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| **Application Number** | **Address** | **Details** | **NPC Comments** | **Decision** |
| 18/02200/FUL | Beechwood Cottage Dutton Lane Crowton Northwich Cheshire CW8 2TN | Proposed Replacement Porch, Dormer Window to existing roof and glazing / window changes |  |  |
| 18/01862/REM | Delamere Forest School Blakemere Lane Norley Frodsham WA6 6NP | Approval of details for reserved matters on Condition 3 of outline 16/01605/OUT - details of the appearance, landscaping and scale |  |  |
| 18/01610/FUL | Delamere Forest House Blakemere Lane Norley Frodsham WA6 6NS | 1.3m high fence to front and part of side boundary – Comments by 21st May 2018 | No Comments | Approved |
| 18/00108/FUL | Town Farm Town Farm Lane Norley Northwich Cheshire WA6 8NH | Agricultural/Forestry storage building - Amendment to application 18/00108/FUL | No Comments | Approved |
| 18/00677/FUL | Town Farm Town Farm Lane Norley Northwich Cheshire WA6 8NH | Conversion of existing agricultural barns to 3 no. dwellings | No Comments |  |
| 18/00765/FUL | Moss Cottage Breech Moss Lane Norley Frodsham WA6 8LR | Rear and side extensions, single storey with partial rear two storey | No Comments | Refused |
| 18/00471/FUL | The Bungalow Fingerpost Lane Norley Northwich Cheshire WA6 8LE | Proposal: Creation of a first floor with dormer style windows and internal alterations | No comments | Approved |
| 18/00297/FUL | The Old Dairy Norley Hall Farm Town Farm Lane Norley Northwich Cheshire  WA6 8NH | Single storey rear extension and open porch to side elevation | No Comments | Approved |
| 18/00129/FUL | Norley Church of England Primary School Hough Lane Norley Northwich | Installation of prefabricated building with concrete base, and retaining structure | No Comments | Approved |
| 18/00136/FUL | Peover House Moss Lane Crowton Northwich Cheshire WA6 8PD | Demolish existing utility room and install new larger utility | No Comments | Approved |
| 18/00108/FUL | Town Farm Town Farm Lane Norley Northwich Cheshire WA6 8NH | Agricultural/Forestry Storage building | No Comments | Refused |
| 18/00063/FUL | Feathercroft Cottage Flaxmere Norley Northwich WA6 6NJ | Erection of a pre fabricated wooden building |  | Withdrawn |
| 17/05045/FUL | Clemley Cottage Burgess Lane Northwich Cheshire WA6 8PA | Replacement dwelling |  | Refused |
| 17/04478/FUL | Land At Forestgate Farm Hondslough Lane Northwich | Conversion and extension of barn to one residential dwelling with associated garage, landscaping and access |  | Approved |
| 17/05423/FUL | Home Farm Norley Lane Crowton Northwich WA6 8NL | Part single storey, part two storey extension to side/rear and porch extension to front. (Amendment to application 17/00479/FUL) |  | Approved |
| 17/05435/FUL | Norley Hall | Alterations to existing dwelling and erection of outbuilding | The Parish Council have no objections to this application provided that the Grade 2 Listed Buildings Regulations are applied appropriately. | Approved |
| 17/05440/LBC | Norley Hall | Repairs and redecoration of existing Grade II listed building | The Parish Council have no objections to this application provided that the Grade 2 Listed Buildings Regulations are applied appropriately. | Approved |
| 17/05167/FUL | Leighton Hall Cow Lane Norley Northwich Cheshire WA6 8PW | Erection of garage and alterations to the existing dwelling including the replacement of all the existing windows, including associated hard and soft landscaping works | No comments. | Approved |
| 17/05154/FUL | Land Adjacent Crown Inn Store Fingerpost Lane Norley Northwich Cheshire | Construction of a pair of semi-detached cottages with associated access and parking provision. | The Parish Council have concerns about the density of the car parking and for vehicles turning out from Hough Lane. |  |
| 17/03054/FUL  APP/A0665/W/17/3190337 | Land Adjacent Nursery Park, Delamere Road, Norley, Northwich, | Use of land for the siting of 4 mobile homes in connection with the adjacent mobile home park | Previous Comments still apply | Dismissed |
