

Walton Parish Council

Planning Advisory Group Report 7th September 2017

Matters received for consultation

None

Planning Applications

2017/30746 - Location: WHITE OAKS, HOBB LANE, WALTON, WARRINGTON, WA4 5LS - Description of development : TPO-T1 Oak - Proposed Crown lift to clear highway and weight reduce low heavy limbs over the highway. Crown thin by 15-20%. T2-Sweet Chestnut - Proposed crown lift to approximately 6m and thin remaining crown, T3-Sycamore-Proposed Fell and replace with Red Oak, T4 Sycamore - Proposed fell and replace with Red Oak or Rowan – Emailed PAG 04/07/17. – No objection or comment 02/08/17.

2017/30714 - Location: The Barn, 1 The Springbrook off Chester Road, Walton, Warrington, WA4 6FQ Description of development : Full Planning - Proposed demolition of existing building, whilst retaining the existing boundary walls and part of the rear wall adjacent to the neighbouring aviary. Proposed new dwelling to be built away from the retained boundary walls – Emailed PAG 09/07/17 – Emailed 02/08/17 The Parish Council object to this application. We recommend that if this arrangement would have been rejected if it had been part of the original application for the development of the whole site, then it should be rejected now.

We see the demolition and rebuild, at this stage to be undermining the planning process, a means by which a developer can get what they always intended by subterfuge when they would not have been allowed to proceed had it been part of the original application.

The two buildings on the site were supposed to be retained close to their original form and therefore preserve part of the heritage of the area. What is happening is the destruction of that heritage and a replacement with something that is a false representation.

Should the totally different facade be acceptable to the planning department and the new building has dimensions no more than 5% different from the original building, then the Parish Council will not object.

Amended plans received 08/08/17 and emailed to PAG 14/08/17.

2017/30791 - Location: WALTON HALL, WALTON HALL GARDENS, WALTON LEA ROAD, WALTON, WARRINGTON, WA4 6SN - Description of development : Change of use - Proposed change of use of the ground floor to be used as a retail space (Use ClassA1). Installation of a platform lift at the back of the cafe to enable access to the upstairs room. – Emailed PAG 18/06/17. – No objection or comment 02/08/17.

2017/30792 - Location: WALTON HALL, WALTON HALL GARDENS, WALTON LEA ROAD, WALTON, WARRINGTON, WA4 6SN - Description of development : Listed Building - Listed Building application for Proposed development to the interior of the Walton Heritage Yard Building for Proposed change of use of the ground floor to be used as a retail space (Use ClassA1). Installation of a platform lift at the back of the cafe to enable access to the upstairs room. Remove a temporary structure that is built inside the room. – Emailed PAG 18/07/17. – No objection or comment 02/08/17.

2017/30361 - Location: TELFORD, CHESTER ROAD, WARRINGTON, WA4 5LP - Description of development : Householder-Demolition of Garage, Conservatory and Annexe, Erection of single and Double Storey Side Extension – Emailed PAG 21/07/17. – Emailed 02/08/17 no objection to this extension but we question if it is within the bounds of permanent development.

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2017/30927 - Location: 19, RUTLAND AVENUE, WALTON, WARRINGTON, WA4 6PB - Description of development : Householder - Proposed alteration and extension to existing detached double garage – Emailed PAG 07/08/17.

2017/30981 - Location: 142, OLD CHESTER ROAD, WALTON, WARRINGTON, WA4 6TG - Description of development : Discharge of condition - Proposed discharge of condition 3 (Schedule of works) and Condition 4 (Structural survey) on previously approved application 2017/29604 – Emailed PAG 14/08/17.

2017/30979 - Location: Woodbridge, Chester Road, Warrington, WA4 5LP - Description of development : Householder - Proposed single storey to side and rear , two storey to side and detached garage. Emailed PAG 14/08/17.

2017/31061 - Location: Woodland at the rear of, 4, Brookwood Close, Walton, Warrington - Description of development : TPO - 6 Mature Lime trees to western boundary of the garden to no. 4 Brook wood close- Proposed crown lift to crown break at approximately 6-7M, Crown thin by approx 20% to increase wind and light permeation. – Emailed PAG 18/08/17. – Emailed PAG 18/08/17.

2017/31001 - Location: Christmas Tree Farm, Chester Road, Higher Walton, WARRINGTON, WA4 6TJ - Description of development : Full Planning -Proposed widening of existing access and replacement of existing gates – Emailed PAG 01/09/17.

Planning Decisions

2017/30657 - Location: Walton Estate Riding School, Walton Lea Road, Higher Walton, Warrington, WA4 6SN - Description of development : Discharge of Condition - Application for approval of details reserved by Condition 5 (Beech Tree identified to be felled and replaced within the grounds - details to be submitted) following Planning Approval 2017/219592. – Emailed PAG 22/06/17. – No comment 30/06/17 – condition discharged.

2017/30436 - Location: 146, OLD CHESTER ROAD, WALTON, WARRINGTON, WA4 6TG - Description of development : Retrospective application for internal alterations – Emailed PAG 18/05/17. – No comment 30/06/17 – withdrawn.

2017/30349 - Location: ORCHARD COTTAGE, UNDERBRIDGE LANE, WALTON, WARRINGTON, WA4 5QR - Description of development : Householder - Proposed extension to pitched roof option to rear extension detailed on application 2017/29867 – Emailed PAG 06/05/17. Approved with conditions.

2017/30218 - Location: 12, BROOKWOOD CLOSE, WALTON, WARRINGTON, WA4 6NY - Description of development : TPO - Proposed T1 - T4 Lime - Crown lift to branch break. Crown thin by 15-20% to increase wind and light permeation – Emailed PAG 19/04/17. – approved with conditions.

2017/30315 - Location: 10, BROOKWOOD CLOSE, WALTON, WARRINGTON, WA4 6NY - Description of development : TPO-T1-T2 2x Lime-Crown lift to Crown Break. Crown Thin by 15-20 to Increase Wind an – Emailed PAG 28/04/17. – approved with conditions.

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2017/29941/30542 - Location: The Barn, 1, The Springbrook, Walton, WA4 6FQ - Description of development : Householder - Proposed single storey side extension and garage annexe, proposed raising of ground floor level and subsequently the first floor level and roof, Proposed addition of a new front door and new double glazed windows as well as an insulated brick skin to the elevations. 16/05/17 No comment. – 29/06/17 withdrawn.

2017/30373 - Location: 8, STETCHWORTH ROAD, WALTON, WARRINGTON, WA4 6JE - Description of development : Householder - Proposed single storey side extension – 03/07/17 approved with conditions.

2017/30703 - Location: 32, BROOKWOOD CLOSE, WALTON, WARRINGTON, WA4 6NY - Description of development : Householder-Proposed Single Storey Front,Side and Rear Extension Plus External Render – Emailed PAG 29/06/17. – No objection or comment 02/08/17. – Approved with conditions 17/08/17.

2017/30671 - Location: Former Ship Inn and adjoining land, Chester Road,, Walton, Warrington, WA4 6EN - Description of development : Discharge of Condition - Proposed of Conditions 21(Invasive Species) and 24(Contaminated Land Condition - Completion) on application 2014/23334 – Emailed PAG 29/06/17. – No objection or comment 02/08/17. – Condition part discharged and part not discharged 18/08/17

Robert Hardie – Chairman Planning Advisory Group