

## Frodsham Town Council

### Minutes of the meeting of the Planning Committee

held in the Town Council Office, Castle Park On  
**Wednesday 17 December 2014, at 1pm**



**Present:** Cllr G Bondi (Chair) Cllr S Wakefield (Vice Chair) Cllr M Pusey  
Cllr R Redhead Mrs A Scriven (Office Manager)

#### Meeting 7

- 61 Apologies** were received and accepted from Cllr D Kelly, Cllr F Sutton, Cllr P Taylor & Cllr A Wales
- 62 Declarations of Interest:** none
- 63 Minutes of the Meeting Held on 12 November 2014** were approved by the Committee and signed by the Chair as a true and correct record.
- 64 Matters Arising:** none
- 65 Opportunity for Public to Speak:** no requests received.
- 66 Planning Applications**  
66.1 Consideration of Applications as per the list below

Planning Applications			
Reference	Address	Description	Comments
14/04247/FUL	9 Pinmill Close	Resubmission of 13/05133/FUL – added skylights and modified rear ground floor windows and French doors	No Objections
14/04728/FUL	Glastonbury, Bradley Lane	Increase in roof height to create gable end to rear elevation with rear extension	No Objections
14/04697/FUL	35 Grasmere Road	Rear loft conversion with dormer	No Objections
14/04739/FUL	84 Howey Lane	Two storey extension and first floor extension	No Objections
14/05003/FUL	12 Kingsway	Two/single storey rear and single storey side extension	No Objections
14/04994/FUL	35 Grasmere Road	Rear dormer	Withdrawn by applicant
14/04789/FUL	Land Rear of Summer Fruits, Watery Lane	Proposed use of existing ponds for commercial angling, erection of maintenance & reception shed, associated access improvements & car parking, together with retention of polytunnel for agricultural use	Objections 1. Development is within the Green Belt, particularly the fishing lodge. 2. Concerns re increase in traffic on narrow lane with poor access. 3. Local Opinion is that there is a restriction on this pond that does not allow fishing.
14/04634/ADV	88A Main Street	Illuminated barbers shop pole and illuminated open signage for shop front window	Objections 1. Pole is internally illuminated within the conservation area.

66.2 The Committee was informed that CWC are to trial a new system of dealing with planning applications in an effort to reduce the consultation period to 2 weeks. This will require more Committee meetings to be held as there will no longer be any flexibility in dates that comments will be due back to CWC. It was felt that it could potentially not be possible for Councillors to meet an

increased demand for meetings, and so the Committee agreed that the Chair would write to Nick Smith, the CWC Principal Planning Officer, to state their concerns. **GMB**

**67 14/03835/OUT – Mersey View Club:** it was noted that CWC Planning Officers had some concerns over this application and that a new application is to be issued by the applicant.

**68 14/04295/TPO – 8 Newlands Close:** an update on removal of some trees was given. It was noted that the trees that the Committee considered to be important had been saved.

**69 Review of Documents:** it was noted that Cllr Wakefield has completed the review of the following documents and will circulate to members of the Committee for consideration. **SW**

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

**70 Decisions taken by Borough Council:** to note table below:

<b>Planning Decisions Taken by the Unitary Council</b>			
<b>Reference</b>	<b>Address</b>	<b>Description</b>	<b>Decision</b>
14/01537/FUL	Foxhill Farm	Two storey side ext & detached double garage with car port	<b><i>PERMIT</i></b>
14/01540/FUL	Foxhill Farm	Conversion of barn to provide 2 dwellings	<b><i>PERMIT</i></b>
14/01541/FUL	Foxhill Farm	Partial change of use of field to provide equestrian use incl loose boxes	<b><i>PERMIT</i></b>
14/03379/FUL	Heathercliffe	Single storey side & rear extensions and entrance porch	<b><i>PERMIT</i></b>
14/04016/FUL	22 Froda Ave	Two storey side/rear extension	<b><i>PERMIT</i></b>
14/03894/FUL	40 Main Street	3 x one bedroom apartments	<b><i>PERMIT</i></b>
14/03404/FUL	64 Howey Lane	2 detached dwellings, new shared access, ext works & landscaping	<b><i>PERMIT</i></b>
14/03408/FUL	46 High Street	Change of use from part domestic & part commercial to wholly domestic	PERMIT
14/03879/TPO	Dunsdale Lodge	Fell 1 oak and replace	PERMIT
14/03542/FUL	75 Townfield Ln	Single storey rear extension with increase of roof height & dormer front	PERMIT
14/03759/FUL	Howey Croft	Amendment of ridge height & materials to previous approval	PERMIT
14/03918/FUL	28 Waterside Dr	Single storey rear extension	PERMIT
14/03688/FUL	Lynden, Vicarage Lane	Demolition of existing outbuildings & garage, rear single storey ext & garage, accom within roof space & landscaping.	PERMIT
14/03638/FUL	Rear of 63-65 Bellemonte Road	One split level dwelling	REFUSED
14/03789/FUL	2 Eden Cottages	Single storey rear extension	PERMIT
14/04381/FUL	94 Bridge Lane	Single storey rear extension (removal of existing conservatory)	PERMIT
14/03621/FUL	74-78 Church St	Conversion of office to 3 residential units	PERMIT
14/04307/FUL	117 Hayes Cres	Extend kitchen area into existing outhouses. Remove existing flat roof & replace with pitch roof. New conservatory to side of outhouse.	PERMIT

**CWC decisions in bold italics are contrary to the comments from this committee.**

**Meeting closed 2.05pm**

**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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