| 17/03344/FUL | Malvern Cottage Blakemere Lane Norley Frodsham WA6 6NN | Replacement of domestic garage with new single garage and ancillary accommodation to main dwelling | No Objections | Approved |
| 16/03550/FUL  Appeal Ref:  17/00077/REF | Delamere Forest, Ashton Road, Delamere, Northwich, Cheshire, , | Forestry Commission/Forest Holidays | No Comments |  |
| 17/04461/FUL | Land At Hondslough Lane Northwich | Conversion and extension of barn to one residential dwelling with associated garage, landscaping and access | No Comments | Approved |
| Appeal | Garravogue, School Bank, Norley, Northwich, Cheshire, WA6 8NP, |  | Submitted previous comments | Dismissed |
| 17/04643/FUL | 4 The Spinney Norley Northwich Cheshire WA6 8LS | Erection of detached garden room (Retrospective) | This is a retrospective application for a large Garden Room. It appears to be very large to the size of the garden and close to boundary of neighbouring garden. The construction and development has already commenced and is a wooden structure. Concern has been raised by that the actual built structure is larger than that on the plan and this would require checking by building control or planning enforcement.   The location of the house and garden subject to development is Green Belt Land and not within the settlement boundary of Norley as defined by the Norley Neighbourhood Plan and is classed as open countryside. Any development must comply with the Cheshire West and Chester Local Plan and the Norley Neighbourhood Plan. | Approved |
| 17/04380/FUL | Rivington Maddocks Hill Norley Northwich Cheshire WA6 8JT | Engineering and landscaping works to create terraces, erection of new greenhouse and 2.4M high sound reducing fencing (Re-submission of Planning Application 16/05260/FUL) |  |  |
| 17/04454/COU | Tangmere Breech Moss Lane Norley Frodsham WA6 8LR | Change of use from ancillary accommodation to self catering holiday studio |  | Approved |
| Appeal Ref: APP/A0665/W/17/3176971 | Oak Tree House, School Bank, Norley, Frodsham, WA6 8NS | conversion of the garage/office into a two bedroom dwelling |  | Granted |
| 17/03006/FUL | Holly Farm Flaxmere Norley Northwich WA6 6PE | Replacement front porch and first floor side extension |  | Refused |
| 17/03054/FUL | Land Adjacent Nursery Park Delamere Road Norley Northwich | Use of land for the siting of 4 mobile homes in connection with the adjacent mobile home park |  | Refused |
| 17/03739/OUT | Garravogue, School Bank, Norley WA6 8NP | Outline application with some matters reserved for demolition of existing dwelling and erection of two dwellings | Comments from Norley Parish Council  Norley Parish Council strongly objects to this application as it is in green belt and does not comply with the Neighbourhood Plan - and several aspects of CW&C plan as per the previous application.  Although this new application now has two access roads to School Bank it still does not comply with the Neighbourhood Plan.  **Objections to last application:**  Norley Parish Council:  Objects to the above application as it does not comply with policies contained in the recently 'made' Norley Neighbourhood Plan which now forms part of the Development Plan.  Contrary to the comment in the pre-application advice section of the application form for previous application 17/01375/OUT, this site is located in the Green Belt. The site also sits within the Norley Settlement Boundary.  In relation to this application, the Norley Neighbourhood Plan (NNP) Policy HOU 1 provides limited scope for new housing in two specific circumstances, and the proposal does not meet these requirements. There are no other special circumstances that would outweigh this view and the NNP Examiner confirmed that there was an adequate supply of housing sites with planning permission to meet the housing needs of this parish.  Norley Neighbourhood Plan The site is within the settlement boundary HOU1 New Housing HOU3 Design and layout | Approved |
| 15/01749/OUT | Haulage Yard High Street Norley Frodsham | Proposed residential development comprising six market houses and six affordable homes, together with access improvements and new footway across High Street frontage |  | Approved |
