



WILLASTON

Residents' & Countryside Society

PLANNING APPLICATIONS REPORT FOR JAN 2023

New applications validated in Jan 2023

Application Ref	Application dates	Address	Work Request	WR&CS Comments made & Date submitted
23/00390/LDC	8.2.23	2 Upholland, New Hey Lane, Willaston	Change of use of barn to create dwelling (retrospective planning)	No comments submitted.
23/00221/FUL	25.1.23	Land at Heath Lane, Willaston	Demolition of existing hut and stable building, erection of 1 dwelling and new stable block	Objection submitted 19.2.23 on grounds of building on the green belt and setting a precedent.
23/00050/FUL	9.1.23	Goss Moor, Mill Lane, Willaston	Single storey rear extension and alterations to existing house with associated landscaping	Standard comments submitted for alterations to houses in the green belt area 19.2.23
23/00124/HHE	16.01.23	Hadlow Wood Cottage, Hadlow Road, Willaston	Demolition of existing garage, erection of a single storey rear extension	Standard comments submitted for building in the conservation area. 19.2.23

Decisions/Appeals in Jan 2023

Application Ref	Decision	Address	Work Request	WR&CS Comments
22/04527/HHE	Prior approval not required.	5 Mill Green, Willaston	Single storey rear extension	Permitted Development explained below.
22/03011/PDQ	Requires permission	Heath Lane Nurseries, Heath Lane, Willaston	Change of use of land plus erection of two dwellings	PDQ explained below
22/03685/AGR	Approved	Land at Jackswood Farm, New Hey Lane, Willaston	Erection of an agricultural shed	AGR explained below
22/00964/FUL	Approved	Land at Hooton Road (by Hooton railway station)	Erection of a care home	None
22/01822/FUL	Approved	Tanglewood, Hadlow Road, Willaston	Single storey side extension	None
22/01606/FUL	Approved	The Gift House, Neston Road, Willaston	Change of use from shop to residential	None
21/04933/S73	Approved	Land off Mill Lane, Willaston	Revised design of previous plans	S73 explained below

Applications in progress:

Application Ref	Application Date	Address	Work Request	WR&CS Comments made & Date submitted
22/03011/PDQ	07.07.22	Heath Lane Nurseries, Heath Lane, Willaston	Change of use of land plus erection of two dwellings	Objection submitted 28.08.22

22/04725/AGR	29 12 22	Land at Hooton Road (Kerry), Hooton Road, Willaston	Erection of an agricultural building in the middle of the field, for storage of equipment and tractors	Objection submitted 15.01.23
22/03712/S73	03 10 22	Coedelen Park Road, Willaston.	Two storey extension to side, single storey extension to rear and balconies to front and rear	No comments submitted
22/03782/FUL	06 10 22	The Old Paddock Lydiate Lane Willaston CH64 1RT	Erection of a double garage	No comments submitted
22/03734/OUT	04 10 22	Land at Hadlow Road, Willaston	Erection of one detached dwelling with integral garage	Standard comments submitted for building in the conservation area. 25/11/22
22/03770/LDC	18 11 22	Land at Street Hey Lane, Willaston	Create hardstanding area 12m x 12m	12m is a large area but the application states it will not be concrete but a crushed brick area. Application states it is for welfare of the horses. Standard comment provided 25 11 22
22/03006/FUL	08 08 2022	Land At Former Nessun Dorma Lydiate Lane Willaston	Erection of one dwelling	Standard comments submitted, although stated grave concerns for urbanisation and setting a precedent.
22/03096/OUT	15 08 2022	Smithy Hanns Hall Road Neston Cheshire CH64 7TG	Demolition of existing building and erection of up to 4 new dwellings	Objection 25 th September 2022 on the grounds of inappropriate building on the greenbelt, increasing urbanisation and setting a precedent.
22/02870/FUL	26 Jul 2022	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	Demolition of existing buildings and the erection of 4 no. detached dwellings	Objection 25 th September 2022 on the grounds of inappropriate building on the greenbelt.
22/02796/FUL	22 07 2022	Land at Netherleigh, Mill Lane, Willaston	Erection of a 4 bedroom dormer bungalow and detached garage	Objection submitted 28 th August 2022
22/01720/FUL	06 05 2022	Hanns Hall Livery, Hanns Hall Road CH64 2TQ	Erection of 1 new build	Objection submitted 19 th July 2022
22/01374/FUL	11 04 2022	Tree tops, Mill Lane, Willaston	Erection of a 2 storey detached 5 bedroom dwelling with garden	This property is within the Willaston Inset area and is not subject to the stricter Green Belt regulations. Objection submitted 13 05 2022
21/05040/DIS	20 12 2021	Badger Butts, Mill Lane, Willaston	Discharge of conditions 3, relating to PP 18/02715/FUL	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

Terminology explained

There is quite a lot of extra letters in the applications for this month so it might be of use to try and understand what they mean and what the impact is. Normally we have applications ending in FUL which stands for Full Planning Permission required. This is considered the 'norm'. The following explains some of the others we have had this month.

Change of use:

Many people just assume land is land, but it is not so simple. Land that is registered with the Land Registry as 'Residential' can be used for housing. Land registered as 'Agricultural' can only be used to house animals/grow crops. For example, if you have a residential house and a 4 acre field attached, then you would own all of the land but they would be registered for two different uses. You would not be able to use the 4 acres as a garden, just as much as you can't have cows grazing your lawn. Applications for Change of Use means that the applicant wishes to convert the previously registered agricultural land into residential use. If this change is granted then that 4 acres of field becomes (potentially) 4 acres of useable building space for housing.

PDQ:

PERMITTED DEVELOPMENT UNDER CLASS Q. This means that if you own land and outbuildings, which have previously been used for agricultural purposes, then you are able to apply to change the use of it from agricultural into residential. However, there are some legal aspects to this development:

1. The buildings MUST have been used for agricultural purposes, as part of an established agricultural enterprise on 20th March 2013.
2. The floor space of the existing building does not exceed 450 metres squared
3. The development would not be larger than the existing building
4. The conversion of the buildings would not result in significant building work to create the dwelling.

This means that, if you own land and outbuildings, that were used as part of a farming enterprise (such as a dairy farm) prior to and up to 20th March 2013, then you can apply to change the use of a barn to residential and (if granted) convert the barn into a house. It doesn't mean that if you have housed pet animals on your land for 20yrs then you get to build a huge house where the rabbit hutch used to be.

AGR:

This is relating to registered agricultural land.

S73:

Section 73 is relating to an application for planning which has already been granted. Sometimes the planning authority will give permission for building but only if the applicants amend their application. They give them conditions to abide by (such as using certain materials, or changing height of a building). Section 73 of the Town and Country Planning Act 1990 allows you to develop your home without complying to the conditions that the planning authority have laid out for you. In this case the S73 was for materials.

LDC:

Lawful Development Certificate. This is where a breach of planning regulations (in this case, by converting a barn into a self contained house) has occurred and the period of 4yrs has passed (Section 171B of the Town and Country Planning Act 1990 stated that after 4yrs, no enforcement action may be taken). In this instance, the sufficient time has passed and now the occupant of the house wishes to have a certificate to show that the home they live in is lawful. Once a certificate is given, this then becomes a registered dwelling.