



Frodsham

TOWN COUNCIL

Minutes from the **Planning Committee Meeting** held in Gallery 1, Castle Park Arts Centre, Castle Park, Frodsham, WA6 6SE on **Monday 14 November 2022 at 6.30pm**

Members: Cllr B Stockton (Chair), Cllr P Eakin, Cllr P Griffiths, Cllr H Hayes, Cllr B Wade

Attended by: Cllrs P Eakin, H Hayes, R Lofts, B Stockton, B Wade

Also present: (Locum Town Clerk) Z Dean, and 1 member of the public

28. Apologies for Absence

To receive apologies and consider acceptance

NOTED: Apologies were received and accepted from Cllr P Griffiths (unwell).

29. Declarations of Interest

To note any declarations of interest

NOTED: Cllr Stockton declared an interest in application 22/0384/FUL - Kingsley Green (due to being a friend of the applicant he abstained from voting on this application)

30. Minutes of the Meeting held on 10 October 2022

To agree and sign the minutes as a true record.

RESOLVED: The minutes were unanimously approved and signed.

31. Correspondence received from a member of the public in relation to planning application 22/03473/FUL

To consider the letter of correspondence received from a member of the public.

NOTED: The Committee agreed to consider the letter received from the member of public when application 22/03473/FUL was raised during the course of the meeting. The Committee asked for the concerns raised in the letter to be relayed to Cheshire West & Chester Council's Planning Officers.

32. Opportunity for Public to Speak

NOTED: No member of the public wished to speak.

33. Planning Applications

33.1 To consider the applications listed below.

Reference	Address	Description	Resolved
22/03682/CAT	Chapel Fields Care Home, Chapelfields, Frodsham	1 x large mature oak to rear of property : request to cut back from building 30% , crown reduction of 25% and crown lift and thin	No objections

Reference	Address	Description	Resolved
22/03680/CAT	Millbank House, Main Street, Frodsham	1x Mature Beech Tree (situated to the rear) - crown reduction of 1/3	No objections
22/03473/FUL	91 Townfield Lane, Frodsham	Attic conversion with front and rear dormers	Committee advised for this to be referred back to CW&C Planning Officers in relation to a letter received about concerns around privacy of neighbouring property
22/03484/FUL	44 Grasmere Road, Frodsham	Single storey rear extension with raised platform	No objections
22/03344/FUL	33 Kingsley Green, Kingsley Road, Frodsham	Replacement of existing bay window with french doors and side windows	No objections
22/03774/CAT	Pinmill Croft, Park Lane, Frodsham	Sycamore - removal, this self-seeded Sycamore is too big for its location and has minimal amenity value	No objections
22/03308/FUL	Land Off Brook Furlong, Frodsham	Change of use of land to use as a gypsy caravan site for 5 pitches to include 5 static caravans and 5 touring caravans and erection of 5 amenity buildings, laying of hardstanding and new access	This is a retrospective application. Some objections were raised about there being no changes to the original application which was previously refused due to this being greenbelt land
22/03629/PMA	Former Frodsham Golf Club, Simons Lane, Frodsham	Change of use of building from use class E (commercial, business and service) and also use class F2 (local community use) to residential use	No objections
22/03471/FUL	46 Kingsley Road, Frodsham	Single storey front extension with extended first floor terrace/balcony area, alterations to window and door openings, partial render to front and side elevations, convert gym into habitable room, landscaping works to include construction of retaining walls and associated engineering works.	No objections
22/03525/FUL	Meadow Court, Clifton Crescent, Frodsham	Erection of 16 dwellings (100% affordable) with associated infrastructure, car parking and landscaping	Objections on grounds of overdevelopment, concerns around traffic on Clifton crescent. Car parking has been supplied but doesn't meet for CW&C provision for parking. There are 2 x covered and secured cycling per house - only provided 1 against all

Reference	Address	Description	Resolved
22/03727/FUL	6 Pennington Close, Frodsham	Single storey front extension	No objections
22/01452/FUL	20 Fairways, Frodsham	Single storey side extension, External alterations to windows and doors and chimney, installation of flue to side (<i>this application was discussed at FTC Planning Committee Meeting 1 on 13/06/2022 and there were no objections</i>)	No objections
21/01871/FUL	Dobers Farm, Dobers Lane, Frodsham	Two storey extension, single storey extension and first floor extension (<i>this application was discussed at FTC Planning Committee Meeting 2 on 26/07/2021 and there were no objections</i>)	No objections
22/03197/FUL	117A Main Street, Frodsham	Demolition of existing extensions to the rear of the building and erection of an apartment block and 4 no. townhouses, with car parking and landscaping. Change of use of the ground floor unit from bank to retail	No objections - but with comments: There are 7 apartments and no parking spaces, needs cycling provision. The vehicular access is very narrow, so the Committee raised concerns around access and bike storage
22/03711/P14	Frodsham Manor House Primary School Langdale Way Frodsham	Installation of Roof Mounted Solar Panels	No objections
22/03809/FUL	4 Bellemonte View, Rosewood Avenue, Frodsham	Single storey front and side extension, replacement of flat roof with pitched roof above first floor bathroom	No objections
22/03272/FUL	21 Church Street, Frodsham	Change of use from bakery to pet shop and cafe; associated alterations to premises to include, replacement shop front, alterations to windows and doors, covered outdoor seating area, new signage, internal and external works (retrospective)	This is a retrospective application. Good redevelopment for the town. Would have preferred prior planning notification before works were started.

34. Date of next meeting

Monday 12 December 2022 at 6.30pm.