

Walton Parish Council
Planning Advisory Group Report 2nd January 2020

Matters received for consultation

None

Planning Applications

2019/36261 - Location: 11, OLD HALL CLOSE, WALTON, WARRINGTON, WA4 6SZ - Description of development : Householder - Proposed single storey extension to front/ side elevation. – Emailed PAG 20/12/19.

2019/36277 - Location: 5, HILL CLIFFE ROAD, WALTON, WARRINGTON, WA4 6NX - Description of development : Non Material Amendment- Increased the height of the existing garage to provide an additional bedroom and add an open porch to the front door. – Emailed PAG 18/12/19/

2019/36246 - Location: 140, WALTON ROAD, WARRINGTON, WA4 6NS - Description of development : Householder - Proposed two storey side extension, single storey side and rear extension and revisions to roofline. – Emailed PAG 16/12/19.

2019/36235 - Location: 86, WHITEFIELD ROAD, STOCKTON HEATH, WARRINGTON, WA4 6NB
Description of development : TPO - Proposed T1 Beech. Carry out 15-20% overall crown reduction to previous point + formative prune to shape. Crown thin 10-15% works to improve wind and light permeation. Remove deadwood. – Emailed PAG 11/12/19.

2019/36243 - Location: WALTON HOUSE,152 WALTON ROAD, WARRINGTON, WA4 6NS
Description of development : TPO - Sycamore - Proposed fell and replant with Beech, T2 Lime x1 - Proposed Crown lift to branch break and thin by 15-20% - Emailed PAG 09/12/19.

2019/36213 - Location: 24, BELVOIR ROAD, STOCKTON HEATH, WARRINGTON, WA4 6PE
Description of development : Lawful development certificate (Section 192) Proposed roof alteration to existing side elevation – Emailed PAG 04/12/19.

2019/36194 - Location: 1, GRANTHAM AVENUE, WALTON, WARRINGTON, WA4 6PF - Description of development : Householder. Proposed ground floor rear extension, garage conversion and extension to annexe.- Emailed PAG 03/12/19.

2019/36174 - Location: HOLLY HEDGE FARM, HOLLY HEDGE LANE, WALTON, WARRINGTON, WA4 5QP - Description of development : Full Planning - Proposed canopy over part of existing yard
Emailed PAG 30/11/19.

2019/36100 - Location: Warrington Western Link road, linking Sankey Way (A57) to the north with Chester Road (A56) to the south, Warrington - Description of development : Environmental Impact Assessment (EIA) Scoping Opinion - Proposed Western Link – Emailed PAG 14/11/19. – No comment 10/12/19.

2019/36035 - Location: 34, HILL CLIFFE ROAD, WALTON, WARRINGTON, WA4 6NZ - Description of development : Householder - Proposed front and rear extension including pitched roof areas in lieu of existing flat roof areas. – Emailed PAG 06/11/19. – No comment 10/12/19.

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2019/36065 - Location: Woodlands, Hobb Lane, WALTON, Warrington, WA4 5LS - Description of development : TPO - Proposed tree works to G1 Neighbouring side boundary beech hedge - cut back all overhang to boundary fence line; T1 & T2 Beech and T3 (1 x neighbouring property Birch tree - remove lowest 2-3 branches on each tree to crown lift; T4 & T5 (2 x Sycamore) - remove basal shoots up to crown break; T6 (1 x Lime tree) - remove basal shoots and crown lift to crown break. Crown thin by 15-20% to increase wind and light permeation. Remove deadwood; T7 (1 x Beech with Meripilous leaning towards the property) - fell to ground level; T8 (1 x Oak with severe basal decay leaning towards the highway) - fell to ground level; T9 (1 x Sweet Chestnut situated on the boundary fence line) - crown lift to approximately 4m, 20% 30.00. – Emailed PAG 05/11/19/ - No comment 10/12/19.

2019/35842 Location: 2A, BRIDGE HOUSE, WALTON LEA ROAD, WALTON, WARRINGTON, WA4 6SN - Description of development : Householder - Proposed Single storey extension to side – Emailed PAG 30/10/19. – No comment 10/12/19.

2019/35843 - Location: 2A, BRIDGE HOUSE, WALTON LEA ROAD, WALTON, WARRINGTON, WA4 6SN - Description of development : Listed Building - Proposed Single storey extension to side – Emailed PAG 30/10/19. – No comment 10/12/19.

2019/35923 - Location: 2, Belvoir Road, Stockton Heath, WARRINGTON, WA4 6PE - Description of development : Householder. Proposed single storey extension to existing outbuilding – Emailed PAG 17/10/19. – No comment 10/12/19.

2019/35894 - Location: 6, MERTOUN ROAD, WALTON, WARRINGTON, WA4 6JB - Description of development : Householder-Single storey rear extension – Emailed PAG 10/10/19. – No comment 10/12/19.

2019/35896 - Location: 6, GRANTHAM AVENUE, WALTON, WARRINGTON, WA4 6PF - Description of development : Full Planning - Proposed construction of new dwelling with a new vehicular access and the alteration to fenestration of existing dwelling – Emailed PAG 09/10/19.- Emailed 06/11/19 - We object to the application because of its size on that site.

We believe any such additional house -

Should be on a footprint no bigger than No 6 Grantham Rd

It should be no taller than No 6 Grantham Road

The front of the house should not be nearer to Grantham Rd than the frontage of No 6.

The proposed development should be viewed as “over-development” on the existing site. It takes away too much garden and is too close to the existing property at No 6

The present application shows a construction disproportionately large compared to the majority of houses in the locality.

The pleasant street scene will be damaged by the “massing effect” of such a large house that is to be squeezed in between No’s 6 and 8.

22/11/19 Amendment to existing plans received - alteration to fenestration of existing dwelling. Emailed 13/12/19 The PC still objects as previously but would add that it is still a very large building that is out of character with its environment and an overdevelopment of the site.

Planning Decisions

None

Robert Hardie – Chairman Planning Advisory Group