

**Frodsham Town Council**  
**Planning Applications Checklist**



- 1 **Introduction:** The Planning Authority carries out the mandatory national & local checks on planning applications before they are passed to Town/Parish Councils for comment. Our task is limited to assessing the impact of the proposed development on the local environment.
- 2 **Checklist:** The Checklist consists of areas of impact that need consideration when assessing a planning application at the local level. It is based on the Planning Authority's Local Plan.

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**Checklist 1**

<b>BE1 – Safeguarding &amp; Improving the Environment</b>	
i. Impact on neighbours' amenities (overshadowing, overlooking, noise, odour etc)	
ii. Impact on local environment (historic, archaeological, conservation, landscape etc)	
iii. Impact on infrastructure, traffic & parking	
iv. Impact on utility services (water, electricity & gas provision)	
vii. Impact on environmental pollution (land, air, noise, light, water etc)	
ix. Impact of tourist & recreational facilities	
xii. Compatibility with characteristics of surrounding area	
xiii. Provision of open space	
xiv. Provision of easy access to road & public transport	
xv. Impact on community safety, vandalism & crime (surveillance provision)	
xvi. Provision of adequate access for vehicles, pedestrians & services	
xvii. Provision for needs of the disabled	
xviii. Impact on trees, hedgerows, wildlife and landscape features	
xxi. Residential Development: Provision for housing to meet community's needs (social housing)	

**Checklist 2**

<b>BE4 – Planning Obligations</b>	
Provision for community's needs (S106)	

**Checklist 3**

<b>BE6 - Alteration Extension to Listed Buildings</b>	
i. Impact on architectural & historical interest	
ii. Impact on setting of the building	
iii. Impact on structure, character, scale, design & appearance	

**Checklist 4**

<b>BE7 – Changes to Use of Listed Buildings</b>	
i. Impact on long-term preservation of the building	
ii. Impact on character (inc structure, external fabric & internal layout) of the building	
iii. Impact on environmental setting	
iv. Suitability of proposed change	

**Checklist 5**

<b>BE11 – Development Outside the Conservation Area</b>	
Essential to needs of local community and not in conflict with Natural Environment Strategy (See Checklist 21 - NE)	

**Checklist 6**

<b>BE15 – Historic Parks &amp; Gardens</b>	
i. Impact on character & appearance of park/garden	
iii. Impact on features of architectural, archaeological & historic interest	

**Checklist 7**

<b>BE16 - Advertisements &amp; Signs</b>	
i. Impact of signs above ground floor fascia level, gable ends & flank walls on character of street scene & buildings	
ii. Impact on architectural features (eg cornices, pilasters & mouldings)	
iii. Cumulative impact of existing + proposed signs	
iv. Excessive illumination?	
v. Highly glossy materials? Unnecessarily large lettering?	
vi. Impact on public safety (including transport & pedestrians)	

**Checklist 8**

<b>BE17 – Advance Directional Advertisements (To prevent uncontrolled proliferation of unnecessary advertising)</b>	
i. Impact on character of local landscape	
ii. Impact on public safety	
iii. Cumulative impact of 'clutter of signs'	

**Checklist 9**

<b>BE18 – Telecommunications Development</b>	
Impact on appearance & character of buildings affected, wider area & landscape and amenities of occupiers of nearby properties.	
i. Availability of a more suitable alternative site	
ii. Possibility of sharing existing facilities	
iii. Possibility of erecting mast on existing building/structure	
iv. Impact on visual environment	

**Checklist 10**

<b>BE19 – Domestic Radio Masts, Aerials &amp; Satellite Dishes</b>	
Must be unobtrusive & located on wall not facing a public highway and must not result in loss of amenity for adjacent occupiers.	

