

Appendix B – Planning Applications

Marbury & District Parish Council

Planning Update Since the Previous Council Meeting

Meeting Date: 17 September 2026

1. New Planning Applications Received Since the Last Meeting

Application Reference	Application Type	Location	Proposal	Consultation Closes	Parish Council	Status
26/2825/CLEUD	Certificate of Lawful Use / Development – Existing	LOWER HALL BARN Lower Hall Road, Norbury, Whitchurch, Cheshire East, SY13 4HW	Certificate of lawful development for the existing use of the building known as Lower Hall Barn, together with its associated residential curtilage, as a single independent and self-contained dwellinghouse use within Use Class C3.	28-08-2026	Wrenbury Marbury & District	Pending
26/2280/HOUS	Householder	To La Folie Lower Hall Road, Norbury, Whitchurch, Cheshire East, SY13 4HW	Single storey rear extension and double garage	22-07-2026	Wrenbury Marbury & District	Pending
26/1748/FUL	Full Planning	WIRSWALL FARM Wirswall Road, Wirswall, Whitchurch, Cheshire East, SY13 4LB	Installation of new link roof over hardstanding areas located between existing agricultural buildings with associated infrastructure.	08-07-2026	Wrenbury Marbury & District	Approved with Conditions
26/1986/HOUS	Householder	MERE COTTAGE Hollins Lane, Marbury, Whitchurch, Cheshire East, SY13 4LN	Single storey side and one and half storey rear extensions, new detached garage/outbuilding and ancillary works	22-07-2026	Wrenbury Marbury & District	Pending

2. Planning Applications Previously Considered by the Parish Council – Still Outstanding

Application Reference	Application Type	Location	Proposal	Consultation Closes	Current Status
25/3182/FUL	Full Planning Application	Land off Hollins Lane, Marbury, Cheshire East, SY13 4NA	Erection of a steel-framed agricultural building for the storage of feed and farm machinery.	2 January 2026	Pending

3. Planning Decisions Since the Last Meeting

Application Reference	Application Type	Location	Proposal	Decision
26/1692/DSC	Discharge of Conditions	Common Farmhouse, Common Lane, Norbury, Whitchurch, Cheshire East, SY13 4JD	Discharge of Conditions 7 (Verification Report) and 8 (Soil and Soil Forming Materials) on approval 21/6165N.	Approved
26/1071/FUL	Full Planning Application	The Cottage, Wirswall Road, Wirswall, Whitchurch, Cheshire East, SY13 4LA	Proposed steel-framed outbuilding for the storage of plant and equipment.	Approved with Conditions
26/1266/TCA	Works to Trees in a Conservation Area	The Vicarage, Marbury Church Road, Marbury, Whitchurch, Cheshire East, SY13 4LN	T1 Beech – Crown reduction by 1.5m–2.5m. T2 Large Yew – Crown reduction by 1m–2m. T3 Golden Leyland Cypress – Fell. T4 Holly – Coppice.	Tree 6 Week 6 Expired (CA)

4. Planning Application Key

Status / Application Type	Typical Examples	Parish Council Notification Status
 Full Planning Applications (FUL)	New dwellings, commercial development, changes of use, agricultural buildings	Statutory consultation – the Parish Council will normally be consulted for comment within the formal consultation period.
 Householder Applications (HOUSE / HOUS)	Extensions, garages, porches, outbuildings, domestic alterations	Statutory consultation – comments may be submitted by the Parish Council.
 Works to Trees in Conservation Areas (TCA)	Tree pruning, reduction or removal within a Conservation Area	Statutory consultation – notification issued for consideration and comment.
 Tree Preservation Order Applications (TPO / T)	Works to protected trees	Statutory consultation – the Parish Council is normally consulted.
 Prior Approval Applications (PRIOR / PRIOR-AGR / TELECOM)	Agricultural barns, telecommunications equipment, masts	Limited consultation – applications may only appear on the weekly planning list and may not always generate direct notification.
 Advertisement Consent (ADV)	Signage, advertising boards, illuminated displays	May be consulted upon depending on the nature and location of the proposal.
 Discharge of Conditions (DSC / D)	Approval of materials, landscaping, ecology or technical details	Information only – generally not subject to formal Parish Council consultation.
 Non-Material Amendments (NMA)	Minor amendments to approved plans	No statutory consultation unless specifically requested by Cheshire East Council.
 Lawful Development Certificates (LDC / CLOPUD / CLEUD)	Confirmation of lawful existing or proposed use/development	Information only – no formal consultation requirement.

Colour coding:  normally subject to statutory Parish Council consultation |  limited / case-dependent consultation |  generally information only / no statutory consultation.