| 17/03554/FUL | Delamere Forest House Blakemere Lane Norley Frodsham WA6 6NS | Detached Garage | No comments | Approved |
| 16/01605/OUT | Delamere Forest School Blakemere Lane Norley Frodsham WA6 6NP | 12 market dwellings and 4 affordable dwellings and associated works |  | Approved |
| 17/02604/FUL | Land Adjacent Yew Tree House High Street Norley Frodsham | Proposed vehicular access from High Street onto land including new gate and section of fencing | The Parish Council have concerns that this might be an application to "ease the way" for a future application to build on the field and if the application is approved, the Parish Council would like there to be a proviso that the land remain for agricultural use |  |
| 17/02923/FUL | The Cottage Norley Lane Crowton Northwich WA6 8NJ | Rear Extension - Conservatory |  | Approved |
| Appeal 17/00754/FUL  Pl Inspect: APP/A0665/W/17/3176971 | Oak Tree House, School Bank, Norley, Northwich, WA6 8NS, | Conversion of garage/office into dwelling and erection of front porch (Retrospective) | The same as the previous submission:  Norley Parish Council wish to object to the appeal made by the applicant:   The conditions given by Cheshire West and Chester’s Planning Department for application 15/01173 for the Change of Use from garage and home office to ancillary living conditions were very clear. Point 3 was that:  3. The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of Windy Ridge, School Bank, Norley, Northwich, or by family members of the occupants of Windy Ridge, School Bank, Norley , Northwich.   Reason: To ensure that the proposed development remains ancillary to the principal residential use of the site, having regard to policy BE1 in the adopted Vale Royal Borough Local Plan First Review Alteration.   Last year the Parish Council asked Planning Enforcement to visit the property as we believed the owners were breaching this condition. Planning enforcement visited and found that the condition was being breached as the premises was being rented out and not used by family members. The owners are now applying for retrospective planning permission for a 2 bedroom dwelling. This would make the property a separate dwelling in a position where if planning permission had been originally applied for the planners for the council would have considered all elements of the application and the Norley Neighbourhood Plan.  BE1 in the adopted Vale Royal Borough Local Plan was used as the reason for condition 3 being applied by the council.   To ensure that the proposed development remains ancillary to the principal residential use of the site, having regard to policy BE1 in the adopted Vale Royal Borough Local Plan First Review Alteration.   BE1 relates to Safeguarding and Improving the Quality of the Environment. Oak Tree House is within the settlement boundary of the village and by applying for retrospective planning permission for use as a separate dwelling and the addition of a porch would clearly change the building from ancillary living accommodation to a separate detached dwelling.   If an application had initially been made for planning permission to build a separate detached dwelling in the garden of Oak Tree House CW&C would have considered all the elements of Norley Neighbourhood Plan when reviewing it. The property is within the Norley Settlement Boundary and although the plan allows for small scale development on Infill Development of up to two dwellings on a small gap in an otherwise built up frontage this proposed dwelling is not on infill as Oak Tree House is the last house in the built up frontage - so the retrospective proposed change of use adds an additional detached dwelling on the street scene. |  |
| 17/02958/FUL | Moss Cottage Breech Moss Lane Norley Frodsham WA6 8LR | Side extension at first floor, two storey and single storey extensions to rear with associated alterations (including demolition) | No comments | Refused |
| 17/02572/FUL | Silverdale Gallowsclough Lane Norley Northwich WA6 8LJ | Replacement rear conservatory |  | Approved |
| 17/02354/FUL | Nursery Cottage Delamere Road Norley Northwich Cheshire WA6 6LZ | Replacement dwelling and detached garage (Amendment to 16/05531/FUL) |  | Approved |
