



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 4 September 2018, commencing at 7:30pm.

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

Attending: Mrs L Jacob (Clerk)

P18/025 Apologies

All present.

P18/026 Accounts for Payment

Recommended that approval be given for payments of the accounts as detailed on the schedule of payments dated 7 August 2018, being those made during the recess, under the arrangements laid out in the Recess Arrangements detailed under minute P18/023; that approval be given for payments of the accounts as detailed on the schedule of payments dated 4 September 2018.

P18/027 Receipts

The following receipts were noted:

For the period 4 July 2018 to 4 September 2018	£
Natwest monthly bank interest – June 2018	0.34
VAT Refund 1 April – 30 June 2018	527.00

P18/028 Statement of Receipts and Payments for the Financial Year 2017/18

The Statement for the period to 4 September 2018 was noted.

P18/029 Grant Application for Youth Outreach Work

No application had been received in time for the meeting.

P18/030 Review of Assets Insurance

An enquiry had been made to the insurers regarding the itemisation of newly purchased assets. A quotation had been produced by the insurers at a cost of 75p per £100 insured value on an All Risks basis. On reviewing the current insurance schedule, it was noticed that some items purchased previously had been itemised and that other assets had not. The clerk to further enquire as to whether all assets should be individually itemised and what conditions would be applied to those items. This item to be placed on the agenda for October 2018.

P18/031 Costs of By-Election, 16 August 2018

Recommended that Warrington Borough Council be informed that Stockton Heath Parish Council wish to spread the costs of the by-election, being £6746.79, across a four year period, provided this does not incur any payments of interest.

P18/032 Planning Applications

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.

- a) Planning applications dealt with during recess were noted and planning applications received since 15 August were discussed and responses are detailed on the appended table.
- 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.

P18/033 Sandy Lane Office

Information was shared that had been provided by the Chair of the SWISH Working Group.

Agreed that this information will be placed on the agenda of the full council for discussion on 11 September 2018.

P18/034 Data Security Arrangements

Recommended that the measures considered in the report be actioned within the timescales and budgets outlined.

The clerk to seek advice from other clerks regarding their experiences on providing each councillor with a parish council email address.

P18/035 Staff Training

Recommended that weed spray training for the Parish Ranger should be provided.

Recommended that full funding for the Clerk to undertake the two-year course leading to the Certificate in Higher Education in Community Governance be granted and that a pay-back clause will be applied, being a reducing percentage of the course fee should the clerk's employment terminate; being 100% if termination is within the first year of completion; 50% within two years and 25% within three or four years.

P18/036 Date and Time of Next Meeting

Tuesday 2 October 2018 at 7.30pm.

The meeting closed at 9.35pm.

P18/032 Planning Applications

a) Planning applications received

Plans considered during August Recess:

Date received	Planning Application Number	Address	Proposal	Comments
11/07	2018/33150	113, London Road, Warrington, WA4 6LG	Full Planning - Proposed conversion of existing two storey house into a ground floor flat and first floor flat, Installation of external stair from first floor flat bedroom to rear yard area.	No objection
11/07	2018/33139	5 , Farrell Road, Stockton Heath, Warrington, WA4 6LR	Lawful Development Certificate - Proposed flat roof dormer with glazed double doors (protected by a glass balustrade) to include a double bedroom and an en-suite bathroom with 2 no skylights, formation of a flat roof pod over the outrigger to take circulation space and a small bedroom , formation of a window to the rear elevation, minor internal works to include removal of partition to form a single bedroom and remove and reposition bathroom, reposition existing side facing window to the rear elevation of the outrigger	Information only
11/07	2018/33138	5 , Farrell Road, Stockton Heath, Warrington, WA4 6LR	Lawful Development Certificate (Section 192) - Proposed rear infill single storey ground floor extension	Information only
13/07	2018/33160	12, Bedford Street, Stockton Heath, Warrington, WA4 6LY	Householder -Proposed single storey rear extension	No objection
13/07	2018/33164	28, Hillfoot Crescent, Stockton Heath, Warrington, WA4 6SB	Full Planning - Proposed Two storey /single storey extension to rear and single storey extension to front.	OBJECT – 45 Degree, Residential amenity and parking spaces