**Checklist 11**

<b>BE21 – Renewable Energy Development</b>	
i. Impact on landscape, public safety & local environment.	
ii. Adequate measures to minimize visual impact	
iii. Impact on sites of nature conservation	
iv. Impact on sites, areas & buildings of historical or architectural interest	
v. Impact on openness of Green Belt	
vi. Impact of noise, odour & traffic	

**Checklist 12**

<b>BE22 – Locally Important Buildings (Architectural or Historic Interest)</b>	
i. Impact on local distinctiveness, local townscape or local rural character.	
ii. Impact on interesting or unusual features, architectural detail or historic interest	

**Checklist 13**

<b>E1 – Employment Use</b>	
i. Impact on amenity of people who live nearby	
ii. Provision of space for loading/unloading & manoeuvring of vehicles	
iii. Provision of adequate external storage areas that are screened from public view	
v. Provision for tree planting in the case of large developments with significant impact on surroundings	
vi. Access to public transport	
vii. Provision for energy efficiency	

**Checklist 14**

<b>E3 – Redevelopment of Employment Land for Employment Purposes</b>	
i. Impact on environment of site & its surroundings	
ii. Sensitivity to adjoining land uses & built environment	
iii. Compliance with E1 ( <i>Checklist 13</i> )	
iv. Impact on buildings of particular local interest due to their historical design value	
v. Impact of developments outside settlement boundaries on character of countryside	
<i>Note: See Checklist 15 (E10) for redevelopment in the Green Belt.</i>	

**Checklist 15**

<b>E10 – Employment Uses in the Green Belt</b>	
i. Impact of development on scale & character of the town/village	
ii. Impact of expansion/relocation on scale & character of town/village	
iv. Compliance with E3 ( <i>Checklist 14</i> )	
Compliance with BE1 ( <i>Checklist 1</i> ) and E1 ( <i>Checklist 13</i> )	

**Checklist 16**

<p><b>STRAT 2 - Strategic Development</b></p> <p>The Local Plan will promote strong, prosperous and sustainable communities by delivering ambitious development targets whilst protecting the high quality environment that contributes to the attractiveness and success of Cheshire West &amp; Chester as a place to live and work.</p> <p>Over the period of 2010 to 2030 the Plan will deliver at least:</p> <ul style="list-style-type: none"> <li>• 22,000 new dwellings</li> <li>• 365 hectares of land for employment development to meet a range of types and sizes of site.</li> </ul> <p>Development will be brought forward in line with the following settlement hierarchy:</p> <p>1. The majority of new development will be located within or on the edge of the city of Chester and towns of Ellesmere Port, Northwich &amp; Winsford to maximise the use of existing infrastructure &amp; resources and to allow homes, jobs and other facilities to be located close to each other and accessible by public transport.</p> <p>2. To maintain the vitality and viability of rural areas, an appropriate level of new development will be brought forward to support new homes and economic and social development. Development will be focused in the key service centres of Cuddington &amp; Sandiway, Farndon, Frodsham, Helsby, Kelsall, Malpas, Neston and Parkgate, Tarporley, Tattenhall and Tarvin, which represent the most sustainable rural locations.</p> <p>3. An appropriate level of development will also be brought forward in smaller rural settlements which have adequate services &amp; facilities and access to public transport. These local service centres will be identified in the Local Plan (Part Two) Land Allocations and Detailed Policies Plan.</p> <p>To deliver the levels of development outlined, a number of key sites have been identified and further sites will be identified through the Local Plan (Part Two) Land Allocations and Detailed Policies Plan and/or neighbourhood plans.</p>
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**Checklist 17**

<b>STRAT 9 - Green Belt &amp; Countryside</b>	
RE3, RE4, RE7 – Agriculture & Forestry	
MW4, RE9, RT15, RT16 - Sport & Recreation	
H8-H11 - Extension/Alteration/Replacement of Existing Building	
E10 - Limited Infilling or Redevelopment	
<b>GS5 – Open Countryside</b>	
BE11 - Development Outside the Conservation Area	
RT9 – Chalet Type Development	
<b>GS6 - Change of Use/Conversion of Rural Buildings</b>	

