

Minutes from the Amenities and Planning Committee Meeting held on 9th June 2025 at Castle Park Arts Centre at 7pm

Attended by: Cllr D Critchley, Cllr J Critchley, Cllr R Drapeur (Vice Chair), Cllr H Hayes, Cllr A Holman, Cllr R Lofts (Chair), Cllr P Lowrie, Cllr M Nield, Cllr B Wade, Cllr G Wood & J O'Donoghue (Town Clerk)

Also attended by:

The meeting was audio recorded

Meeting 1

1. Election of Chair

To appoint a Committee Chair to serve until the next Amenities and Planning Committee Meeting in June 2026.

RESOLVED: It was unanimously agreed to appoint Cllr R Lofts as Chair for 2025-26.

2. Election of Vice Chair

To appoint a Committee Vice Chair to serve until the next Amenities and Planning Committee Meeting in June 2026.

RESOLVED: It was unanimously agreed to appoint Cllr R Drapeur as Vice Chair for 2025-26.

3. Apologies and reasons for absence

To receive apologies and approve reasons for absence from members.

NOTED: There were no apologies.

4. Declarations of interest

To note any declarations of interest on items which are on the agenda.

NOTED: Cllr B Wade declared an interest in item 10(b) & 10(c) and item 25/01006/FUL. Cllr J Critchley declared an interest in item 25/01006/FUL.

5. Public participation

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: <https://frodsham.gov.uk/wp-content/uploads/2023/10/Publicspeaking-at-meetings-2023.pdf>

NOTED: No member of the public attended the meeting.

6. Neighbourhood Plan

(a) To receive a report from the Neighbourhood Plan Working Group.

NOTED: Gill Hesketh, representing the Frodsham Neighbourhood Plan Group (FNPG), attended the meeting to offer the group's expertise in supporting the Council with larger planning applications and in monitoring the ongoing progress of the Frodsham Neighbourhood Plan. The FNPG can provide comprehensive reports, drawing on the extensive knowledge gained through the planning process and the wide-ranging consultations with community members. This support will also help in securing planning benefits for the community.

(b) To agree actions to be taken.

RESOLVED: It was agreed to accept the support and for the Town Clerk to forward any larger plan to the group for them to prepare a report for the Amenities & Planning Committee.

7. Approval of minutes

To approve the minutes from the Amenities & Planning Committee Meeting held 12th May 2025.

RESOLVED: The minutes were approved and signed.

8. To consider the following planning applications:

Reference	Address	Description	Comments
25/01017/S73	West Clifton Marsh, Sutton Causeway, Sutton, Frodsham	Wharf facilities and bridge (renewal 05/0837/FUL) - Variation of condition 1 (removal of bridge and wharf) of application 15/00677/FUL	NO OBJECTION
25/01110/FUL	31A High Street, Frodsham, WA6 7AJ	Change of use from office (Use Class E) to residential (Use Class C2), including the installation of a roof deck to the rear of the first floor property	RELEVANT POLICIES: R1; M4; DM11; DM14; DM44; DM46 OBJECTION: Fire safety concern – the only access/egress is via the staircase at the front of the property. Occupants could be trapped if a fire breaks out near the staircase. No provision has been made to exit at the rear of the property from the roof deck. The garden at the rear of the property is currently being offered for sale, further limiting a safe refuge.
25/01417/CAT	Frodsham Dental Surgery, 8 Church Street, Frodsham, WA6 7EB	Remove 2x Hollies and all understory vegetation to make the patio useable	RELEVANT POLICIES: R1; M4; DM11; DM14; DM44; DM46 NO OBJECTION: subject to the agreement of the Conservation Officer
25/01006/FUL	Dunsdale Lodge, Carriage Drive, Frodsham, WA6 6ED	Change of use from holiday let accommodation to residential dwelling (C3)	RELEVANT POLICIES: STRAT9; M4; DM11; DM17; GBC2; DM44 NO OBJECTION
25/01191/FUL	Best Western Forest Hills Hotel, Bellefonte Road, Frodsham, WA6 6HH	Erection of padel courts	RELEVANT POLICIES: STRAT9; M4; DM11; DM17; GBC2; DM44; DM51 NO OBJECTION: However, as the courts would be parallel to the bottom section of the Memorial Field we may want to request a restriction to ensure the courts are not in use during the annual 11