16/07	2018/33205	9, Greenbank Gardens, Stockton Heath, Warrington, WA4 2DR	Householder - Proposed single and two storey & rear extension	No objection
18/07	2018/33240	1, Summerville Gardens, Stockton Heath, Warrington, WA4 2EG	TPO - Application for tree works to T15 Lime - proposed crown lift to crown break. Crown thin by approximately 20% to increase wind and light permeation. Reduce back from property and highway to previous points by 1-2m.	Information only
24/07	2018/32789	53, Denbury Avenue, Stockton Heath, Warrington, WA4 2BW	Full Planning - Proposed detached dwelling	The comments made previously by the Parish Council will be resubmitted citing overdevelopment of the site
31/07	2018/33186	7, Hill Top Road, Stockton Heath, Warrington, WA4 2DP	Section 192 (Lawful Development Certificate) - Proposed loft conversion including the construction of rear and side dormers	Information only
07/08	2018/33295	61, Grappenhall Road, Stockton Heath, Warrington, WA4 2AR	Householder - Proposed dropped kerb to access the road from property driveway	No objection
20/08	2018/32914	6, Montclare Crescent, Stockton Heath, Warrington, WA4 2BN	Householder - Proposed single-storey side extension and two-storey rear extension. Demolition of garage	No objection – the Parish Council feels that the amended plans address the concerns raised by neighbouring property owners.

Plans for consideration at this meeting:

Date received	Planning Application Number	Address	Proposal	Comments
15/08	2018/33329	67 & 69, Chester Road, Stockton Heath, Warrington, WA4 2SA	Change of Use from 2 No. dwelling houses into 4 No. apartments.	The Parish Council wish to support the application but would ask WBC to be mindful to the provision of adequate car parking.
15/08	2018/33337	Land to the rear (North East) of 110 London Road, Stockton Heath, Warrington, WA4 6LG	Discharge of Condition - Application for approval of details reserved by Condition 3 (Samples of external roofing and facing materials); Condition 4 (Existing and Proposed levels of the site, including finished floor level); Condition 5 (Contaminated Land); Condition 6 (Contaminated Land); Condition 7 (Construction Environmental Management Plan (CEMP)); Condition 8 (Noise levels) and Condition 9 (Cycle Parking) following Planning Approval 2018/31993.	No comment
15/08	2018/33377	1, Sandy Lane, Stockton Heath, Warrington, WA4 2AY	42 Day Householder Prior Approval - Proposed single storey rear extension with flat roof and rendered brick work to extend beyond the rear wall by 5.85 metres; maximum height 2.948 metres and height at the eaves 2.948 metres.	Information Only
15/08	2018/33406	20, Greenbank Gardens, Stockton Heath, Warrington, WA4 2DR	Householder - Proposed single storey side and rear wraparound extension.	No objection
16/08	2018/33385	61 West Avenue, Warrington, WA4 6HX	Householder – Proposed bespoke two storey lean-to extension to rear of the existing dwelling.	No objection
20/08	2018/33419	1, Marlborough Crescent, Stockton Heath, Warrington, WA4 2EE	Tree Conservation Area - (1) Copper Beech (<i>Fagus Sylvatica Purpurea</i>) Infected with fungus <i>Ganoderma applanatum</i> Proposed Fell, (2) Beech (<i>F Sylvatica</i>) - Proposed crown thin to reduce risk of falling branches	Information only

			on neighbours garage, (3) Lime - Proposed crown thin to reduce risk of falling branches on road.	
28/08	2018/33414	Land to the rear of 67 & 69 Chester Road, Chester Road, Warrington, WA4 2SA	Outline Planning- Proposed creation of a 2 storey new build apartments with associated car parking access off a private road, layout & scale all other matters reserved for subsequent applications	The Parish Council wish to support the application but would ask WBC to be mindful to the provision of adequate car parking.

Date received	Planning Application Number	Address	Proposal	Comments
29/08	2018/33465	28, Denbury Avenue, Stockton Heath, Warrington, WA4 2BL	Householder - Proposed two storey side and rear extension, single storey rear extension and single storey garden room/store in rear garden.	No objection
30/8	2018/33457	23, Kimberley Drive, Stockton Heath, Warrington, WA4 6JU	Householder - Proposed Demolition of existing rear extension and replacement with single storey rear and side extension.	No objection
02/09	2018/33487	Land adjacent to, 10, Heath Street, Stockton Heath, Warrington, Cheshire, WA4 6LP	Discharge of conditions - Proposed discharge of condition 9 (Contaminated Land) on approved application 2018/32894	No comment

Plans received after agenda issued:

b) Refused planning

Planning Application Number	Address	Proposal	WBC Decision
2018/33138	5 , Farrell Road, Stockton Heath, Warrington, WA4 6LR	Lawful Development Certificate (Section 192) - Proposed rear infill single storey ground floor extension	Refused – exceeds permitted development rights.

b) Plans referred for decision to WBC Development Management Committee:

Planning Application Number	Address	Proposal
2018/33105	33, Ackers Lane, Stockton Heath, Warrington, WA4 2BZ	Householder - Proposed 2 storey side/rear extension (including Juliet balcony to side elevation)