



Frodsham
TOWN COUNCIL

Amenities & Planning Committee

9th June 2025

Meeting pack

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The following councillors are summoned to attend the Amenities and Planning Committee Meeting to be held on 9th June 2025 at Castle Park Arts Centre

Cllr D Critchley, Cllr J Critchley, Cllr R Drapeur, Cllr H Hayes, Cllr A Holman, Cllr R Lofts, Cllr P Lowrie, Cllr M Nield, Cllr B Wade, Cllr G Wood

Location: Gallery 2, Castle Park Arts Centre, Castle Park, Frodsham, WA6 6SE
Date: 9th June 2025 at 7:00pm

Members of the press and public are welcome to attend. The meeting will be audio recorded.

Signed: *Jo O'Donoghue (FSLCC)* Town Clerk

Dated: 4th June 2025

Meeting 1

1. Election of Chair

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

2. Election of Vice Chair

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

3. Apologies and reasons for absence

To receive apologies and approve reasons for absence from members.

4. Declarations of interest

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

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>

6. Neighbourhood Plan

- (a) To receive a report from the Neighbourhood Plan Working Group.
- (b) To agree actions to be taken.

7. Approval of minutes

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

8. To consider the following planning applications:

Reference	Address	Description
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

Reference	Address	Description
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
25/01417/CAT	Frodsham Dental Surgery, 8 Church Street, Frodsham, WA6 7EB	Remove 2x Hollies and all understory vegetation to make the patio useable
25/01006/FUL	Dunsdale Lodge, Carriage Drive, Frodsham, WA6 6ED	Change of use from holiday let accommodation to residential dwelling (C3)
25/01191/FUL	Best Western Forest Hills Hotel, Bellefonte Road, Frodsham, WA6 6HH	Erection of padel courts
25/01511/CAT	10 Oakdale Avenue, Frodsham, WA6 6PY	Lime - 3m reduction
25/01512/CAT	23 High Street, Frodsham, WA6 7AH	Eucalyptus - 2m reduction

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

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.

11. Active Travel Working Group

- (a) To receive a report from Cllr Holman.
- (b) To agree any action to be taken.

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

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.
- (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.

14. Close of meeting

Minutes from the Amenities and Planning Committee Meeting held on 14th May 2025 at 7:00pm in Gallery 1, Castle Park Arts Centre, Castle Park, Frodsham, WA6 6SE

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

Meeting 4

1. Apologies and reasons for absence

To receive apologies and approve reasons for absence from members.

RESOLVED: Apologies were received and accepted by Cllr Holman (personal reasons) and Cllr Nield (personal reasons)

2. Declarations of interest

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

NOTED: There were no declarations of interest.

3. 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/Public-speaking-at-meetings-2023.pdf>

NOTED: No member of the public attended the meeting.

4. Approval of minutes

To approve the minutes from the Amenities & Planning Committee Meeting held 14th April 2025.

RESOLVED: The minutes from the meeting were approved and signed.

5. 24/01685/106|S106A Protos ERF Unilateral Undertaking

To note the objection sent to CWAC on behalf of Frodsham Town Council.

NOTED

6. To consider the following planning applications:

Reference	Address	Description	Comments
25/01190/CAT	27 Doric Avenue, Frodsham, WA6 6QF	Ash Tree - Crown Reduction. Reducing the height and spread of the tree by up to 3 metres	RELEVANT POLICIES: R1, M4, DM11, DM44 NO OBJECTION
25/01058/FUL	41 Fluin Lane, Frodsham, WA6 7QL	Alterations to garage roof, and erection of single storey rear extension	RELEVANT POLICIES: R1, M4, DM11, DM44 NO OBJECTION: Subject to it meeting the provisions set out in Supplementary Planning Document: House Extensions and Domestic Outbuildings