**Checklist 18**

<b>H8 – Alterations &amp; Extensions</b>	
Impact of size, scale, design & materials on existing building and neighbourhood	
<b>In the Green Belt</b> Impact on the size of original building	

**Checklist 19**

<b>H9 –Extensions to dwellings created through conversion of a rural building</b>	
Impact of scale on the character of existing building	
Impact of new detached building on character of existing building and its setting	

**Checklist 20**

<b>H10 – Rebuilding &amp; Replacement</b>	
i. Consistency with form & character of surroundings	
ii. Provision of space for parking and for private amenity	
iii. Consistency with size of original building	
iv. In the Green Belt: Impact on openness & character of countryside	

**Checklist 21**

<b>Natural Environment</b>	
<b>NE1 – Protection of Nature Conservation Resource</b>	
Impact on wildlife, vegetation & geological features	
<b>NE2 - Designated Sites</b>	
Development will not be allowed on Marshes area within the Mersey Estuary - a designated Ramsar Site	
<b>NE6 – Wildlife Corridors &amp; Green Wedges</b>	
Impact on site's value for conservation, amenity or landscape	
<b>NE7 – Protection &amp; Enhancement of Landscapes</b>	
Impact on trees, ponds, hedgerows, walls etc in the area	
<b>NE8 – Provision &amp; Enhancement of Landscape in New Development</b>	
i. Impact of balance between built/open space on character of surrounding area	
ii. Impact of landscaping on layout, setting & design of development	
iii. Provision for protection & management of ecological & landscape features	
iv. Provision of effective screening to neighbouring uses	
v. Provision of good quality landscape treatment of site boundaries	
vi. Sympathetic use of plant species	
vii. Provision for maintenance & after-care of new planting	
viii. Provision for restoration of any degraded habitats and/or new wildlife corridors	
ix. Provision for meeting requirements of BE1 (Checklist 1) and NE1 – NE3 above.	
<b>NE9 – Trees &amp; Woodland</b>	
Impact on trees & woodland (felling or endangering)	
<b>NE11 - Areas of Special County Value:</b> Bellemont Road, Frodsham Hill and Weaver Valley	
<b>NE12 - Areas of Significant Local Environment Value:</b> Frodsham & Lordship Marshes [Green Belt (GS53.ii)], open land between Frodsham & Helsby and Howey Lane (Tree Preservation Orders), Manley Road/Top Road (hedgerows & trees with TPOs)	

**NE13 - River Corridors:** Weaver Valley: Developments which will harm the nature conservation or landscape value will not be allowed

**NE18 – Mersey Estuary Zone** (May be permitted under “specific need”)

Impact on character, features & value (landscape, conservation, recreation)

**Checklist 22**

<b>RE3 – New Agricultural Buildings</b>	
i. Impact of site & design on amenity of people living nearby	
ii. Visual impact of materials & design on surroundings	
iii. Appearance & layout fit for agricultural purpose	

**Checklist 23**

<b>RE7 – Agricultural Workers’ Permanent Dwellings</b>	
i. Established functional need	
ii. Need relates to full-time (not equivalent part-time) workers	
iii. Agricultural activity established for at least three years and profitable for at least one year	
iv. Availability of alternative accommodation	
v. Consistency with any existing buildings	
vi. Proposed size consistent with needs of business	

**Checklist 24**

<b>RE9 – Equestrian Development</b>	
i. Suitability for Green Belt and impact on character of landscape & visual amenity	
ii. Impact on any site of acknowledged landscape, historical, archaeological or nature conservation value	
iii. Impact on amenity of neighbouring uses	
v. Proximity to existing bridleway, suitable right of way or permissive route	
vi. Provision for access (inc loading/ unloading of horses) & parking	

**Checklist 25**

<b>RE10 - Kennels &amp; Catteries</b>	
BE1 – Safeguarding & Improving the Environment ( <i>Checklist 1</i> )	



