

MINUTES OF A MEETING OF THE PLANNING COMMITTEE held on 14 August 2006 in the Parish Room, 2 Fiddlers Lane, Saughall

In attendance: Councillor Mrs H Thorniley-Jones (Part)  
Councillor WI Humphrey  
Councillor C Moss  
Councillor Mrs J Young (in the Chair)

Invited Member: Councillor Mrs J Johnson  
Apologies: Councillor JG Johnson  
Councillor Mrs D Whitton

37 CODE OF CONDUCT – DECLARATIONS OF INTEREST

There were no declarations of interest.

38 MINUTES

RESOLVED:

That the Minutes of the meeting of the Committee held on 3 July 2006 be confirmed as a correct record.

39 PLANNING APPLICATIONS

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

(a) 06/01117/FUL/DJC

Proposal: Single storey side garage, utility room and front porch.  
Location: 24 Larchfields, Saughall

“No objections”

(b) 06/01309/FUL

Proposal: Animal shelter/hay store.  
Location: Lower Ridge Farm, Sea Hill Road, Saughall

“No objections so long as it stays as an animal shelter and hay store”

(c) 06/01362/FUL/DJC

Proposal: Demolition of existing cottage and rebuild in block and render to original design with side and rear extensions and a new vehicular access.  
Location: Cherry Tree Cottage, Church Road, Saughall

“Objection – Reasons are required as to why this is necessary. The Council objects to another entrance on the busy main road.”

40 PLANNING DECISIONS

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

- (a) 6/06/960/CPO  
Proposal: Phase 1: Proposed silage clamp for storing grass with ancillary works.  
Location: Green Farm, Lodge Lane, Saughall  
Applicant: Ian Gould, County Property Manager, Cheshire County Council  
  
“Planning Permission”
- (b) 6/06/961/CPO  
Proposal: Phase 2: Proposed steel portal framed cubicle building for housing livestock with ancillary works.  
Location: Green Farm, Lodge Lane, Saughall  
Applicant: Ian Gould, County Property Manager, Cheshire County Council  
  
“Planning Permission”
- (c) 06/00969/FUL/GE  
Proposal: First floor bedroom extension.  
Location: 12 Saughall Hey, Saughall  
  
“Notice of Planning Permission”
- (d) 06/01018/FUL  
Proposal: Detached wooden shed/hobby room in rear garden.  
Location: 3 Fieldway, Saughall  
  
“Notice of Planning Permission”
- (e) 06/01039/FUL  
Proposal: Two storey side extension.  
Location: 14 Meadows Lane, Saughall  
  
“Notice of Planning Permission”
- (f) 06/00945/FUL  
Proposal: Parking for 3 minibuses and construction of garage for storage and minor maintenance.  
Location: Jonetta, Parkgate Road, Saughall  
  
“Notice of Planning Permission”
- (g) 06/01129/FUL  
Proposal: Modification to roof design of existing permission 04/00867/FUL.  
Location: 22 Fiddlers Lane, Saughall  
  
“Notice of Planning Permission”

(h) 06/01130/LDC

Proposal: A Certificate of Lawfulness to regularise the use of the static caravan for residential use (The use began more than 10 years ago).

Location: The Grange, Coalpit Lane, Saughall

“Certificate of Lawful Use of Development”

41 TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING APPEALS

(a) 05/01830/FUL, 05/11/EMCOU

Planning Appeal ref: 06/6/REF, 05/50/ENF

Location: Northfield Rose Farm, Parkgate Road, Saughall

The Strategic Director – Development, Chester City Council informed that the Appeal hearing against the Enforcement Notice for the material change of use of the land was held on 1 August 2006 at the Town Hall, Chester. The decision was awaited.

RESOLVED:

That the report be noted.

42 COMMUNICATIONS RECEIVED

(a) 06/00945/FUL

Proposal: Parking for 3 minibuses and construction of garage for storage and minor maintenance.

Location: Jonetta, Parkgate Road, Saughall

A letter dated 24 July 2006 from the Strategic Director – Development confirmed that the garage was intended to be used for storage of a vehicle a seats. The application was also for the change of use of the site to store vehicles. It was retrospective as storage on the site had been ongoing for a period of five years.

RESOLVED:

That the content of the Strategic Director’s letter be noted.

(b) 06/06/1077/COU

Proposal: Retrospective application for change of use of former farm buildings to part offices, part industrial and storage of touring caravans.

Location: Woodside Farm, Parkgate Road, Saughall

The Clerk had been informed by telephone that because retrospective planning permission was being sought, enforcement action would not be taken unless there was good reason and the circumstances merited it.

RESOLVED:

That the position be noted.