| 17/02348/FUL | The Brackens Delamere Road Norley Northwich Cheshire WA6 6NG | Proposed two storey extension to replace single storey outrigger |  | Approved |
| 17/01375/OUT | Garravogue Norley- proposed dwelling | Email from Simon Greenland, Senior Planning Officer CW&C - re-submission of a similar application last year 16/01193/OUT.  Can I take it that your Council’s comments are the same? | Confirmed 05.06.17 - Norley PC’s comments are the same as the previous submission. | Refused |
|  |  | Appeal Ref: APP/A0665/W/16/3161738 Leighton Cottage, Cow Lane, Norley, Northwich WA6 8PW |  | Dismissed |
| 17/01307/FUL | Home Farm Cottages Norley Lane Crowton Northwich WA6 8NL | Single storey rear and single storey side (garage) extension | No comments | Approved |
| 17/01957/FUL | Tree Tops 15 High Street Norley Frodsham WA6 8JS | Proposed single storey rear side extension with partial internal mezzanine | NPC objects to Planning Application 17/01957/FUL on the grounds of concerns about both the history and extent of development and the impact on the neighbouring property which includes a lack of privacy due to the mezzanine and the closeness of the extension to the neighbours. | Approved |
| 17/02061/OUT | Norley Bank | Norley Bank Marsh Lane Norley Northwich WA6 8NY | Norley Parish Council objects to the application on the following grounds:  This site is located in the Green Belt. The site also sits outside the Norley Settlement Boundary.   In relation to this application, the Norley Neighbourhood Plan (NNP) Policy HOU 1 provides limited scope for new housing in two specific circumstances:  - HOU1 B ); throughout Norley Parish, NNP provides scope for the rebuilding and replacement of existing dwellings within their curtilage on a one for one basis , whereas this application is to replace one bungalow with two detached dwellings, of unspecified type. Therefore this policy does not provide any justification for the proposal.  The proposal  represents an increased scale of development which is contrary to HOU 3.    - HOU1 C ); Outside the Settlement Boundary, new housing will only be permitted exceptionally, and should also deliver Affordable Housing.  The proposal does not meet any of the NPPF/Local Plan exceptions to the presumption against development in the Green Belt and therefore represents inappropiate development, which NNP policies would endorse. There are no other special circumstances that would outweigh this view and we do not recognise the Housing needs described in the Design and Access Statement (para 3.1) which are different from those described in the Neighbourhood Plan. The NNP Examiner confirmed that there was an adequate supply of housing sites with planning permission to meet the housing needs of this parish. | Withdrawn |
| 17/01727/FUL | Meadowside Crabmill Lane Norley Northwich WA6 8JN | Proposed single storey rear extension |  | Approved |
| 17/01040/FUL | Orchard Cottage - Town Farm Lane Norley | Two storey rear extension |  | Approved |
| 16/03550/FUL | Delamere Forest |  |  | Refused |
| 17/00666/FUL | Holly CottageHolly Cottage Blakemere Lane Norley | Proposed side and rear extension |  | Approved |
| 17/00919/FUL | Glendale - Glendale Blakemere Lane Norley | Single storey side/front extension |  | Approved |
|  | Planning Inspectorate APP/A0665/W/16/3167360 | Crabmill Lane, WA6 8JN |  | Appeal Dismissed |
| 15/04240/S73 | Nursery Park Delamere Road Norley | Variation of condition 2 (approved plans) to planning application 14/02175/FUL to amend layout of stables |  | Approved |
| 17/00479/FUL | Home Farm Norley Lane Crowton Northwich WA6 8NL | Part single storey, part two storey extension to side/rear and porch extension to front |  | Approved |
| 17/00583/FUL | The Brackens Delamere Road Norley | Replacement fence, move area of fence at the entrance further back into our property to improve visibility |  | Approved |
| 17/00754/FUL | Oak Tree House School Bank Norley Northwich WA6 8NS | Conversion of garage/office into dwelling and erection of front porch |  | Refused |
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