



# WILLASTON

Residents' & Countryside Society

## PLANNING APPLICATIONS REPORT FOR MARCH/APRIL 2022

### New applications validated in March/April 2022

Application Ref	Application dates	Address	Work Request	WR&CS Comments made & Date submitted
22/00882/AGR	07 03 2022	Heath Worthy, Street Hey Lane	A Timber framed agricultural storage/hay shed	No comments. This property is within the Willaston Greenbelt.

### Applications in progress:

Application Ref	Application & (Consultation Expiry) 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.
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 for building 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.

21/04414/OUT	28 10 2021 No dates supplied for consultancy as it is for outline planning permission	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. 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
21/02204/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
21/01795/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 March/April 2022

Application Ref	Decision/Date	Address	Work Request	WR&CS Comments made and/or Notes
21/04595/FUL	March 2022	The Poppies, Willaston	Automated gated placed onto existing gate posts.	No comments. See 'Extra information' for CWAC reason

#### 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. The Poppies front gate refusal was not something that WR&CS commented upon. However the council have refused it with the following statement, which some may find helpful:  
“The height, position, design and materials of the gates result in an incongruous feature that fails to respect the character of the existing boundary treatments in the locality, and would have a detrimental impact upon the street scene. As such, the proposal would be contrary to Policy ENV6 of the Cheshire West and Chester Local Plan (Part One) and Policy DM3 of the Cheshire West and Chester Local Plan (Part Two), and there are no material considerations that would outweigh the clear conflict identified”.
2. ‘No Comments’ are provided for agricultural buildings upon designated agricultural land, as these are outwith the scope of residential dwellings. Change of use from agricultural land to garden, or vice versa, would be within our remit and we would comment upon those.