



# WILLASTON

Residents' & Countryside Society

## PLANNING APPLICATIONS REPORT FOR JAN/FEB 2022

### New applications validated in Jan/ Feb 2022

Application Ref	Application dates	Address	Work Request	WR&CS Comments made & Date submitted
22/00050/FUL	06 01 2022	Red cottage, 9 Hooton Road, Willaston	Replacement of a flat roof garage with a pitched design	No comments.
21/05040/DIS	20 12 2021	Badger Butts, Mill Lane, Willaston	Discharge of conditions 3, relating to PP 18/02715/FUL	No comments.
21/04991/FUL	16 12 2021	6 Field Hey, Willaston	Single storey side extension	Standard comments submitted 6 <sup>th</sup> Feb 2022.
21/04933/S73	10 12 2021	Land at Mill Lane	Erection of one detached dwelling- revised design (change of approved drawings)	Objection to building work being carried out prior to full review of the planning application 6 <sup>th</sup> Feb 2022
21/04864/FUL	07 12 2021	Willaston Church of England School	Single Storey extension of classroom	No comments. This is a new application based upon the old one (19/04603/FUL) which was approved.

### Applications in progress

Application Ref	Application & (Consultation Expiry) dates	Address	Work Request	WR&CS Comments made & Date submitted
21/04455/FUL	Comments to be received by 23rd Dec 2021	2 Hadlow Lane Willaston Neston CH64 2UH	Single storey side and rear extension and widen driveway	Standard comments given by WRCS on 6 <sup>th</sup> December 2021. This property is within the Willaston Inset.
21/04484/FUL	Comments to be received by 23rd Dec 2021	Land At Mill Lane Willaston Neston	Demolition of existing stable block and outbuilding and erection of new stable block and stable yard	No comments. This property is within the Willaston Greenbelt.
21/04354/FUL	Comments to be received by 21 <sup>st</sup> Dec 2021	Kerry 36 Hooton Road Willaston Neston CH64 1SJ	To include the adjacent paddock within the garden area and to install a tennis court.	Objection submitted 6 <sup>th</sup> December 2021. This property is within the Willaston Greenbelt. Objection on the greenbelt/preventing encroachment and reduced amenity for our community.
21/04766/FUL	29 <sup>th</sup> November 2021	Coedelen Park Road, CH64 1TJ	New boundary fence to front elevation plus new pedestrian access.	No comments.
21/04595/FUL	12 <sup>th</sup> November 2021	The Poppies, Willaston	Automated gated placed onto existing gate posts.	No comments.
21/04414/OUT	28 10 2021 No dates supplied for consultancy as it is for outline	Land At Hooton Road Willaston Neston	Construction of two detached dwellings and construction of access drive leading to the existing access onto Hooton Road	Objection submitted 6 <sup>th</sup> December 2021. This property is within the Willaston Greenbelt.

	planning permission			Objection for building on the greenbelt with no need or benefit to the community.
21/03377/FUL	11 <sup>th</sup> Aug	5 Pemberton Close, Willaston	Extension to garage and first floor extension to provide extra bedroom and en suite.	Standard comments given by WRCS on 22 <sup>nd</sup> Sept 2021
21/03037/FUL	16 07 2021	3 Leasewood Cottages, New Hey Lane. CH64 2UU	Two storey side and rear extension following demolition of existing garage and front porch	Objection 27 08 2021. This property is within the Willaston Greenbelt.
21/02204/FUL	24 06 2021 (14 07 2021)	Tremeadow Birkenhead Road Willaston Neston Cheshire CH64 2TR	Demolition of existing building and erection of a new one, 1m higher.	Standard comments given by WRCS on 28 <sup>th</sup> June 2021
21/01843/FUL	27 04 2021	Upholland Cottage, New Hey Lane CH64 2UU	Single storey side extension and rear extension	Standard comments given by WRCS on 31/5/21
21/01795/FUL	26 04 2021	3 The Mews, Old Barn Lane.	Replacement windows and doors	No comments.
21/00542/FUL	08 Feb 2021	Pudding Cottage Street Hey Lane	Demolition of existing shed and erection of replacement workshop	Standard comments given by WRCS on 03/3/21
20/04690/FUL	14 Dec 2020	Leasewood Farm New Hey Lane CH64 2UU	Erection of a garage including change of use of land	Standard comments given by WRCS on 27/01/21
20/04423/S72 19/04047/106 19/02063/DIS And others	Various dates	Land at Former Roften Works Hooton Road	Discharge of various conditions of planning permission 17/02741/FUL	No comments

#### Decisions/Appeals in Dec/Jan 2021

Application Ref	Decision/Date	Address	Work Request	WR&CS Comments made and/or Notes
21/02208/FUL	02 02 2022	The Old Red Lion Village Square Willaston Neston Cheshire CH64 2TU	Demolition of current single storey rear extension and creation of a new oak framed one, within the same footprint.	No comments
APP/A0665/W/2 1/3284195  (Original ref: 20/02471/FUL)	Appeal submitted Dec.  Comments to be submitted to council by 8 <sup>th</sup> Feb 2022.	27 Wallcroft, Willaston.	Erection of one dwelling to the side garden.	This was refused in 2013, and again in 2021. An appeal has been submitted from the owners of 27 Wallcroft, for this decision to be reviewed.

#### NOTES:

1 - Unless otherwise stated above, for house extensions or similar development a set of “**Standard Comments**” are normally submitted for each application. These “Standard comments” state that Willaston Residents’ & Countryside Society has no objection in principal to the Application providing the details comply with the relevant sections of the Local Plan & any related Guidance, and that neighbours are consulted. The society does not list or comment on tree pruning or other changes to trees

2 - Details of planning applications can be found at: <https://pa.cheshirewestandchester.gov.uk/online-applications>

Council refusal reasons:

## EXTRA INFORMATION

1. Discharge of conditions.

When a property gains planning permission, it can sometimes be granted with conditions to be met. Once a condition is met, there is an application to remove that condition from the permission. This is known as a 'discharge of condition'. In this case, the discharge was in connection to the condition that the materials to be used within the build would be approved prior to use. The materials have been approved.

2. No comments.

In some cases, it is not necessary to add a comment from WR&CS, as was the case with the planning permission application for the school classroom. This planning had already been approved in 2020 and there were no objections to the previous application. This new one retains the mature trees which the previous one wouldn't. No comments are required.

3. Land at Mill Lane comments.

As stated in the comments on the council website, and on this report, WC&RS does not object to the approved planning permission for the erection of one dwelling, given in 2019. However, there are significant discrepancies within the submitted plans for the dwelling, and as it is already under construction, we believe the council need to review this new planning application, and conduct a thorough and proper review before further building work commences.

And finally, please remember that we are a group of local volunteers living in the village, we give up our time for free so that we can try and prevent lasting harm to our village and its surrounding countryside. There are volunteer roles available within the Society should anyone wish to join us.