			November Remembrance Service and any other significant National Remembrance Service notified to Forest Hills by Frodsham Town Council
25/01511/CAT	10 Oakdale Avenue, Frodsham, WA6 6PY	Lime - 3m reduction	RELEVANT POLICIES: R1; M4; DM11; DM44; DM46 NO OBJECTION: Subject to the agreement of the Conservation Officer
25/01512/CAT	23 High Street, Frodsham, WA6 7AH	Eucalyptus - 2m reduction	RELEVANT POLICIES: R1; M4; DM11; DM14; DM44; DM46 NO OBJECTION: Subject to the agreement of the Conservation Officer

9. Decisions taken by CW&C Planning Department since the last meeting

Reference	Address	Description	Decision
25/00306/FUL	Marling House Top Road Frodsham WA6 6SN	Two storey rear extension	Approval
25/00415/FUL	95 Townfield Lane Frodsham WA6 7RJ	Installation of new render to all external brickwork and raised decking to the rear elevation	Approval
24/02694/FUL	Lady Heyes Camping and Caravan Site Kingsley Road Kingsley Frodsham WA6 6SU	Construction of 3 x padel courts	Approval
25/00416/FUL	51 Fairways Frodsham WA6 7RY	Single storey front extension, single storey rear extension, first floor side extension with conversion of garage to habitable space. Alterations and addition to ground floor front window openings	Approval
24/03100/FUL & 24/03101/LBC	Godscroft Hall Godscroft Lane Frodsham WA6 6XU	Demolition of existing outbuilding, erection of new dwelling for holiday let accommodation, parking and landscaping	Refusal
24/01240/FUL	Land Off Simons Lane Frodsham Cheshire	Change of use of land as an outdoor events space for recreational use, including team building activities and outdoor learning and activities space, and ancillary items including 1 no. removable/collapsible tipi, removable welfare facilities (toilets), car parking and associated access works from Simons Lane, and associated fencing and landscaping	Withdrawn

10. Planning Inspectorate Appeal Decisions - Appeal Ref: APP/A0665/Y/25/3358311

To note the Planning Inspectorate dismissed the appeal for a single storey orangery style extension to the rear and side of Overton House, School Lane, Frodsham, WA6 6AF.

NOTED

11. Active Travel Working Group

(a) To receive a report from Cllr Holman.

NOTED: Cllr Holman reported that the map boards have been installed at Frodsham Station and agreed to send photos for publication on the website.

(b) To agree any action to be taken.

NOTED: No further actions were required.

12. Play areas

(a) To note that noted that the Clerk has requested updated quotations from the two companies that previously submitted quotes for the safety surface, in line with the revised specification outlined in minute reference 12/05/2025/14b.

NOTED

(b) To note that the basket swing on Green Gates Community Park has developed a significant defect and has been taken down to prevent injury. The Clerk will pursue this with the supplier.

NOTED

(c) To note that the shrub beds around Green Gates Park require considerable weeding, spot spraying and re-barking and that a quote has been requested for FTC's current grounds maintenance contractors to carry out this work.

NOTED

(d) To note that there was a minor accident on Townfield Lane play area when a resident walked into the blue goalposts.

RESOLVED: It was agreed to ask Northwich Town Council to wrap hazard tape around the top of the goalpost.

(e) To consider undertaking repairs to the bridge and boardwalk in Churchfields Park, where significant rot has been identified and a large hole has developed in the boardwalk.

RESOLVED: The health & safety issue was noted together with the quote of £1,450 from Northwich Town Council to make immediate repairs. It was unanimously resolved to accept the quotation and instruct the works.

ACTION: JO

13. Christmas Lights

(a) To note that Frodsham Town Council has stated that, provided the lights installed in the trees are disconnected from the power supply, there should be no issue with them remaining in place.

NOTED

(b) To note that the developers of Old Hall have requested the temporary removal of the section of festoon lighting in front of the development to facilitate the installation of roof trusses. The Town Clerk has obtained a quotation from KDE for the works, which has been forwarded to the developers for action.

NOTED: The developers will be meeting all associated costs and will liaise directly with KDE.

14. Close of meeting

The meeting closed at 19:37