**Checklist 26**

<b>RT7 - Tourist Accommodation Within Towns &amp; Villages</b>	
i. Extent of alteration to existing building	
ii. Impact on amenities of neighbours	
iii. Impact on built & natural environment	
iv. Impact of design, scale, site & landscaping on surroundings	
v. Provision for access & parking	

**Checklist 27**

<b>RT9 – Chalet Type Development</b>	
i. Provision of access via major roads & public transport	
ii. Centred on a major natural resource?	
iii. Impact on most versatile agricultural land	
iv. Provision of open spaces & landscaped buffers between chalets & along the edges of the site	
ix. Provision for retention of existing features (trees, hedgerows & ponds etc)	

**Checklist 28**

<b>RT11 – Extensions to Existing Facilities Within Towns &amp; Villages</b>	
i. Consistent with BE ( <i>Checklists 1 – 12</i> ) and NE ( <i>Checklist 21</i> )	
ii. Impact of scale of extension on existing building	
iii. Impact of scale, design, materials & landscaping on surrounding area	
iv. For use of people with mobility problems? ( <i>Checklist 43 – T15</i> )	
v. Provision for access & parking	

**Checklist 29**

<b>RT13 – Touring Recreational Caravan &amp; Camping Sites</b>	
i. Must be situated close to major road	
ii. Must not be visually intrusive. Provision for access. Impact of layout, landscaping and any permanent buildings on the surrounding area	
iii. Impact of site on neighbouring amenities & residential property	
iv. Capability of connecting to existing utility services	
v. Provision of appropriate facilities	

**Checklist 30**

<b>RT15 – Golf Courses</b>	
i. Built development must be essential for the operation of the course (hotel, conference room etc will not be permitted).	
ii. Provision for screening of buildings & parking facility	
iii. Provision for access vis major roads & public transport	
iv. Provision for retention/diversion of any existing footpaths	
v. Provision of areas of “rough” for wildlife and a plan for management of nature conservation & landscape	
vi. Provision for retention of existing features (trees, hedgerows, ponds, wild-life habitats etc)	
vii. Impact on wildlife habitats, important physical features & character of landscape and consistency with NE2, NE3 & NE11 ( <i>Checklist 21</i> )	
viii. Impact on character of historic landscape & features and consistency with BE15 ( <i>Checklist 6</i> )	
ix. Impact on archaeological sites, proposals for their preservation.	
x. Inclusion of proposals for improvement of derelict land	
xi. Impact on existing watercourses and groundwater	

**Checklist 31**

<b>RT16 – Driving Ranges</b>	
i. Must not conflict with RT15 ( <i>Checklist 30</i> )	
ii. Impact of visually obtrusive fencing on rural area	
iii. Impact of floodlighting on rural area	
iv. Scale of new build (must be small)	
v. Impact of range on character of Green Belt	
vi. Impact on landscape & nature conservation issue	

**Checklist 32**

<b>RT17 – Noisy Sports</b>	
i. Impact on noise-sensitive area valued for tranquillity	
ii. Inclusion of scheme of noise mitigating measures	
iii. Impact of noise level from gun sports on boundaries of noise sensitive development	
v. Inclusion of plan to minimise impact of noise level on area of wildlife importance and for woodland/countryside management	
vi. Impact on footpaths, bridleways & footpaths	
vii. Impact on traffic and flow of traffic	

**Checklist 33**

<b>RT18 – Motor Sports</b>	
ii. Provision of screening/landscaping (in open countryside)	
iii. Site must be at least 400 meters away from dwellings, noise-sensitive developments & areas of tranquillity	
iv. Impact of scale of built development (parking, toilets etc) on surrounding area	
v. Impact on character of Green Belt	
vi. Impact on footpaths, bridleways and cycle routes	
vii. Need for limiting hours of use due to excessive levels of noise	
viii. Impact on traffic & flow of traffic	
ix. Provision of adequate access & parking	
x. Inclusion of plan to minimise impact on wildlife, woodland & countryside	

**Checklist 34**

<b>RT20 – Mooring Facilities</b>	
i. Impact on usage of canals (allow to increase use, disallow to prevent increase)	
ii. Impact on linear moorings on other users of waterway	

