

Minutes from the meeting of the Amenities and Planning Committee Meeting held on 11th May 2026 at Castle Park Arts Centre at 7pm

Attended by: Cllr D Critchley, Cllr J Critchley, Cllr A Holman, Cllr J Hook, Cllr R Lofts (Chair), Cllr P Lowrie, Cllr B Wade, Cllr G Wood & J O'Donoghue (Town Clerk)

1. Apologies and reasons for absence

To receive apologies and approve reasons for absence from members.

RESOLVED: Apologies were received and accepted from Cllrs R Drapeur (work commitments), H Hayes (personal), M Nield (personal), B Wade (personal)

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. Suspending Standing Orders

To note Standing Orders require that any suspension be approved by resolution of the meeting, in accordance with Standing Orders 1(r)(ix) and 25(a). This process will apply to all items other than agenda item 4.

NOTED

4. 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.

5. Approval of minutes

To approve the minutes from the Amenities & Planning Committee Meeting held 13th April 2026.

RESOLVED: The minutes were unanimously approved.

6. Actions from the meeting held on 13th April 2026

- a) To receive a verbal update from Councillor Wood regarding traffic and activity issues on Langdale Way and Grasmere Road, arising from school drop-off and pick-up at Manor House School.

NOTED: Cllr Wood provided a report following research into the options.

- b) To agree action to be taken.

RESOLVED: The Clerk agreed to review the current budget to identify where the costs could be allocated (approximately £200 per item), approach Manor House School to ascertain their approval of a parking scheme involving the children, contact Will to Work to determine whether they would be able to assist with the scheme, and approach PCSO Neil Flanagan for his support.

ACTION: JO

7. Planning

- a) To note the report from Cllr J Critchley and agree response to Cheshire West and Chester Council.

NOTED

- b) To note the following planning applications and agree response to Cheshire West and Chester Council:

Application #	Address	Details	Comments
26/01126/LBC	47-49 Main Street, Frodsham, WA6 7DF	Create a new doorway at ground floor level between number 47 and number 49 Main Street. The new doorway will be created within the rear of the building, within a modern extension.	RELEVANT POLICIES: DM46, ENV9, R1, M4, DM11, DM44 NO OBJECTION subject to the agreement of the Conservation Officer
26/01095/FUL	Congar, Middle Walk, Bellefonte Road, Frodsham, WA6 6BW	Erection of porch to front, dormers to rear and the application of render to dwelling.	RELEVANT POLICIES: R1, M4, DM11, DM44 NO OBJECTION subject to it meeting the provisions of Supplementary Planning Document: House Extensions and Domestic Outbuildings.
26/01282/PIP	Land At Dobers Lane, Frodsham	Erection of 1 dwelling	RELEVANT POLICIES: STRAT 9 (Green Belt and Countryside), M4, DM11, DM17, GBC2 Area of Special Country Value – Helsby and Frodsham Hills; DM51, DM44 OBJECTION: The land is in the Green Belt and in an Area of Special Country Value - Helsby and Frodsham Hills. It is outside of the settlement boundary; there are no pavements or streetlights and no public transport routes. There is no evidence to support this land being redesignated as grey belt. A similar Application - 25/01937/PIP Blossom Hill Stables, Mill Lane Kingsley was refused on 6 February 2026 and the reasons for refusal are fully consistent with the grounds for refusal for this application, and further it negatively impacts GBC2 – ASCV Helsby and Frodsham Hills . “The proposal amounts to the construction of a dwelling in the countryside outside of an identified settlement. They have not been proven to require a countryside location and would be in a location where there would be a significant reliance on the use of private motor vehicles for the majority of day-to-day access to employment, shops, community facilities, schools and services. The proposal therefore represents an unsustainable form of development which would be contrary to the provisions of policies STRAT 1, STRAT 2 and STRAT 9 of the Cheshire West and Chester Local Plan (Part One), Policies DM 19 and R 1 of the Cheshire West and Chester Local Plan (Part Two) and the National Planning Policy Framework.

