



Frodsham

TOWN COUNCIL

Minutes from the **Planning Committee Meeting** held in Gallery 1, Castle Park Arts Centre, Castle Park, Frodsham, WA6 6SE on **Monday 12 December 2022 at 6.30pm**

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

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

Also present: Zoe Dean (Locum Town Clerk) and Cllr L Sumner.

41. Apologies for Absence

To receive apologies and consider acceptance

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

42. Declarations of Interest

To note any declarations of interest

NOTED: There were no declarations of interest.

43. Minutes of the Meeting held on 12 December 2022

To agree and sign the minutes as a true record.

RESOLVED: The minutes were unanimously approved and signed.

44. Opportunity for Public to Speak

NOTED: No member of the public wished to speak.

45. Planning Applications

45.1 To consider the applications listed below.

Reference	Address	Description	Resolved
22/04369/FUL	4 Newlands Close, Frodsham	Single storey rear extension. Loft conversion with dormer	No objections
22/04153/FUL	Lady Heyes Camping and Caravan Site, Kingsley Road, Kingsley, Frodsham	Replacement of 16 touring pitches with 12 static pitches for holiday accommodation	Objection on grounds of inaccuracy, the area not having good public transport links, rather than that indicated.

Reference	Address	Description	Resolved
22/04370/PMA	Foxhill Stables, Tarvin Road, Frodsham	Conversion of existing equestrian recreational sports building, admin/office space, storage of equestrian sport goods, associated sport equipment storage, and equestrian sports stables Class D2 (e) MA into C3 one residential dwelling	Frodsham Town Council have received an objection from a resident who believes that the change of use from stables to a residential dwelling sets precedent for future applications of this nature. Vehicle access to Tarvin Road is very difficult due to blind bends, etc. Refer back to CW&C
22/04406/PMA	Foxhill Stables, Tarvin Road, Frodsham	Conversion of existing equestrian recreational sports building, storage of equestrian sport goods, associated sport equipment storage, and equestrian sports stables Class D2 (e) MA into C3 residential dwelling house to current building controls and building regulation standards for residential. Submitting a Building Regulations Application, submit a Building notice or a Full Plans. Building Control application for building control of the works where required. Compliance with all Building Regulations for conversion of the building from Equestrian Sport to C3 Residential use. Electrical outlets such as sockets, lighting, wiring etc. Telephone/broadband cabling to provide internet access, plumbing and running water, drainage and waste, masonry, woodwork, plastering, painting, decorating, and ensuring natural light in all rooms, conversion works that meet minimum liveable space expectations. Heating, ventilating and insulation, insulating concrete floors to create thermal comfort, insulating walls, floors and ceilings and creating / enhancing internal wall partitions, roof repairs and enhancements, external repairs, maintaining external elements to the existing building and maintaining the existing appearance of stables buildings. Conversion plans will be assessed by talented planning professionals such as architect and/or structural engineer where required. Submitting a Building Regulations Application where required. Submit a Building notice or a Full Plans Building Control application for building control of the works where required.	Frodsham Town Council have received an objection from a resident who believes that the change of use from stables to a residential dwelling sets precedent for future applications of this nature. Vehicle access to Tarvin Road is very difficult due to blind bends, etc. Refer back to CW&C
22/04556/PMA	The Cowshed, Former Frodsham Golf Club, Simons Lane, Frodsham	Application to determine prior approval for a proposed change of use to residential use	No objections. Though concern about lack of windows, single track road and Woodland Trust access. Refer back to CW&C

Reference	Address	Description	Resolved
22/04581/CAT	Heathdale Cottage, Kingsley Road, Frodsham	Remove all over hanging internal limbs from boundary sycamore trees, remove lone self-seeded ash from west end of paddock, remove lone birch from hedge line and remove lone cherry from hedge line	No objections
22/04653/CAT	Land Rear of (South Of) Royleen Drive, Frodsham	Existing trees to be pruned/tidied along Kingsley Road. 1x Ash Tree - remove. 1x silver birch tree - remove. 1x cherry tree -remove.	No objections
22/04654/HED	Land Rear of (South Of) Royleen Drive, Frodsham	Removal of existing hedgerow (13.7m in total) to facilitate installation of a new timber estate gate and a new timber pass gate, and entry/exit to and from new limestone hard standing. A proposed new hedgerow (27.5m) is to be planted to three sides of new hard standing alongside installation of a new timber estate gate	No objections
22/04402/FUL	73 Bellemonte Road, Frodsham	Two storey and single storey rear extension	Frodsham Town Council have received an objection from a resident due to loss of light provision. Refer back to CW&C

46. Licensing Act and Gambling Act Applications

46.1 To consider whether to make any objections to the application listed below.

Applicant and Application Number	Premises and Address	Permitted activities and opening hours of the premises	Reason for application	Resolved
JIL Ltd 562955	Whitmore and White 72 Main Street Frodsham WA6 7AU	Supply of alcohol on and off the premises Monday to Wednesday 09:00 to 18:00 Thursday to Saturday 09:00 to 22:00 Sunday 10:00 to 16:00 Opening hours Monday to Wednesday 09:00 to 18:00 Thursday to Saturday 09:00 to 22:30 Sunday 10:00 to 16:00	Application for the grant of a premises licence.	No objections

47. Date of next meeting

Monday 13 February 2023 at 6.30pm.