**Checklist 35**

<b>RT21 – Weaver &amp; Dane Valleys</b>	
i. Impact on existing access routes to the riverside	
<i>Note: Also see NE13 (Checklist 21)</i>	

**Checklist 36**

<b>STC4 - Use of Upper Floors</b> (Upper floors of shops & offices in the town centre for residential use)	
i. Provision of separate access	
ii. Impact on appearance of conversion area	
iii. Provision for appropriate car parking	
iv. Impact of existing Town Centre uses on new accommodation	

**Checklist 37**

<b>STC6 – Design &amp; Installation of Shutters</b> (Shops in the town center)	
i. Existence of genuine need for improved security that cannot be met by other means (eg toughened glass)	
ii. Does design allow light from the shop to pass to the street?	
iii. Does design allow pedestrians to see window display when shop is closed?	
iv. Is installation within the shop front without the need for a separate housing?	
v. Impact of design/colour on street scene	
vi. Impact of design/installation on the conservation area	

**Checklist 38**

<b>T3 – Public Transport</b>	
i. Well served by public transport?	
ii. Provision for improving public transport	
iii. Provision of new/improved interchange facilities	

**Checklist 39**

<b>T4 – Railways (Network &amp; Stations)</b>	
i. Impact on station facilities on public – particularly disabled people	
ii. Impact on car parking spaces	
iii. Impact on use of platforms and long-term viability of the station & its services	
iv. Impact on present or future use of station for movement of freight	
v. Impact on safety & security of the station	

**Checklist 40**

<b>T7 – Safeguarded Rail Lines</b>	
i. Impact on any future opening of line for rail services	
ii. Impact on use of route of line as footpath, cycleway or bridleway	

**Checklist 41**

<b>T13 – Car Parking</b>	
Provision of adequate parking spaces	

**Checklist 42**

<b>T14 – Car Parking in Town Centres</b>	
Impact on existing facilities including provision of replacement spaces for any lost spaces	

**Checklist 43**

<b>T15 – Access for People with Disabilities</b>	
i. Use of appropriate surface materials	
ii. Appropriate positioning of street furniture & landscaping	
iii. Appropriate general layout	
iv. Appropriate design & location of cash point facilities (ATMs)	

## Appendix A - Definitions

### 1 North Cheshire Green Belt includes:

- 1.1. Frodsham, Helsby & Lordship Marshes

### 2 Scheduled Ancient Monuments in Vale Royal include:

- 2.1. SJ51077573 - Hillfort on Woodhouse Hill 500m west of Mickledale

### 3 National Register of Parks and Gardens of Special Historic Interest includes:

- 3.1. **Castle Park, Frodsham:** Registered Grade II.

### 4 Historic Parks and Gardens of Local Significance with Potential to be added to the National Register (Manchester Metropolitan University) include:

- 4.1. **Mersey View:** Pleasure ground (Victorian). Publicly owned adjacent Memorial Field includes Wildflower Meadow.

### 5 Conservation Areas include

- 5.1. Frodsham (Castle Park Locality),
- 5.2. Frodsham (Town Centre)
- 5.3. Overton

### 6 Locally Important Buildings

#### 6.1. Criterion B – Buildings designed by John Douglas

- Dunsdale, Carriage Drive, Netherton\*: 1876. Victorian mansion in vernacular revival style with timber features, and stables.
- Former Five Crosses Infant School\* Manley Road, Five Lanes End, Overton: Small C19 Victorian former school in red brick red brick with red tile roof.
- Union Church, Bridge Lane (north side): Red brick. Former Baptist Church. 1886/7 enlarged 1912/5.

#### 6.2. Criterion C – Buildings formerly listed as Grade III, no longer on statutory list

- Brow Farmhouse, Top Road.
- Former Stables & Barn, Bradley Hall Farmhouse, Bradley Lane
- Millstone House, 43 Main Street.

