

MINUTES OF A MEETING OF THE PLANNING COMMITTEE held on 2 October 2006 at the Vernon Institute, Saughall

In attendance: Councillor WI Humphrey
Councillor Mrs D Whitton
Councillor Mrs J Young (in the Chair)

49 CODE OF CONDUCT – DECLARATIONS OF INTEREST

No Declarations of Interest were received.

50 MINUTES

RESOLVED:

That the Minutes of the meeting of the Committee held on 4 September 2006 be confirmed as a correct record.

51 PLANNING APPLICATIONS

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

(a) 06/01576/TPO/PM

Proposal: Fell 1 horse chestnut tree.

Location: Outside 3 Lodge Lane, Saughall

“No objections (the tree is most certainly dead) so long as the tree is replaced by the planting of a new one.”

52 PLANNING DECISIONS

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

(a) 06/01077/COU

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

Location: Woodside Farm, Parkgate Road, Saughall

“Refusal of Planning Permission”

(b) 06/01362/FUL

Proposal: Demolition of existing cottage and rebuild in block and render to original design with side and rear extension and new vehicular access.

Location: Cherry Tree Cottage, Church Road, Saughall

“Notice of Planning Permission”

(c) 06/01309/FUL

Proposal: Replacement animal shelter/hay store.

Location: Lower Ridge Farm Sea Hill Road, Saughall

“Notice of Planning Permission”

53 PLANNING ISSUES IN SAUGHALL

Further to Minute No 45/2006 of the last meeting the Clerk had written to Chester City Council’s Strategic Director – Development, Mr A Farrell, on 8 September 2006 raising planning issues that were of concern in relation to the following:

- Cherry Tree Cottage, Church Road
- Woodside farm, Parkgate Road

Chester City Council’s Enforcement Officer, Mr L Smith, had responded by e-mail on 22 September 2006 and the Committee noted the detail of the response on each issue raised.

Members also noted Mr Smith’s comments that the Planning Department responded quickly and efficiently to complaints within the staffing constraints of the department and the legal procedures that had to take place. Officers were willing to update complainants who contacted them and made contact themselves with them when significant events occurred of which they may not otherwise be aware.

54 CONSULTATION ON DRAFT SUSTAINABILITY APPRAISAL SCOPING REPORT AND DRAFT SUPPLEMENTARY PLANNING DOCUMENT: AFFORDABLE HOUSING

The Committee was informed that following changes to the planning system under the Planning and Compulsory Purchase Act 2004, work had started on the preparation of the new Local Development Framework (LDF) for the Chester District. The LDF would ultimately replace the policies and proposals in the adopted Local Plan (May 2006). The City Council was currently consulting on the two documents below (circulated to Members) which would form part of the LDF:

- Draft Sustainability Appraisal Scoping Report
- Draft Supplementary Planning Document: Affordable Housing

Comments were requested on these Drafts by 23 October 2006.

Members discussed the contents of the documents but decided to make no comments on them. It was agreed that they were very good reference documents and Members would retain them to refer to as and when necessary.