

Frodsham Town Council

Minutes of a meeting of the
Planning Committee
held in the Town Council Office, Castle Park
Tuesday 11 September 2018, at 6.15pm



Present: Cllrs C Ashton, D Critchley (part), L Jones, Lord F Pennington and A Wordsworth (part)
Ms L Kenny (Admin Officer)

Meeting 7

No	Item
46	Apologies for absence None. It was noted that Cllr A Oulton had resigned from the Committee. Cllr Ashton was attending as a reserve, as otherwise the meeting would not have been quorate at the start. Cllrs A Wordsworth and D Critchley joined the meeting at 6.20 and 6.25pm respectively.
47	Declarations of Interest None.
48	Minutes of the Meeting held on 4 September 2018 The minutes were agreed and signed as a true record, proposed and seconded by Cllrs A Wordsworth and Lord F Pennington.
49	Opportunity for Public to Speak – 15 members of the public were present. <u>Application 18/03072/FUL Council Depot, Church Street, Frodsham</u> The main points raised by individual members of the public and councillors were: <ul style="list-style-type: none">• The Old Goods Shed is a heritage asset which should be retained; it complements the listed Station buildings.• There are better alternatives available to provide extra parking for rail passengers, such as re-siting the Household Waste site and utilising that land, providing a two-storey car park, exploring other sites such as land behind the health centre or behind the old Nat West bank.• A park and ride scheme would be more sustainable and future-proof.• Local businesses should encourage car-sharing to reduce demand for parking.• The additional 25 spaces that demolition and redesign would permit are insufficient to meet the likely demand generated by the Halton Curve – the proposed long-stay charges would not significantly reduce demand.• Insufficient efforts had been made to find a business tenant for the building and the business proposal currently in the public domain should be fully explored before demolition is considered.• Cheshire West & Chester Council should make full use of the work done by the Frodsham Foundation in assessing viable alternatives for the Goods Shed.• The application does not take account of the findings of CWAC's own consultation, which found that 73% of respondents opposed the demolition.• Cheshire West and Chester Council has done nothing for Frodsham and will take no notice of the views of Frodsham Town Council.• Not against demolition under all circumstances, if demolition could deliver sufficient community benefits, but don't consider the extra parking spaces to be adequate justification.• A local petition against the demolition has attracted a large number of signatures. <u>Application 18/03126/FUL Household Waste Site, Church Street, Frodsham</u> The main points raised by members of the public and councillors were: <ul style="list-style-type: none">• A fit-for-use Household Waste Site in Frodsham is essential.• The current site is unsuitable, particularly with respect to traffic congestion, road safety and visual amenity. There had been no progress in securing an alternative site for the Household Waste Site

Committee Members: D Critchley, L Jones, Lord F Pennington and A Wordsworth

	<p>since 2004; extending the planning permission for a further 5 years would again take the pressure off finding a new site.</p> <ul style="list-style-type: none"> Cheshire West and Chester Council had extended the operator's licence in the knowledge that the temporary planning permission would expire during the contract, and that the temporary planning permission for the site has now expired. There is a need for a strategic overview of the issue, possibly including Helsby parish as well as Frodsham. Suitable low-grade land within the green belt could provide an alternative site if a Green Belt review was carried out. An alternative site for the Household Waste Site would allow the land to be repurposed for car parking, allowing the Old Goods Shed to be retained, improving the first impressions of Frodsham for rail passengers and removing the traffic problems caused associated with the site. If the planning permission was extended for one year, rather than the five stated in the application, Cheshire West and Chester would have an incentive to find an alternative site for the Household Waste Site, working in consultation with Frodsham Town Council. 		
50	Planning Applications		
Reference	Address	Description	Decision
18/03072/FUL	Council Depot Church Street, Frodsham	Demolition of old goods shed in order to increase parking space available at the site	Object to the proposal on the following grounds.
<ul style="list-style-type: none"> CWAC's consultation showed a large majority of residents were in favour of the building's retention It contributes to the heritage and character of the Conservation Area and the listed Railway Station building There is a proposal on the table for an alternative use It is inappropriate to demolish a sound building. The demolition would have little community benefit, i.e. up to additional 25 parking spaces, which would bring additional traffic and congestion to our roads, as well as the considerable cost to the public purse that could be otherwise better spent. <p>Proposed and seconded by Cllrs L Jones and A Wordsworth</p> <p>A named vote was called for. In favour: Cllrs C Ashton (substitute), D Critchley, L Jones and A Wordsworth Abstained: Cllr Lord F Pennington</p> <p>Residents were encouraged to register their individual comments on the CWAC website. It is understood that the matter will be discussed by CWAC's Planning Committee at its meeting in October. Details will be displayed on Frodsham Town Council's website when available.</p>			
18/03126/FUL	Household Waste Site Church Street, Frodsham	Extension to the current temporary planning permission for a further 5 years for the existing Household Waste and Recycling Centre, to align with the contract for managing the sites with H W Martins which expires in 2023	Object to the extension of the temporary planning permission for five years.
<p>Instead, support the extension for one year to allow Cheshire West and Chester Council to find an alternative site, and request that Frodsham Town Council be consulted as part of this process.</p> <p>Proposed and seconded by Cllrs A Wordsworth and D Critchley.</p>			
51	Date of next meetings		
	Monday 24 September at 6.30pm (prior to Council meeting) at Castle Park House.		

Meeting ended at 7.15 pm.

Committee Members: D Critchley, L Jones, Lord F Pennington and A Wordsworth

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