#### 6.3. Criterion D – Buildings noted in Pevsner's "Buildings of England - Cheshire

- Erindale House, Carriage Drive, Netherton: 1910/11 by R T Beckett. Large Victorian/Edwardian house with outbuildings.
- Eversley House, off Kingsley Road (west side) with added wing: Large Victorian house c.1892. By William Owen. Mock Tudor ornamentation. Converted into flats
- Foxhill (Diocesan Conference Centre), Tarvin Road: Large Victorian brick manor house with modern additions by Design Group Partnership.
- Trinity Methodist Church, Main Street: 1873 by C O Ellison. Late C13 style. A managed ruin with remaining tower. New church premises to rear of old.

*Note: Being investigated:* Behind Rock House, High Street (described as "Good recent house by Robin Clayton" by Pevsner):

#### 6.4. Criterion E – Buildings included in VRBC's Historical Buildings Survey 1977-79 (see Appendix Ai)

#### 6.5. Criterion F – Non-Listed Red K6 Telephone Kiosks

- Bellemonte Rd, Overton: At back of pavement against wall between No.8 and The Bulls Head opposite the junction with Hillside Rd.
- Main Street (north side): In pavement at back of kerb adjacent to listed K6 kiosk outside No.101.
- Main Street (south side): In pavement adjacent to wall of No.52.
- Off Chester Road, Netherton: In grass verge at junction between Chester Rd (A56) and Howey Lane.
- Off Vicarage Lane, Overton: In grass verge at the junction between Vicarage Lane (B5152) and Bradley Lane.
- Ship Street: In grass verge in line with boundary between Nos.84 and 86.

Appendix Ai - Criterion E – Buildings included in VRBC's Historical Buildings Survey 1977-79

Albert Row	The Cottage		
Bellemonde Road	Aubrey House	Mersey View Farm	
Bradley Lane	Beech Mill Cottage Hill House	Top Mill Cottages Bradley Orchard	Dingle Cottage Dingle Farm
Bridge Lane	No 1 & 1a	East Bank	East Bank Cottage
Carriage Drive	Netherdale		
Castle Park			
Church Lane	National School		
Church Road	Roebuck House	Brockton	
Church Street	No 3 Drover's Arms	No 6 (Warehouse at rear) No 8	No 12 (Cholmondeley Arms) Kydd's Wine Bar
Dig Lane	Hatley Farm		
Dobers Lane	No 68		
Fountain Lane	No 2 & 4		
High Street	Former Police HQ No 9 No 17 (Red Lion) No 25 (George Inn) No 27 & 37	Trinity House No 28, 30, 32 & 40 No 48 (Rock House) No 50	No 52 (Rock Cottage) The Knoll No 78
Hawthorne Road	Pear Tree Farm		
Hillside Road	Rose Ville		
Howey Lane	Pin Mill Brow House		
Kingsley Road	Such Pit Farm	No 36, 38 & No 101	
Main Street	No 29 (Cheshire Cheese) No 31 & 33 No 75 & 77 No 91 - 99 No 117 (Natwest Bank) No 119, 119a, 121 & 123	Millbank Millbank Cottage Methodist Chapel No 14, 20, 26, 28 & 42 Drill Hall No 68, 70 & 72 No 74 (Conservative Club)	No 78a (Barn) No 84a No 88 No 94 (Outbuildings, Queens Head) No 100
Manley Road	Shepherd's Cottage Riley Bank	Mickledale Farm	Heathcliffe
Marsh Lane	No 1 - 13	Marsh Green Cottages	Moreton Terrace
Netherton	Netherton Farm	Netherton Hall	Beaconhurst
The Ridgeway	Foxhill Farm		
School Lane Overton	C of E Primary School		
Ship Street	Rose Cottage	No 1, 26, 28 & 30	1849 Hall behind Police HQ
Top Road		No 11, 13 & 19 - 25	No 24
Vicarage Lane	High Lea	West View	Overton Hall
Woodhouses	Woodhouse Farm		

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