

MINUTES OF A MEETING OF THE PLANNING COMMITTEE held on 6 March 2006 at the Vernon Institute, Saughall

In attendance: Councillor Mrs P Humphrey
Councillor WI Humphrey
Councillor Mrs J Johnson
Councillor C Moss
Councillor Mrs D Whitton
Councillor Mrs M Wynne-Eyton
Councillor Mrs J Young (in the Chair)

16 CODE OF CONDUCT – DECLARATIONS OF INTEREST

There were no Declarations of Interest received.

17 MINUTES

RESOLVED:

That the Minutes of the meeting of the Committee held on 6 February 2006 be confirmed as a correct record.

18 PLANNING APPLICATIONS

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

(a) 06/00270/FUL/JL

Proposal: Single storey extension.

Location: Woodside Farm, Parkgate Road, Saughall

“No objections”

(b) 06/00254/FUL/GE

Proposal: Lean-to conservatory.

Location: 63 Hermitage Road, Saughall

“No objections”

(c) 05/02091/FUL/LLJ (Amended proposal only)

Proposal: Car parking and provision of child play area.

Location: The Vernon Institute, Church Road, Saughall

“No objections”

(d) 06/00028/FUL

Proposal: To retain the use of the land adjoining “Brookhurst” as a residential garden to site a racing pigeon loft after the ownership of the land passes to “Willow Hey”, Long Lane, Saughall.

Location: Brookhurst, Long Lane, Saughall

(This application had subsequently been withdrawn)

(e) 06/00113/FUL/ES

Proposal: Barn conversion to granny flat. Pitched roof structure to rear of dwelling and raised to existing outbuilding and splay bay windows to front elevation of dwelling.

Location: Sunnyside, Parkgate Road, Saughall

“Objection: This property cannot be made into 2 dwellings at anyone time.”

(f) 06/00164/FUL/DJC

Proposal: Conservatory.

Location: 10 Newcroft, Saughall

“No objections”

(g) 06/00317/FUL/GE

Proposal: Side and rear extension and loft conversion.

Location: 1 Kingston Court, Saughall

“No objections”

(h) 06/00343/COU/KLW

Proposal: Change of use from domestic fruit orchard to pasture land and farm pasture land to specimen trees and fruit orchard.

Location: Hey House, Fiddlers Lane, Saughall

“No objections”

19 PLANNING DECISIONS

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

(a) 05/01821/LDC

Proposal: Certificate of lawfulness for the storage of vehicles.

Location: Northfield, Parkgate Road, Saughall

“Refusal of Certificate of Lawful Use or Development”

(b) 05/02100/FUL

Proposal: Conservatory/entrance porch to side.

Location: Fiddlers Hey, Fiddlers Lane, Saughall

“Notice of Planning Permission”

(c) 05/01601/FUL

Proposal: Extension to rear and internal alterations.

Location: Cherry Tree Cottage, Church Road, Saughall

“Withdrawn”

(d) 06/00028/FUL

Proposal: Two storey side extension.

Location: Roughwood Farm, Woodbank Lane, Woodbank

“Notice of Planning Permission”

(e) 06/00073/FUL

Proposal: Garden wall to be built on boundary of property and highway up to 1.5m (max) high.

Location: 10 Maplewood Grove, Saughall

“Refusal of Planning Permission”

20 05/00993/FUL/LJ

Proposal: Change of use of Commercial Outbuildings to Residential.

Location: Belmont, Church Road, Saughall

The Chairman reported that the Planning Officer, Ms L Jones, had informed the Enforcement Officer, Mr K Sharp, about this planning application. The Chairman had spoken to Mr Sharp and he had agreed to reply in writing once he had visited the property.

RESOLVED:

That the report be received and the Enforcement Officer’s response be awaited.

21 REAR EXTENSION – 38 DARLINGTON CRESCENT

Following a letter from the Clerk dated 11 January 2006, the Enforcement Officer, Mr K Sharp, had visited the property.

The Enforcement Officer initially reported that the planning file for this address could not be located by the City Council’s archive contractor. He had questioned the householder and been informed that the work that had recently been carried out was the replacement, in brick, of a small timber and glazed area that formed part of that extension and from this information had concluded that the works did not require planning permission.

Since the Enforcement Officer’s visit, the file detailing the planning permission (ref 91/23287/FUL) had been located. On examination of the plans associated with this application it was clear that it did not show the timber extension to which the householder referred. In the light of this information the Enforcement Officer would again contact the householder to request an application be submitted for retrospective planning permission in respect of the most recent extension unless sufficient reason could be provided that such an application was not required.

RESOLVED:

That the report be received.