

MINUTES OF A MEETING OF THE PLANNING COMMITTEE held on 17 July 2002 in the Parish Room, 2 Fiddlers Lane, Saughall

In attendance: Councillor Mrs P Humphrey
Councillor Mrs J Johnson
Councillor JA Marsden
Councillor C Moss
Councillor Mrs JE Storrar
Councillor Mrs J Young (in the Chair)

45 MINUTES

RESOLVED:

That the Minutes of the meeting of the Committee held on 10 June 2002 be confirmed as a correct record.

46 CODE OF CONDUCT – DECLARATIONS OF INTEREST

No Declarations of Interest were received.

47 MATTERS ARISING FROM THE MINUTES

There were no matters arising from the Minutes.

48 PLANNING APPLICATIONS

The Committee considered the following planning applications and requested that its comments be passed to Chester City Council, the Planning Authority.

(a) 02/01003/FUL/DJC

RE: Detached garage, Summer House and Garden Store.
AT: Tall Trees, 102 Hermitage Road, Saughall

“No objections.”

(b) 02/00249/FUL (Amended Application)

RE: Conservatory.
AT: 90 Hermitage Road, Saughall

“No Objections so long as the neighbours have none.”

49 PLANNING DECISIONS

The Committee noted the following planning decisions made by Chester City Council, the Planning Authority, since the Committee’s meeting on 10 June 2002:

(a) 02/00601/FUL

Proposal: Reconstruction of tractor and implement store.
Location: Magna House (former Coach House), Sea Hill Road, Saughall

PERMISSION

(b) 02/00813/FUL

Proposal: Rear extension to dining room, kitchen, shower and WC.

Location: 20 Eastfields Grove, Saughall

PERMISSION

50 CHESTER DISTRICT LOCAL PLAN

A Public Inquiry on the Chester District Local Plan was held between October 1999 and December 2001 to consider all objections to the Plan. The Inspector had now produced his report setting out his response to the objections and recommendations on how the Plan should be modified. Members considered a brief summary of the findings.

The City Council would now consider carefully the Inspector's recommendations. The Inspector's recommendations were not binding on the Council, but good reasons had to be given if they weren't followed. Once the City Council had decided how it wished to alter the Local Plan it would publish 'Proposed Modifications' for public consultation and the Parish Council would be one of its consultees.

RESOLVED:

That the content of the brief summary of the Inspector's report following the Public Inquiry into the Chester District Local Plan be noted and the City Council's proposed modifications be awaited.

51 IMPROVING ENVIRONMENTAL PLANNING AT CHESHIRE COUNTY COUNCIL

Cheshire County Council was currently under going a major review. It was seeking to challenge its aims and objectives, the way it operated and the functions it carried out.

The County Council was asking the fundamental question of "Are we doing the right things?" and was keen to have views from the Parish Council, as an important stakeholder, on its Environmental Planning Service.

A questionnaire had been provided which identified the County Council's current objectives and the activities it undertook to meet these objectives. It asked that consideration be given to which activities undertaken should be done by the Environmental Planning Service and if there were any activities that it was considered should be done that currently weren't done.

Once the questionnaires were completed and returned, the County Council would produce results which would be shared. The results would be used to inform the latter stages of the review which would consider how the County Council operated in the future.

Members raised concerns over the short timescale for return of the forms. The forms had been posted on 28 June 2002 and were requested back by 12 July 2002.

RESOLVED:

That individual Members be requested to complete their forms and return them to the County Council and if they were considered too late to be accepted then representations be made over the shortness of the consultation period.

52 2 HERMITAGE ROAD, SAUGHALL

RESOLVED:

That the Committee continue to monitor the improvements being carried out at 2 Hermitage Road, Saughall.

53 GROVE LODGE, HERMITAGE ROAD – OFF-STREET PARKING

It was reported that the work had now been completed.

RESOLVED:

That this item be removed from future Committee Agenda.

54 TOWN AND COUNTRY PLANNING ACT 1990
DETERMINATION OF PLANNING APPLICATIONS – CHANGES TO
DELEGATION AGREEMENT

Through various Best Value initiatives the Government was seeking to improve the performance of Local Planning Authorities in determining planning applications. For the current year, 2002/03, the Government required Local Planning Authorities to meet a new target of delegating the determination of 90% of planning applications to officers.

Chester City Council had considered its response to this requirement and as a consequence had varied the scheme of delegation to officers. This meant that all householder applications would be determined by officers, who would assess any representations that had been received from neighbours and Parish Councils, unless the local City Councillor(s) made a request within 28 days of the application appearing on the weekly list of applications that it be determined by the Planning Board.

As a consequence of this change, and in respect of Parish Councils views, the case officer would in future send a short letter of explanation to the Parish Council where the delegated decision differed from the views expressed by the Parish Council. The other change, of less significance to most Parish Councils, was that all applications for advertisement consent were now fully delegated to officers too.

RESOLVED:

That the changes to Chester City Council's delegation agreement be noted.

55 MEMBERS' COMMENTS

RESOLVED:

That Members' comments be a standing item on future Committee Agenda.