

Minutes from the Amenities and Planning Committee Meeting to be held on 13th July 2026 at Castle Park Arts Centre at 7pm

Attended by: Cllrs J Critchley, D Critchley, Hayes (Chair), Holman, Hook, Lofts, Lowrie, Neild, Wood & J O'Donoghue (Town Clerk)

Also attended by: 9 members of the public & Cllr L Sumner (Cheshire West and Chester Council)

Meeting 2

1. Apologies and reasons for absence

To receive apologies and approve reasons for absence from members.

RESOLVED: Apologies were received and accepted from Cllr Drapeur (work commitments) and Cllr 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/wpcontent/uploads/2023/10/Publicspeaking-at-meetings-2023.pdf>

NOTED: Several members of the public attended the meeting to express their objections to the Carden Group's proposed development adjacent to Hob Hey Wood. A representative of the Hob Hey Wood Friends Group delivered a presentation setting out the group's concerns regarding the proposal, highlighting its potential impact on the woodland and the surrounding environment, and emphasising the need for Frodsham Town Council to consider requesting that Natural England assess the site for designation as a Site of Special Scientific Interest (SSSI).

A representative of the Frodsham & District History Society advised that an ancient path runs through the woodland, noting its historical significance.

Members of the public also raised concerns regarding the Protos planning application, its potential implications for Frodsham, and the limited timescale available for submitting responses. Cllr Sumner agreed to review the application and arrange a briefing for Frodsham residents.

5. Approval of minutes

To approve the minutes from the Amenities & Planning Committee Meeting held 8/06/2026.

RESOLVED: The minutes were approved and signed.

6. Planning

- a) To note the applications which have been commented on between meetings (details within meeting pack).

NOTED: See Appendix A

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

Application	Address	Detail	Comments
26/01914/CAT	Westward House, Vicarage Lane, Frodsham, WA6 7DX	Removal of dead/dying holly hedge on roadside wall and replace with beech hedge	RELEVANT POLICIES: DM11, DM46, R1, M4, DM44, DM45 NO OBJECTION subject to the agreement of the Conservation Officer
26/01805/FUL	Dunsdale Cottage Carriage Drive Frodsham WA6 6EE	Two storey side extension and two storey front porch extension.	RELEVANT POLICIES: DM17, DM11, ENV4, STRAT9, M4, DM44, GBC2, DM45 The proposal does not appear to comply with the requirements of Supplementary Planning Document: House Extensions and Domestic Outbuildings
26/01263/FUL	7 Buttermere Close, Frodsham, WA6 7LL	Single storey side/rear extension, and single storey rear extension	RELEVANT POLICIES: DM11, R1, M4, DM45 NO OBJECTION subject to it meeting the requirements of Supplementary Planning Document: House Extensions and Domestic Outbuildings

7. Christmas lights (Church Street)

To note that the completion certificate has been received and filed.

NOTED

8. Replacement benches

To note that the works have been instructed for replacement benches at Crowmere Lake and Churchfields.

NOTED

9. Giant Hogweed (memorial site)

- a) To note that Cllr Lofts (Chair 2025-2026) authorised the survey and management report.

NOTED

- b) To consider the 2 quotes received for treatment: Quote A £240 per treatment and Quote B £306 per treatment.

RESOLVED: It was unanimously agreed to accept Quote A.

ACTION: JO

10. Hob Hey Wood Land Management, Potential Development and Future Protection

a) *Adjacent Land*

To note reports of surveying activity on land adjoining Hob Hey Wood and receive any available update on potential development proposals.

NOTED

b) *Landowner Contact*

To note that letters were sent on 18 June 2026 to the owners of Title Number CH576470 inviting informal discussions regarding a potential future sale of the land, and that no response has been received.

NOTED

c) *Potential Land Acquisition*

To consider the strategic merits of acquiring land adjoining Hob Hey Wood, should the opportunity arise, to enhance biodiversity and help safeguard the woodland from future development.

NOTED: It was noted that reports suggest the land has already changed ownership.

d) *Site of Special Scientific Interest (SSSI)*

To consider pursuing SSSI designation for Hob Hey Wood, agree responsibility for gathering the supporting evidence, and note that, once complete, the Town Clerk will submit an application on behalf of the Council, subject to any necessary approvals (see report on SSSI contained within the meeting pack).

RESOLVED: It was agreed to explore this approach further and to instruct the Town Clerk to make enquiries with Natural England and identify potential consultants who could assist in coordinating an application.

ACTION: JO

e) *Further Action*

To consider any further action in relation to the future protection of Hob Hey Wood and make recommendations to Full Council as appropriate.

