

Walton Parish Council

Planning Advisory Group Report 5th January 2017

Matters received for consultation

None

Planning Applications

2016/29284 - Location: 2, Belvoir Road, Stockton Heath, WARRINGTON, WA4 6PE - Description of development : Householder-Proposed two storey rear extension. – Emailed PAG 14/12/16.

2016/29479 - Location: 3, OLD HALL CLOSE, WALTON, WARRINGTON, WA4 6SZ - Description of development : Householder - Proposed single storey extensions to both sides with single storey extension to the front and rear including front porch – Emailed PAG 14/12/16.

Planning Decisions

2016/28966 - Location: THE CHESTNUTS, HOBBS LANE, WALTON, WARRINGTON, WA4 5LS
Description of development : Householder - Proposed two storey side, part two part single storey rear extension with hipped roofs and front porch extension – Emailed PAG 10/10/16. – No comment – 15/11/16 approved with conditions.

2016/29166 - 121, ELLESMERE ROAD, STOCKTON HEATH, WARRINGTON, WA4 6EE - Description of development : 42 Day Householder Prior Approval - Proposed single storey rear extension with mono pitched roof to extend beyond the rear wall of 4m,height of the extension to be 3.8m and height of the eaves to be 2.4m – Emailed PAG 01/11/16. – Emailed objection and comment 17/11/16.

Walton Parish Council object to this application because of the size and therefore effect of the extension. The plan included does not corroborate the statement that there are six other SIMILAR extensions in the block.

The extension is too large in that it violates the 45 degree rule. Even if the neighbour should not be concerned at this time - they are temporary whereas the extension will be permanent.

We are also of the opinion that a "service space" should be provided between an extension and a boundary with a neighbour so as to prevent difficulties with access for maintenance in future years. – Prior approval is given 01/12/16.

2016/29168 - Location: THE LODGE, HOUGHS LANE, WALTON, WARRINGTON, WA4 5LJ
Description of development : Householder - Proposed outbuilding in garden for Gym and Studio – Emailed PAG 03/11/16 – Emailed objection and comment 17/11/16.

Walton Parish Council would not normally object to this application but we believe it should be resubmitted with a fully dimensioned drawing of the new building. Because of the lack of dimensions we are concerned that a much larger building could be constructed. We therefore object.

As developers use ancillary buildings as a route for later conversion to residential use in the Green Belt, we ask that - should the Borough be minded to approve - they impose restrictions on future change of use and further development. – Refused 07/12/16

2016/29061 - Location: 152, WALTON ROAD, WARRINGTON, WA4 6NS - Description of development : TPO - T1 Beech,T2 Beech,T3 Beech,T5 Beech,T6 Beech,T7 Beech,T8 Beech,T9 Beech,T10 Beech,T12 Beech,T14 Lime,T15 Lime,T16 Lime - Proposed crown lift by 5.5m and remove deadwood - T4 Beech -

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Proposed fell, T11 Sycamore - Proposed crown lift to clear telephone wires and remove deadwood, T13 Holly - Proposal to reduce by approximately 1/3 ,T17 - Proposed crown lift to approximately 5.5m ,removal of deadwood, reduce back side lateral branches by 2m – Emailed the following objection and comment 16/11/16.

The Parish Council is concerned at the disquiet that this application has caused in the locality. We request that WBC is cautious to ensure that any of the work listed is only that necessary and allowable. In view of the effect on the local street scene we endorse the view that the work to be carried out should be sympathetic to the street scene rather than everything that the applicant may desire. We are also of the view that the healthier and stronger/quality trees should be given stronger protection. With respect to application 27284, the Parish Council did not comment on the basis that it was a single tree. However, in view of the extensive tree work contained in application 29061 we have reviewed application 27284 and ask that you consider both applications together with consideration being given to not felling the Lime tree. Unless the Lime is near the end of it's life, it is a pity to sentence it rather than ensure that the nearby wall is stabilised. The wall does not appear to be moving in recent years and any leaning outwards may be caused or exacerbated by the earth embankment on the garden side (which appears not to be drained through the wall). In that way we trust you will give attention to the overall street scene and only permit that work which is absolutely justified by the needs for pruning/felling and considering the needs of the resident.- 08/12/16. Approved with conditions

2016/29025 - Location: The Lodge, Chester Road, Warrington, WA4 5LP - Description of development : Lawful Development Certificate - Proposed two storey extension to rear and single storey extension to side – Emailed PAG 06/10/16. No Comment – Refused 24/11/16.

Robert Hardie – Chairman Planning Advisory Group