7. To note applications considered in advance of the meeting due to time constraints

Reference	Address	Description	Comments
25/01164/CAT	22 Trinity Gardens, Frodsham, WA6 7GB	Large Common Lime Tree and Holly Tree in front garden/drive of 22 Trinity Gardens. Lime Tree - Full crown lift to 1/2 way up the trunk, removing all epi growth around the base and crown reduction by 1/3 (5 x large main trunks). Holly Tree - Pruning to reduce tree height by 1/3 and trim sides.	RELEVANT POLICIES: R1, M4, DM11, DM44, DM46 NO OBJECTION
25/00981/TEL	Land At Kingsley Road, Frodsham	Erection of 20m pole supporting 12 antennas (6 per operator) and 6 RRUs (3 per operator) 2 meter cabinets (1 per operator) 6 equipment cabinets (3 per operator) and all other ancillary development	NO OBJECTION: APPROVED BY CWAC 7 th May 2025
25/00415/FUL	95 Townfield Lane, Frodsham, WA6 7RJ	Installation of new render to all external brickwork and raised decking to the rear elevation	RELEVANT POLICIES: R1, M4, DM11 NO OBJECTION

8. Annual play area inspections

(a) To note that the annual RoSPA inspections have been carried out by RoSPA Play Safety

NOTED

(b) To note the report provided by the Town Clerk

NOTED

(c) To approve the immediate repairs identified by the inspections

RESOLVED:

It was agreed to proceed with the approved repairs, with the exception of the following: (a) the replacement of the safety surface at Top Road, and (b) the replacement of the safety surface near the bridge on Churchfields. It was also agreed to obtain a cost estimate for replacing the rotten timber barrier beneath the bridge on Churchfields. Additionally, the Council will approach the owner of the field at Top Road to propose a land swap, seeking a more suitable location for the play area.

ACTION: JO

9. Damage to Green Gates play area

(a) To note that the recent vandalism has been reported to Zurich Insurance.

NOTED

(b) To note that the rope is being replaced by a metal material designed to look like rope.

NOTED

10. Defibrillator

To note that a new outdoor cabinet has been installed at the petrol station on Bridge Lane.

NOTED

11. Christmas Lights Working Group

- (a) To note that a quotation has been requested for bolt and catenary wire testing from a specialist company and the works will be instructed under delegated powers.

NOTED

- (b) To note that a quotation has been received for testing the electrical supply to the sockets providing power to the festive lights in the sum of £2,085.

NOTED

- (c) To note the response from Frodsham Tree Solutions in relation to the light strings installed in trees on Church Street and Main Street: *“There is always a risk with cables in trees of harm to them, more so if the cables are wrapped around stems which could result in the cambium layer being squeezed and restricting nutrients to the upper canopy. if the cables are stretched between branches it is more likely and more beneficial to the trees if the cable is snapped due to branch growth”.*

NOTED

- (d) To receive a report from Cllr Nield following the meeting of the Working Group on 30th April.

NOTED: Cllr Nield was unable to attend the meeting or present a report; however, item 11e arises from their input and comes with their recommendation.

- (e) To agree to disband the working group and make decisions through the Planning & Amenities Committee.

RESOLVED: It was unanimously agreed to disband the working group and make decisions through the Planning & Amenities Committee.

- (f) To agree any further actions.

RESOLVED: To seek clarity on the position regarding the light strings installed in trees.

ACTION: JO

12. Planters

To receive a report from Cllr Hayes.

The item was deferred.

13. Active Travel Working Group

- (a) To receive a report from Cllr Holman.
(b) To agree any action to be taken.

Items 13(a) and 13(b) were deferred.

14. Safety Surfacing – Top Road & Churchfields Play Areas

- (a) To note that 3 quotations were sought from 5 play surface companies and that 2 have been received. Each supplier was provided with the same specification. Quotation A is for £14,262.00 and Quotation B is for £15,765.50.

NOTED: It was noted that only two quotations could be obtained for the agreed carpet-style safety surfacing, due to the specialised nature of the material and installation required.

- (b) To agree action to be taken.

RESOLVED: It was agreed to contact the original quotation providers and request revised quotes reflecting the updated specification, which now excludes the safety surfacing at the Top Road site and the area adjacent to the bridge at the Churchfields site.

ACTION: JO

15. Close of meeting

The meeting closed at 19:21