

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



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

In Attendance: Cllr C Ashton, Mr K McCabe, Mr B Peck & Mr J Edwards

Meeting 5

- 43 Apologies** were received and accepted from Cllr D Kelly, Cllr F Sutton & Cllr A Wales.
- 44 Declarations of Interest:** Cllr M Pusey declared a personal interest in matters relating to 14/03879/TPO – Dunsdale Lodge, Carriage Drive
- 45 Minutes of the Meeting Held on 10 September 2014** were approved by the Committee and signed by the Chair as a true and correct record.
- 46 Matters Arising:** none
- 47 Opportunity for Public to Speak:** it was noted that Mr McCabe, Mr Peck & Mr Edwards were present to assist with any queries relating to 14/03835/OUT – Mersey View Club, if required. The Chair brought this item forward for discussion first.
- 48 Planning Applications**
 48.1 Consideration of Applications as per the list below

Planning Applications			
Reference	Address	Description	Comments
14/03835/OUT	Mersey View Club, Overton Hill	12 dwellings (4 affordable), provision of revised car parking layout to existing hotel, revised access, provision of new access and open space (demolition of existing buildings).	<i>Following some discussion, the vote was as follows, but Cllr Bondi requested that it be recorded that he raised objections due to the site being within green belt.</i> No Objections provided that the site is truly brownfield. We will be requesting that this application is called in to the CWC Planning Committee by the Borough Councillors so that it can be confirmed as a brownfield site.
14/03789/FUL	2 Eden Cottages, Bradley Lane	Single storey rear extension (retrospective)	No Objections
14/03759/FUL	Howey Croft, 64 Howey Lane	Amendment of ridge height to previous planning approval 12/04458/FUL	No Objections
14/03408/FUL	46 High Street	Change of use from part domestic and part commercial (doctor's surgery) to wholly domestic, with extension and garage.	No Objections
14/03879/TPO	Dunsdale Lodge, Carriage Drive	Fell 1 oak and replace	No Objections
14/03892/OUT	Land at White Cottage, Vicarage Lane	Demolition of existing garage, erection of 2 x 4 bed dwellings and double garages with associated hard and soft landscape works	Objections 1. Over development of site

14/03894/FUL	40 Main Street	3 x 1 bed apartments	Objections 1. Highway access visibility, despite noted improvements 2. Insufficient turning circle on site 3. Not in keeping in conservation area.
14/03918/FUL	28 Waterside Drive	Single storey rear extension	No Objections
14/03960/FUL	Post Office, St Hilda's Drive	New shop with front & side extension. First floor extension to create 3 flats	Objections 1. Impact on neighbouring property by overlooking from the first floor and potential noise. 2. No parking provision.
14/04016/FUL	22 Froda Avenue	Two storey side/rear extension	Objections 1. Overall design is not in keeping with the area 2. Concerns re street parking at that end of Froda Avenue 3. Large windows in master bedroom, overlooking neighbouring properties.

49 14/00752/FUL – Land at Redways, Red Lane: The response to letter sent to CWC expressing concerns regarding approval being granted for this application, contrary to the Frodsham Town Design Statement was noted and is to be circulated to all members of the Committee.

50 Review of Documents: to consider the review of the following 3 documents:

- Site Visits Protocol – Cllr M Pusey
- Material Planning Considerations Cllr S Wakefield
- Planning Application Checklist Cllr S Wakefield

51 Local Plan Consultation: to note the consultation runs from 08.09.14 to 17.10.14 and that Cllrs Bondi & Warren are to prepare a response as agreed at FTC on 22 September 2014.

Meeting closed 2.40pm

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

Town Clerk: Mr J Wild
Frodsham Town Council, Castle Park, Frodsham WA6 6SB
Tel: 01928 735150 Email: council@frodsham.gov.uk Website: www.frodsham.gov.uk