



STOCKTON HEATH PARISH COUNCIL

A meeting of the Planning, Finance & General Purposes Committee was held at Stockton Heath Library, Alexandra Road, Stockton Heath on Tuesday 3 July 2018, commencing at 6:30pm.

Present: Councillor L Murphy (Chair)
Councillors S W Boggan, C E Jones, D Robb, P Todd and P J Walker.

Attending: Mrs L Jacob (Clerk)

P18/013 Apologies

Apologies were received and accepted from Cllr H J Dutton.

P18/014 Accounts for Payment

Recommended that approval be given for payment of the accounts as detailed on the schedule of payments dated 3 July 2018.

Recommended that approval be given for known payments in August as detailed on the schedule of payments dated 7 August 2018 and other payments that become due in August are dealt with by the protocol laid out in the Recess Arrangements detailed under minute P18/023.

P18/015 Receipts

The following receipts were noted:

| For the period 6 June 2018 to 3 July 2018 | £ |
|--------------------------------------------------|----------|
| Natwest monthly bank interest – June 2018 | 0.65 |

P18/016 Statement of Receipts and Payments for the Financial Year 2017/18

The Statement for the period to 3 July 2018 was noted.

Cllr Boggan and Cllr Robb signed a mandate dated 6 August 2018 to allow the transfer of £10,000 from the Nationwide Building Society to the NatWest Current Account, in order to provide funds for payments which will be due in August 2018.

P18/017 Quarterly Bank Reconciliation

Cllr Murphy, who is not a cheque signatory or Chairman of the Parish Council, verified, by signature, bank reconciliations and bank statements for all accounts held, for the months of April and May 2018.

P18/018 SLCC Cheshire Branch Training Day

The request by the clerk to attend a training day on 28 September in Middlewich at the cost of £25, early booking prior to the end of July, was granted.

P18/019 Grant Application for Youth Outreach Work

A grant application for the extension of the Youth Outreach Programme had not been received in time for the meeting and it was agreed that the application could be considered at the Parish Council meeting on 10 July 2018.

P18/020 Review of Planning Application Procedures

The committee discussed the procedure to be taken when handling complex

planning applications.

It was agreed that the following procedures will be followed:

On consideration of an application during the Planning, Finance and General Purposes meeting (PFGP), if councillors agree that a site visit would be beneficial, such a visit shall be arranged and councillors will consider the planning application at the following Parish Council meeting, or, if the deadline for response falls outside the meeting schedule, then councillors will agree a response by email communication and inform the clerk of that response which will be sent, in writing, to the Development Manager, Warrington Borough Council.

Planning applications which are received after the PFGP agenda has been issued will be notified as being considered at the following Parish Council meeting and will be issued with the agenda for that meeting. Those applications will be considered by members of the PFGP at 7pm on the evening of the Parish Council meeting and notices specifying the applications to be considered and the time of the meeting will be posted on the Parish Council noticeboard and the Parish Council website.

P18/021 Planning Applications

a) Planning applications received were considered and responses are detailed on the appended table.

Cllr Walker declared that he was a member of Warrington Borough Council Development Management Committee and would not take part in any discussions on planning applications and remained in the room during this item.

b) Refused planning applications and applications which have been referred to or decided by the WBC Development Management Committee were noted and are appended.

c) There were no further updates on any other planning issues.

P18/022 Sandy Lane Office

An email had been received from a representative of the SWISH Working Group advising that maintenance and repair works have now been costed for the Stockton Heath Library and requesting that, in order to reduce alteration costs, the parish council consider using the office space off the travel section in the library. Members took the opportunity to view the room. Cllr Walker will liaise with the chair of the SWISH Working Group.

P18/023 Recess Arrangements

Recommended that the following arrangements be put in place to conduct business during the August recess:

a) Planning – the Clerk to circulate all applications received to all members of the committee for comment and response.

b) The signing of cheques/bank transfers be undertaken by authorised signatories in accordance with the bank mandates. All signatories stated their availability during the recess to provide signatures. Payments will be

detailed on the August payment schedule and be subsequently approved.

P18/024 Date and Time of Next Meeting

Tuesday 4 September 2018 at 7.30pm.

The meeting closed at 7.54pm.

P18/021 Planning Applications

a) Planning applications received

| Date received | Planning Application Number | Address | Proposal | Comments |
|---------------|-----------------------------|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| 12/06 | 2018/32995 | 3, Newlands Road, Stockton Heath, Warrington, WA4 2DS | Lawful Development Certificate (S192) - Proposed single storey rear extension | Information only |
| 15/06 | 2018/33015 | 44, Raymond Avenue, Stockton Heath, Warrington, WA4 2XE | Householder - Proposed single storey side extension. | No Objection |
| 19/06 | 2018/32749 | 6, Greenbank Road, Stockton Heath, Warrington, WA4 2DW | Section 192 (Lawful Development Certificate) - Proposed loft conversion and rear dormer | Information only |
| 22/06 | 2018/33058 | 88, Grappenhall Road, Stockton Heath, Warrington, WA4 2AX | Full Planning - Construction of 2no. new dwellings to infill site | OBJECTION on grounds of over-development; inadequacy of off-road car parking; visibility issues |
| 25/06 | 2018/33068 | 82, Ackers Road, Stockton Heath, Warrington, WA4 2BP | Discharge of Condition - Application for approval of details reserved by Condition 4 (Details of external roofing materials); Condition 5 (Details of external facing materials) and Condition 6 (Details of the cross sections of the window frames) following Planning Approval 015/26001 Proposed change of use of Former Coach House to 4 residential units | No objection |
| 26/06 | 2018/33076 | 32, Grappenhall Road, Warrington, WA4 2AG | Householder-Demolition of existing outbuilding and erection of new garage. | No objection |

| | | | | |
|-------|------------|--------------------------------------|------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| 26/06 | 2018/33071 | Victoria Square, 85, London Road, | Full Planning - Proposed change of use from A1 to A4 (Gin Bar) Warrington, WA4 6LG | CONCERN – loss of A1 premises and concentration of A4 premises. |
|-------|------------|--------------------------------------|------------------------------------------------------------------------------------|-----------------------------------------------------------------|

b) Refused planning

| Planning Application Number | Address | Proposal | Reason for Refusal |
|-----------------------------|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2018/32246 | 48-52, London Road, Warrington, WA4 6HP (Olive Tree Brasserie) | Full Planning - Proposed formation of an enclosed roof Refused terrace structure to the first floor flat roof at the rear of the building, to include sliding windows and retractable roof | Proposed structure would be bulky and obtrusive and out of character with the Heritage buildings in the setting and within the Conservation Area. |
| 2018/32019 | Red Lion, London Road, Warrington, WA4 6HN | Full Planning- Proposed repairs to existing brickwork plaster, repaint bowling club members store building. Proposed new cobbles and replacement paving slabs within bowling club members store building. Refurbish & replace existing seats to bowling club members store building. Insertion of new steel beam and new slate roof to bowling club members store | First elements of application – repairs; cobbles; seats not subject to planning permission. Refusal based on insufficient information with regard to the steel beam and new roof. |

b) Plans considered by WBC Development Management Committee:

| Planning Application Number | Address | Proposal | WBC Decision |
|-----------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| 2018/31993 | Land to the rear (North East) of, 110, London Road, Stockton Heath, Warrington, WA4 6LG | Full Planning - Proposed construction of new residential building comprising 2 No. apartments with associated parking access and landscaping/amenity space. | Approved with conditions |