

Minutes of the meeting of the
Planning Committee
held in the Town Council Office, Castle Park On
Wednesday 10 September 2014, at 1pm



Present: Cllr G M Bondi (Chair), Cllr S Wakefield (Vice Chair), Cllr M Pusey, Cllr R Redhead, Cllr F Sutton, Cllr P Taylor & Mrs A Scriven

In Attendance: Cllr A Ashton & Mrs H Catt

Meeting 4

- 34 Apologies** were received and accepted from Cllr D Kelly & Cllr A Wales
- 35 Declarations of Interest:** Cllr Bondi declared an interest in matters relating to item 40 and Cllr Sutton declared an interest in matters relating to 14/03638/FUL
- 36 Minutes of the Meeting Held on 30 July 2014** were approved by the Committee and signed by the Chair as a true and correct record.
- 37 Matters Arising:** Cllr Ashton gave feedback on the Appeal Hearing held on 7 August 2014, relating to Brown Ridings, Bradley Lane. It was noted that Cllr S L Riley had not been able to attend, but Cllr R Oultram had represented CWaC. The inspector would make a recommendation to the Secretary of State and it was hoped that a decision would be received by the end of the year.
- 38 Opportunity for Public to Speak:** no requests received.
- 39 Planning Applications**
39.1 Consideration of Applications as per the list below

Planning Applications			
Reference	Address	Description	Comments
14/03379/FUL	Heathercliff, Manley Road	Single storey side and rear extensions, entrance porch, garage and indoor pool	Objections 1. Garage – new build within the green belt 2. Glazing on spa building is not in keeping with surrounding area No Objections to the application relating to the main house.
14/03404/FUL	Land at 64 Howey Lane	2 detached dwellings, new shared access, external works and landscaping. Amendment to application 13/01647/FUL	Objections 1. Not in keeping with area 2. Adjacent to conservation area and can clearly be seen from there 3. Would be built on drainage area
14/03422/FUL	16 Orchard Close	Proposed side & rear extension, installation of a new roof & external terrace with landscaping	No Objections, but note loss of garage
14/03551/TEL	Playing Field, Moor Lane	Upgrade of existing telecommunication equipment	No Objections
14/03542/FUL	75 Townfield Lane	Single storey rear extension with increase of roof height & dormer to front	No Objections
14/03478/FUL	Ring O Bells, 2 Bellemonde Road	Proposed replacement of existing extraction cowl with new cowl to rear flat roof over kitchen	No Objections
14/03480/LBC	Ring O Bells, 2 Bellemonde Road	Proposed replacement of existing extraction cowl with new cowl to rear flat roof over kitchen	No Objections
14/03621/FUL	First Floor, 74-78 Church Street	Conversion of office to 3 residential units	No Objections, but concern re parking provision

14/03651/FUL	Parish Hall, Church Street	Conversion of part of parish hall building to form 3 apartments	No Objections, but concern re parking provision
14/03688/FUL	Lynden, Vicarage Lane	Demolition of existing outbuildings & garage. Erection of rear single storey extension & double garage with additional accommodation within the roof space & associated landscaping. Revised details to 09/01510/FUL regarding a new vehicular access to Manley Road.	No Objections
14/03638/FUL	Land rear of 63-65 Bellemonte Road	One split level detached dwelling	Objections 1. Accesss onto Penkeman's Lane is poor 2. Concerns re building on NE12 land, immediately adjacent to Green Belt land. 3. Design features not in keeping with BE1 4. Location map is out of date

40 **Frodsham Watersports:** *update on possible unauthorised work and response to letter sent to Sutton Parish Council:* there is no update at this time and it was agreed to take this off the agenda for the time being.

41 **14/00752/FUL – Land at Redways, Red Lane:** It was noted that a letter has been sent to CWC expressing concerns regarding approval being granted for this application, contrary to the Frodsham Town Design Statement and a response is awaited.

42 **Review of Documents:** the review of the following 3 documents was carried forward to the next meeting:

SW

- Site Visits Protocol
- Material Planning Considerations
- Planning Application Checklist

Meeting closed 2.35pm

Signed _____

Dated _____

Committee Members: Cllr G M Bondi (Chair) Cllr S Wakefield (Vice Chair) Cllr D Kelly Cllr M Pusey
Cllr R Redhead Cllr F Sutton Cllr P Taylor Cllr A Wales

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