, given the site's location within a continuous row of terraced houses, we consider the scale and massing of the proposal to represent overdevelopment, which would be out of keeping with the established character and spatial constraints of the terrace.

Application No: 2026/00026/FUL

Application Type: Full Planning

Location: Kids Planet Appleton Thorn, The Vicarage Green Lane, Appleton, Warrington, WA4 5NS

Proposal: Erection of a detached composite building as ancillary use to the existing nursery

Comment: *This proposal lies outside the Green Belt. It comprises a single-storey, flat-roofed composite building measuring 10m by 4m, with a height of 2.5m. The structure is to be located within the grounds of the long-established and well-regarded Kids Planet nursery and is intended to function as ancillary accommodation to the existing nursery building.*

At a height of 2.5m, the development is unlikely to have any significant visual impact on Green Lane or the surrounding area.

*In principle, we raise **no objection** to the proposal. However, it is essential that the building is constructed in full compliance with current Building Regulations and all other relevant statutory requirements.*

Application No: 2026/00028/FULH

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

Location: 2 Witney Gardens, Appleton, Warrington, WA4 5HT

Proposal: SINGLE STOREY REAR EXTENSION, SIDE STAIRCASE ENCLOSURE, FIRST FLOOR FRONT BAY AND NEW ENTRANCE PORCH. RAISE TERRACE LEVEL, RETAINING WALL TO REAR TERRACE, BALUSTRADE TO EXISTING RETAINING WALL, INSTALLATION OF 1.8M FENCE TO BOUNDARY, CHANGES TO ROOF

Comment: *2 Whitney Gardens has previously been extended under planning permissions 2004/02294 and 2008/13000, both approved by Warrington Borough Council.*

The current application (2026/000028) proposes several minor alterations; the principal addition is a single-storey family room to the rear of the property, measuring approximately 5.7m by 3.9m.

In our view, the proposed development does not materially increase the overall scale of the dwelling, nor does it alter its appearance from the street. Furthermore, we do not consider that the rear extensions would have any adverse impact on neighbouring properties.

*The application also includes the installation of 1.8m high fencing, associated earthworks, and a new retaining wall. We have **no objections** to these elements of the proposal.*

Application No: 2026/00031/FULH

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

Location: 13 Dudlow Green Road, Appleton, Warrington, WA4 5EQ

Proposal: Conversion of existing double garage, Removal of flat roof and replace with pitched roof.

Comment: *This property is a bungalow located further along the road from the Parish Hall. The proposal seeks to convert the existing double garage into additional living accommodation and to replace the current flat roof over the garage with a pitched roof. No changes are proposed to the existing footprint of the dwelling.*

*While the justification for altering the roof design is not fully explained, it appears to be primarily to improve the appearance of the property. We have **no objections** to the proposal.*

Application No: 2026/00141/HPA

Application Type: Prior Approval (Householder Rear Extension) (Householder Development)

Location: 5 Park Crescent, Appleton, Warrington, WA4 5JJ

Proposal: Proposed single storey rear extension to extend beyond the rear wall by 5.06m, height of 3.38m and height of the eaves to be 2.40m

No Objection

Application No: 2026/00157/FULH

Application Type: Full Planning (Householder) (Householder Development)
Location: 294 London Road, Warrington, WA4 5DR
Proposal: First floor extension to side
No Objection

Application No: 2026/00168/NMA
Application Type: Non-Material Amendment
Location: 323 London Road, Warrington, WA4 5JA
Proposal: Proposed amendments to application 2024/00459 (House extension) to allow for a reduction in size, changes to roof profile and internal layout changes
No Objection

Application No: 2025/01738/FULH
Application Type: Full Planning (Householder) (Householder Development)
Location: 8 Acton Avenue, Appleton, Warrington, WA4 5PT
Proposal: REPLACEMENT REAR SINGLE STOREY GARDEN ROOM
No Objection

Application No: 2025/01663/FULH
Application Type: Full Planning (Householder) (Householder Development)
Location: 10 Cambridge Gardens, Appleton, Warrington, WA4 5JW
Proposal: Two storey side, rear and front extensions and balcony including alterations to material finishes externally
No Objection

Application No: 2026/00116/FULH
Application Type: Full Planning (Householder) (Householder Development)
Location: 386 London Road, Warrington, WA4 5PW
Proposal: Demolition of garage and erection of a single storey rear extension and a two-storey side extension and renew render to all elevations
Concern: regarding only 2 parking spaces

Information Only

Application No: 2026/00171/DISCON,
Application Type: Discharge of Condition
Location: 29 Lyons Lane, Appleton, Warrington, WA4 5JH
Proposal: Discharge of Conditions 3(Migration Measures), 12(Bat Mitigation), on previous application 2025/01092
No Comments

Application No: 2026/00150/DISCON,

Application Type: Discharge of Condition

Location: New Farm Arley Road, Appleton, Warrington, WA4 4RR

Proposal: Discharge of Conditions 10(Contaminated Land) on previous application 2024/00156/FUL

No Comments

6. Date and time of next meeting

The next planning committee meeting will take place on **Thursday 5th March 2026 at 9.15am.**

Meeting Closed at 9:55am

Signed..... Dated.....