

MINUTES OF A MEETING OF THE PLANNING COMMITTEE held on 4 August 2003 in the Vernon Institute, Saughall

In attendance: Councillor Mrs J Johnson
Councillor C Moss
Councillor Mrs J Young (in the Chair)

48 CODE OF CONDUCT – DECLARATIONS OF INTEREST

No Declarations of Interest were received.

49 APOLOGIES FOR ABSENCE

No apologies were received from any of the Members of the Committee not present.

50 MINUTES

RESOLVED:

That the Minutes of the meeting of the Committee held on 7 July 2003 be confirmed as a correct record.

51 MATTERS ARISING FROM THE MINUTES

There were no matters arising from the Minutes.

52 PLANNING APPLICATIONS

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

(a) 03/01206/FUL/ASF

RE: Two single storey side extensions.

AT: 58 Hermitage Road, Saughall

“No objections so long as No 73 Hermitage Road has been consulted”

(b) 03/01107/FUL/DJC

RE: Alterations and extension to form new kitchen, toilet and conservatory.

AT: 26 Darlington Crescent, Saughall

“No objections.”

(c) 03/01207/FUL/ASF

RE: Kitchen and lounge extension. Demolish existing garage and build a new garage to the rear of the dwelling.

AT: The Bungalow, Long Lane, Saughall

“No objections but there are concerns that the toilet door may be opening onto the kitchen.”

53 PLANNING DECISIONS

The following planning decisions made by Chester City Council, the Planning Authority, were noted:

(a) 02/00118/LBC

Proposal: Fitting of 4 additional skylights to match existing.

Location: The Coach House, 13 Shotwick Park, Lodge Lane, Saughall

“LISTED BUILDING CONSENT”

(b) 03/00597/FUL

Proposal: Replacement dwelling.

Location: Kingswood Lane Farm, Fiddlers Lane, Saughall

“REFUSAL”

(c) 03/00908/ADV

Proposal: Illuminated signage.

Location: Wheatsheaf Inn, Parkgate Road, Saughall

“ADVERTISEMENT CONSENT”

(d) 03/00908/ADV

Proposal: Illuminated signage.

Location: Wheatsheaf Inn, Parkgate Road, Saughall

“REFUSAL OF ADVERTISEMENT CONSENT”

(e) 03/00928/FUL

Proposal: Two storey rear extension and single storey front and side extensions to garage and porch.

Location: Glenelg, Church Road, Saughall

“REFUSAL”

(f) 03/00497/FUL

Proposal: Demolition of existing dwelling and replacement with new 2 storey dwelling.

Location: Rosedale Cottage, 1 Green Lane, Saughall

“WITHDRAWN”

(g) 03/001102/ADV

Proposal: Retrospective application for signage.

Location: Newlands Farm, Parkgate Road, Saughall

“WITHDRAWN”

54 PLANNING BOARD MEETING – 30 JULY 2003

The Committee noted the content of the list of Plans for determination at the Planning Board meeting scheduled for 30 July 2003.

55 CORRESPONDENCE RECEIVED

(a) Planning Application for Extension to “Glenelg”, Church Road, Saughall

The applicant had written to the Clerk asking for clarification on the reason i.e. over intensive use of the site., the Committee had given in respect of its objection to the planning application.

It was noted that the Planning Authority had refused planning permission for the following reasons:

“The size and design of the proposed extension would cause an unacceptable loss of residential amenities that adjoining occupiers could reasonably expect to enjoy. As such, the proposal is considered contrary to Policies GE3 and HO8 of the Draft Deposit Chester District Local Plan – Proposed Modifications.”

The Committee concurred with this view.

RESOLVED:

That the Clerk be requested to reply to the applicant informing him that the Parish Council had objected to the application for the same reasons as Chester City Council, the Planning Authority, had rejected it.

(b) Junction of A5117 and A540, Saughall
Replacement of Fencing on Roundabout

The Clerk had written to the Highways Agency to complain that its contractor had replaced damaged Cheshire Fencing with Ranch Fencing. Cheshire Fencing was a heritage asset and the Parish Council considered that the Highways Agency should replace like with like.

A reply was awaited.