

**Frodsham Town Council**  
 Minutes of the  
**Planning Committee**  
 held in the Town Council Office, Castle Park  
**Monday 20 January 2020 at 6.15 pm**



**MINUTES**

**Present:** Cllrs L Jones, D Mostyn-Jones, B Wade, B Stockton and Cllr Ashton (non Committee Member)  
**In Attendance** Ms J O'Donoghue (Town Clerk)  
**Also Attending** Cllr L Riley (CWAC), 15 members of the public

**Meeting 9**

No	Item			
64	<b>Apologies for absence</b> Cllr L Sumner			
65	<b>Declarations of Interest</b>			
66	<b>Minutes of the Meeting held on 17 December 2019</b> Approved as a true record, proposed and seconded by Cllrs Jones and Griffiths			
67	<b>Opportunity for Public to Speak</b> 14 members of the public attended the meeting in opposition to planning application 19/04407/FUL. 1 member of the public attended in support of the application. Residents attending in opposition agreed that the site was in need of development however considered the scale of development to be excessive. Key concerns included: the number of properties proposed; the makeup of the plot which slopes steeply; 3-storey houses; misleading information in the design and access statement; inaccuracies in site levels plan; maintenance of proposed buffer zone; reduction in direct sunlight to the neighbouring bungalow; instability of the access road; increase in road traffic. All residents in attendance were advised to send their objections to CWAC Planning. Cllr L Riley confirmed that both this application and application 20/00089/FUL have been called in to full CWAC Planning Committee. It was noted by Cllr Ashton that although Frodsham Town Council are a consultee it is Cheshire West and Chester Council who makes the decision as to whether planning permission will be granted.			
68	<b>Planning Applications</b>			
68.1	The applications listed below were considered and the following <b>decisions</b> were made:			
Reference	Address	Description	Decision	Proposer/ seconded
19/04397/FUL	27 Marsh Lane, Frodsham	Conversion and single storey extension to outbuilding to form annex	<b>No objection</b>	<b>LJ/DM-J</b>
19/04215/FUL	Building Rear of 28A Church Street, Frodsham	Conversion of existing store into one holiday I	<b>No objection</b>	<b>LJ/DM-J</b>
19/04562/FUL	41 Fluin Lane, Frodsham	Rear two storey extension	<b>No objection</b>	<b>BW/DM-J</b>

Reference	Address	Description	Decision	Proposer/ seconded
19/04407/FUL	42 Bellemonte Road, Frodsham	Demolition of one dwelling and erection of 4 dwellings and detached garages	<b>Object – overdevelopment of the site, houses more than 2 storey, difficult access from Bellemonte Road, proximity of adjacent properties, loss of visual amenity to neighbourhood properties, contradicts Housing Needs Assessment, potential loss of FP78</b>	<b>PG/LJ</b>
19/04547/FUL	3 Bellemonte View, Rosewood Avenue, Frodsham	Alterations to roof over outrigger, loft conversion including rear facing roof dormer, single storey rear extension and associated alterations	<b>No objection</b>	<b>LJ/PG</b>
19/04591/REM	Hempgill, 19 Carriage Drive, Frodsham	Erection of one dwelling and detached garage This application relates to reserved matters from Planning Application 18/03474/OUT which was approved in February 2019.	<b>No objection</b>	<b>BW/PG</b>
20/00089/FUL	31 - 33 High Street, Frodsham	Erection of office building	<b>Object – lack of parking and access</b>	<b>BW/PG</b>
68.2	The decisions taken since 10 December 2019 by the Unitary Council were <b>noted</b> .			
<b>69</b>	<b>Clerk's Items</b> None			
<b>70</b>	<b>Date of next meetings</b> Monday 10 February, 16 March, Monday 20 April and Monday 11 May 2020.			

Meeting closed at 7.40pm