			The proposed development amounts to inappropriate development in the Green Belt which, by definition, is harmful to the Green Belt. It is considered that no very special circumstances exist in this instance which could clearly outweigh the harm to the Green Belt by reason of inappropriateness. The proposal is therefore considered contrary to the provisions of Policy STRAT 9 of the Cheshire West and Chester Council Local Plan (Part One), Policy DM 19 of the Cheshire West and Chester Local Plan (Part Two) and the National Planning Policy Framework.”
26/01153/FUL	Frodsham Medical Practice, 50 High Street, Frodsham, WA6 7HE	Change of use from doctor's surgery (formerly Use Class D1) to residential dwelling, construction of garage, summerhouse and shed. Renewal of Approval no. 22/04710/FUL.	RELEVANT POLICIES: DM46, R1, M4, DM11, DM44 NO OBJECTION subject to the agreement of the Conservation Officer
26/01163/LBC	The Bears Paw Hotel, 127 Main Street, Frodsham, WA6 7AF	Installation of replacement signs to include, 1x new pictorial and header to the existing decorative bracket, 1x set of individual house name letters, 1x double sided corex holder to existing posts, 3x floodlights, 1x door plaque, 3x car park signs, 12x internally applied window graphics	RELEVANT POLICIES: DM46, ENV9, R1, M4, DM11, DM44 NO OBJECTION in principle, subject to the agreement of the Conservation Officer, however the plain white modern lettering does not seem an appropriate replacement for the current gold style lettering on the sandstone frontage.
26/01135/FUL	89 Waterside Drive, Frodsham, WA6 7NF	Erection of a single-storey detached building for use as a gym/workshop.	RELEVANT POLICIES: DM46, ENV9, R1, M4, DM11, DM44 NO OBJECTION, however, many of the houses built alongside this railway embankment are subject to significant water run-off from the embankment. The case officer should be satisfied that suitable drainage is in place before construction commences.

8. Christmas lights (Church Street)

To note that the scheduled replacement works have been postponed due to a delay in the delivery of required materials. The manufacturer has indicated an estimated delay of approximately 3–4 weeks (as at 20/04/2026), with no confirmed delivery date at present. A revised installation date will be arranged and communicated once delivery has been confirmed.

NOTED

9. Hob Hey Wood

To consider whether to make an approach to the landowner regarding a parcel of land, Title Number: CH576470, address: Land on the East Side of Townfield Lane, Frodsham. Members are asked to note that there is currently no allocated budget for the purchase of land, and any approach would be exploratory in nature.

NOTED: Cllr Lofts provided an additional report from Cllr Hayes: The Hob Hey Wood Friends Group has completed two Land Registry searches on the fields adjacent to the public footpath/bridleway leading into the wood from Townfield Lane and found that both fields are owned by private individuals living a considerable distance from Frodsham; the Group therefore wishes to contact the owners, either directly or through Frodsham Town Council, to enquire whether they may be willing to sell the green belt land, as the Group is keen to protect the ancient woodland and surrounding area and believes that purchasing the fields would support this aim. The Group is prepared to secure funding for the purchase, if affordable, with the intention of ultimately gifting the land to the Town Council, and, should the purchase be successful, would continue maintaining the woodland, plant native species to integrate both fields, and seek provision of a secure area or building to store equipment used in maintaining the wood.

RESOLVED: It was unanimously agreed that the Clerk will make further enquires in conjunction with Mark O'Sullivan (Hob Hey Wood Friends Group).

ACTION: JO

10. Active Travel

To receive any update from Cllr Holman.

NOTED: Cllr Holman provided a verbal update, and it was noted that the cycling maps had been distributed; however, there was no further update regarding the e-bike scheme. Plans are in place to update the noticeboards currently managed by the Frodsham History Society with the "Discover Frodsham" information, and Pam Bradley, Communities and Engagement Senior Manager, will be asked to confirm Cheshire West and Chester Council's agreement to this proposal. Some uncertainty remained regarding which noticeboards were to be allocated, and it was agreed that Cllr Holman would clarify this matter; until such clarification is received, no further action will be taken. The matter was therefore deferred for further discussion at the next Amenities & Planning Committee meeting. Discussion took place regarding the introduction of a 20mph zone on Church Street, which would require the support of Full Council, and it was agreed that this item be placed on a future Full Council agenda due to the associated cost implications (approximately £1,000).

ACTION: AH

11. Close of meeting

The meeting closed at 7.34pm.