

MINUTES OF A MEETING OF THE PLANNING COMMITTEE held on 5 December 2005 at the Vernon Institute, Saughall

In attendance: Councillor WI Humphrey
Councillor Mrs J Johnson
Councillor Mrs M Wynne-Eyton
Councillor Mrs J Young (in the Chair)

50 CODE OF CONDUCT – DECLARATIONS OF INTEREST

There were no Declarations of Interest received.

51 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs P Humphrey, C Moss and Mrs D Whitton.

52 MINUTES

RESOLVED:

That the Minutes of the meeting of the Committee held on 7 November 2005 be confirmed as a correct record.

53 PLANNING APPLICATIONS

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

(a) 05/01820/FUL/NC

RE: Change of use of land and buildings at Rose Farm and Northfield for the storage and trade of vehicles, including the use of the building as an office.

AT: Northfield, Rose Farm, Parkgate Road, Saughall

“No objections”

(b) 05/01821/LDC/LS

RE: Certificate of lawfulness for the storage of vehicles.

AT: Northfield, Parkgate Road, Saughall

“No objections”

(c) 05/01762/FUL

RE: Ground floor and first floor rear extensions.

AT: Wincroft, Parkgate Road, Saughall

“Objection – Reservations on intended use of dwelling. Also, over-intensive use of the site”

- (d) 05/01912/FUL
RE: Two storey side extension.
AT: The Laurels, Parkgate Road, Saughall

“Objection - Over-intensive – no mention of conservatory and garage on planning application.”

54 PLANNING DECISIONS

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

- (a) 05/01512/OUT
Proposal: Farm owner retirement dwelling.
Location: Rendova Farm, Powey Lane, Saughall

“Withdrawn”

- (b) 05/01490/FUL
Proposal: Extension and alterations to dwelling house.
Location: The Grange, Coalpit lane, Saughall

“Refusal of Planning Permission”

- (c) 05/01522/FUL
Proposal: Replace 2 No first floor windows.
Location: Clock Tower View, Whaley Court, Hermitage Road, Saughall

“Refusal of Planning Permission”

- (d) 05/01629/FUL
Proposal: Single story extension to side and rear.
Location: Orchard Villa, Fiddlers Lane, Saughall

“Planning Permission”

- (e) 05/01697/FUL
Proposal: Ground floor rear extension to provide a larger kitchen, study and shower room.
Location: 9 Crofters Way, Saughall

“Planning Permission”

- (f) 05/01713/FUL
Proposal: Two storey side extension.
Location: Rosemary Cottage, Sea Hill Road, Saughall

“Planning Permission”

55 05/00993/FUL/LJ

Proposal: Change of use of Commercial Outbuildings to Residential.
Location: Belmont, Church Road, Saughall

The Clerk reported that Ms L Jones, Planning Officer at Chester City Council, had failed to respond to her letters of 4 October and 25 November 2005. The Council had objected to the proposal because such development had not been allowed in that part of the village before. The Chairman of the Planning Committee had made representations, by telephone, about the application and asked the Planning Officer to undertake a site visit. The Planning Officer had informed that she had driven passed the site in question.

The Committee was concerned that the building had been altered and was now two storeys high and was joined to the house. The plans for the alterations had never been received by the Clerk. Consequently, a response from the Planning Officer had been awaited.

RESOLVED:

That the Chairman be requested to meet the Planning Officer, Ms L Jones, in an attempt to obtain a full explanation on why the planning application had been handled and determined.

56 TOWN AND COUNTRY PLANNING ACT 1990

Appeal By: Hutchinson 3G

Proposal: Installation of radio station comprising 15m high telegraph pole, three antennas, 300mm diameter dish antenna, radio equipment and housing

Location: K's Nursery, Coalpit Lane, Saughall

The Clerk reported that the Planning Appeal, detailed above, had been submitted to the Secretary of State. It would be dealt with on the basis of written representations by an Inspector appointed by the Secretary of State. Any modifications to earlier comments or new or additional comments on the proposals should be submitted to the Department of the Environment and the Regions before 9 January 2006.

RESOLVED:

That the report be received.