RESOLVED: It was agreed to put this on the agenda for the next full council meeting and to encourage Hob Hey Wood Friends Group to have a stand at the Picnic in the Park event due to be held on Saturday 26th August.

ACTION: JO

11. Request for use of Hob Hey Wood for foraging activities

a) To note the report provided by the Town Clerk.

NOTED

b) To consider the request.

RESOLVED: It was agreed to approve the request on the proviso that no naked flames and used anywhere within the woodland.

ACTION: JO

c) To agree any further action to be taken.

NOTED: No further action required.

12. Tarvin Road Cemetery

a) To approve the quotation of £1,350 for the following tree works: crown lift row of mixed species along righthand boundary; crown lift trees on central island; crown lift trees on left hand boundary.

RESOLVED: It was agreed to approve the quotation and instruct the works.

ACTION: JO

b) To consider the replacement of the cemetery signage, noting that the existing sign has deteriorated and requires renewal, and to include clear signage stating that dogs are prohibited within the cemetery, with the exception of assistance dogs.

NOTED: The item was deferred pending further information.

ACTION: JO

13. Townfield Lane play area

- a) To note that the goal posts have been removed due to health and safety concerns.

NOTED

- 14.** To note that a quotation has been requested for the replacement of the goal posts and to authorise the Town Clerk to instruct the works in accordance with Financial Regulation 5.15, which permits the Clerk to authorise expenditure of up to £500 (excluding VAT) under delegated authority, and expenditure of up to £2,000 (excluding VAT) in consultation with the Chair of the Council or the Chair of the appropriate Committee.

RESOLVED: It was noted that a quotation has subsequently been received in the sum of £1,290 and it was agreed to go ahead and instruct the works.

ACTION: JO

15. Close of meeting

The meeting closed at 19:49.

APPENDIX A

FTC Planning Report: 6 July 2026 prepared by Cllr J Critchley

1. **26/01377/FUL:** East Dene, Bridge Lane: Single storey side extension to form a new utility room, following the removal of the existing utility extension.

Relevant policies: DM11, R1, M4, DM44, DM45

NO OBJECTION subject to it meeting the provisions of Supplementary Planning Document: House Extensions and Domestic Outbuildings

2. **26/01395/S73:** 41 Fluin Lane: Variation of condition 2 (approved plans) of planning permission 25/03342/FUL (Erection of a two-storey rear extension with a render finish, including additional render to all extension walls, as approved under planning permission 25/01058/FUL) to alter the garage roof from a gable to a hip.

Relevant policies: DM11, R1, M4, DM44, DM45

NO OBJECTION N.B. Already approved by CWAC

3. **26/01478/FUL:** 11 Ennerdale Drive Erection of single storey front extension, and front porch.

Relevant policies: DM11, R1, M4, DM44, DM45

NO OBJECTION subject to it meeting the provisions of Supplementary Planning Document: House Extensions and Domestic Outbuildings

4. **26/01591/FUL:** Protos, Ince Biomass Power Plant, Marsh Lane, Ince Erection and operation of a Carbon Capture Plant to serve the Ince Bio Power facility

Input needed from councillors

5. **26/01679/FUL:** 1 Townfield Lane Two storey side extension, single storey rear extension and a front porch.

Relevant policies: DM11, R1, M4, DM44, DM45

NO OBJECTION subject to it meeting the provisions of Supplementary Planning Document: House Extensions and Domestic Outbuildings

6. The Bears Paw Hotel, 127 Main Street (3 planning applications)

Relevant policies: DM46, DM14, DM11, R1, M4, DM44, DM45

- (i) **26/01747/LBC:** Installation of replacement signage and 3 no. replacement flood lights.

OBJECT TO SIGN 2: The white modern font is out of keeping with this very prominent Grade II Listed building in the Conservation Area

OTHER SUBORDINATE SIGNAGE: NO OBJECTION, subject to the agreement of the Conservation Officer.

- (ii) **26/01749/LBC:** Internal and external works of repair, redecoration and refurbishment of listed building, including external alterations comprising infilling of east elevation at ground floor to form accessible WC and new gates to store, minor works of repair and refurbishment to 'The Barn' and repairs to garden walls and new balustrade.

NO OBJECTION, subject to the agreement of the Conservation Officer.

- (iii) **26/01753/FUL:** Minor external alterations comprising infilling of east elevation at ground floor to form accessible WC and new gates to store, installation of new fencing to existing refuse enclosure, repairs to garden wall and new balustrade and extension of patio within beer garden.

NO OBJECTION, subject to the agreement of the Conservation Officer.