



PLANNING COMMITTEE MINUTES

**Meeting 7**

Attended by: Cllrs H Hayes (Chair), D Critchley, J Critchley, P Eakin, A Holman, P Lowrie, J Moorcroft, G Wood & J O'Donoghue (Town Clerk)

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**1. Apologies for Absence**

To receive apologies and consider acceptance

**NOTED:** There were no apologies for absence.

**2. Declarations of Interest**

To note any declarations of interest

**NOTED:** There were no declarations of interest.

**3. Minutes of the Meeting held on 13 November 2023**

To agree and sign the minutes as a true record.

**RESOLVED:** The minutes were approved and signed.

**4. Opportunity for Public to Speak**

<https://frodsham.gov.uk/policies-procedures/>

Members of the public are invited to speak on items which are on the agenda in accordance with FTC policy on public speaking at meetings.

**NOTED:** No member of the public attended the meeting.

**5. Planning Applications**

5.1 To consider the applications listed below.

**RESOLVED:** The applications were resolved as follows:

Reference	Address	Description	Decision
23/03470/CAT	West View, Vicarage Lane, Frodsham	1x Ash tree - (T1) - request to remove	No objection
23/03576/FUL	6 Holly Bank, Church Street, Frodsham	Single storey rear extension	No objection
23/03567/FUL	58-60 Hillside Road, Frodsham	Installation of 18 solar panels to the south facing roof elevation	No objection
23/03342/FUL & 28/03343/LBC	96 Main Street, Frodsham	Change of use from Bank to Wine Bar, with associated internal alterations at ground floor level and external alterations to roof, chimney stack, rainwater goods,	No objection with a prohibition of outdoor seating due to the limited pavement access/bus shelter

		windows, doors and rear extract duct	
23/03581/LDC	Land North of The Lodge, Tarvin Road, Frodsham	To establish the existing use of land as residential in excess of 10 years including the siting of 3 caravans	Objection The property is in the Green belt and in a designated Area of Special County Value (ASCV) – Helsby and Frodsham Hills (Policy GBC2). The site is concealed from view so has allowed for the breach of planning law to be hidden. Planning application APP/2000/0351 prevented further development of the land.

## 6. Recent decisions taken by the Unitary Council

6.1 To note recent decisions taken by the Unitary Council. Frodsham Town Council objected to the applications highlighted in bold.

Date	Reference	Address	Description	Decision
23/05/23	23/01648/FUL	2 Lime Avenue, Frodsham	<b>Two storey and single storey rear extension, new external doors and windows with areas of render, raised rear patio area</b>	Approval
05/07/23	22/04402/FUL	73 Bellemonte Road, Frodsham	<b>Two storey and single storey rear extension</b>	Approval
10/07/23	23/00695/FUL	5 Arran Drive, Frodsham	<b>Proposed construction of two storey rear extension. Proposed alterations to existing rear extension. Proposed alterations to openings</b>	Approval
24/08/23	22/03854/FUL	Hover Force Ltd, Grassy Lane, Frodsham	Construction of new building associated with outdoor target activities and siting of two weather shelters/viewing areas. (part retrospective)	Refusal
11/08/23	22/04710/FUL	Frodsham Medical Practice, 50 High Street, Frodsham	Change of use from doctor's surgery (formerly Use Class D1) to Residential dwelling. Construction of garage, summerhouse and shed.	Approval
28/09/23	23/01635/FUL	31 The Willows, Frodsham	Proposed single storey front extension and associated alterations	Approval
27/10/23	23/00979/FUL	2 - 4 Fountain Lane, Frodsham	<b>Amendment: External alterations to existing cottages to create a</b>	Approval

			<b>single 3-bed dwelling house, erection of two storey rear extension, new window /door openings, re-rendering, alterations to front to include creation of car parking bay, new retaining wall and relocating front entrance steps and dropped kerbs to existing pavement (amended description)</b>	
30/10/23	23/01807/FUL	22 Thirlmere Close, Frodsham	Proposed residential loft conversion including raising the roof height, roof windows and associated internal alterations.	Refusal
<b>19/09/23</b>	<b>23/01982/FUL</b>	<b>Chestnut Farmhouse, Tarvin Road, Frodsham</b>	<b>Change of use of an existing building to holiday let</b>	<b>Approval</b>
29/09/23	23/02271/FUL	4 Alexandra Mews, Frodsham	Replacement windows and doors to front and rear of property	Approval
30/10/23	23/02864/TPO	67 Fluin Lane, Frodsham	Re-pollard 3x Lime trees and 3x Sycamore trees to keep in the pollard cycle	Approval
10/11/23	23/02862/FUL	45 Park Lane, Frodsham	Replacement of existing pebble dash with render to front and side of dwelling	Approval
20/11/23	23/02990/TPO	20 Warren Court, Frodsham	Copper Beech (Tree 1) front of property - Crown lift and thin (remove low branches) to give 5 metres ground clearance. Reduce (shorten) overhanging side branches and remove dead wood. Copper Beech (Tree 2 and 3) rear of property - Crown lift and thin (remove low branches) to give 5 metres ground clearance. Reduce (shorten) overhanging side branches and remove dead wood. Silver birch (Tree 4) - Fell	Approval
<b>17/11/23</b>	<b>23/00155/FUL</b>	<b>Fraser House, 8 Bridge Lane, Frodsham</b>	<b>Conversion of existing building to form 7 dwellings with associated external alteration</b>	<b>Approval</b>

**NOTED:** The decisions were noted.

## 7. Date of next meeting

Monday 15 January 2024 at 6.30pm