



# Appleton Parish Council

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

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## **Minutes of the Planning Committee meeting held virtually on Monday 14<sup>th</sup> December 2020 at 9.30am**

**Present:** - Councillor S Bengel, (Chairman of the Planning Committee), Councillor B Axcell, Councillor R Johnson, Councillor J Walker and Councillor P Walker.

Clerk, Mrs J Monks.

### **1. Welcome and apologies for absence**

Councillor S Bengel welcomed everyone to the meeting.

### **2. Members Code of Conduct**

None declared.

### **3. Planning Committee meeting dates/times**

The next Planning Committee meeting is Monday 4<sup>th</sup> January 2021 at 9.30am.

### **4. Public Participation.**

No members of the public were present.

### **5. Planning Applications**

**The following planning applications were for information only;**

2020/38195, 8 Lumb Brook Road, Appleton, WA4 3DY, Section 192 Lawful Development Certificate - Proposed single storey side extension.

2020/38250, 61 Dudlow Green Road, Appleton, WA4 5EQ. TPO - T10 Oak Fell due to severe basal decay.

2020/38257, Land south of Astor Drive, East of Lichfield Avenue and South of Witherwin Avenue, Grappenhall Heys, WA4 3LG. Discharge of Condition - Proposed discharge of condition 11 on Phase 1A (Construction Environmental Management Plan) on previously approved application 2018/34167 (Dwellings).

2020/38268. Land south of Astor Drive, East of Lichfield Avenue and South of Witherwin Avenue, Grappenhall Heys, Warrington, WA4 3LG. Discharge of

Condition - Proposed discharge of condition 12 (Characterisation and Remediation and Verification) on previously approved application 2018/34167 (Dwellings).

2020/38242, Oak Tree Cottage, Cann Lane South, Appleton, WA4 5NJ. TPO - Proposed crown lift to 3.5m clear of Longwood Road, grass verges and footpaths. Roadside oak tree within TPO 242, crown lift to 3m and a crown reduction of 20% due to repeat occurrences of torn out limbs during storms over the last two years.

**The following planning applications had no objections;**

2020/38063, 15 Bernard Avenue, Appleton, WA4 3BA. Householder - Proposed removal of conservatory ground floor rear Extension and first floor side extension.

2020/38196, 6 Greenfields Avenue, Appleton, WA4 3BE. Householder - Proposed conversion and new hipped roof to existing garage.

2020/38216, 365 London Road, Appleton, WA4 5HP. Householder - Proposed single and double storey rear extension.

2020/38225, 5 Greenfield Avenue, Appleton, WA4 3BE. Householder - Proposed single storey side extension.

2020/38256, Dingle Edge, Cann Lane North, Appleton, WA4 5NF. Householder - Proposed creation of double and single storey extensions to existing house and demolition of the left-hand side of the existing house.

**The following planning applications had concerns;**

2020/38226, 3 Wrights Green. Lumb Brook Road, Appleton, WA4 3HN. Householder - Proposed loft conversion including hip to gable conversion and rear roof dormer, two storey and single storey rear extension, single storey side and front extension and associated alterations. The Parish Council are concerned regarding the overdevelopment of the plot, the effect of the proposed developments on the street scene and the proposal of a flat roof.

2020/38247, Land south of Astor Drive, East of Lichfield Avenue and South of Witherwin Avenue, Grappenhall Heys, WA4 3LG. Reserved matters application (Major) Details of residential layout, scale, appearance, and landscaping in relation to outline permission 2018/34167 for the residential development of 110 dwellings and associated development on phase 1b. The concerns raised by the Parish Council in February 2020 do not seem to have been addressed. The concerns submitted were the following; The Parish Council is concerned regarding construction traffic to this site and the single road access to Grappenhall Heys and would request that planning conditions be imposed so that access is restricted during rush hour periods in order to avoid congestion. Construction traffic should use Witherin Avenue only. The Parish Council is concerned regarding the lack of green space, especially in comparison with the proposed housing development at Appleton Cross. The Parish Council is concerned that the footpaths do not connect to the existing surrounding footpaths. This should be addressed to link the housing development to the surrounding areas. There are also no internal footpaths in the proposed housing development. The Parish

Council is concerned about the style of the proposed house types in particularly the outlook of some of the houses onto blank gable ends. The Parish Council is also concerned about the lack of cycle ways in the proposed housing development. The Parish Council also has concerns about the affordable housing which should be spread around both sites not clustered together.