

MINUTES OF A MEETING OF THE PLANNING COMMITTEE held on 3 July 2006 at the Vernon Institute, Saughall

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

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

31 CODE OF CONDUCT – DECLARATIONS OF INTEREST

There were no declarations of interest.

32 MINUTES

RESOLVED:

That the subject to the Committee's comments on Minute No 28(c) 06/00426/ADV/LLJ being amended to read "No Objections", the Minutes of the meeting of the Committee held on 15 May 2006 be confirmed as a correct record.

33 PLANNING APPLICATIONS

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

(a) 06/00831/FUL

Proposal: Conservatory to rear.
Location: 54 Church Road, Saughall

"No objections"

(b) 06/00870/FUL

Proposal: Demolition of garage and construction of two storey side extension.
Location: 32 Timberfields Road, Saughall

"Objection – Lack of parking will be an issue – vehicles parked on the road"

(c) 06/00703/FUL

Proposal: Timber open fronted garage.
Location: Woodside Farm, Parkgate Road, Saughall

"The Clerk be requested to ask for a progress report on this outstanding planning application"

(d) 06/01077/COU/KMC

Proposal: Retrospective application for change of use of former farm building to part offices, part industrial and storage of touring caravans.
Location: Woodside Farm, Parkgate Road, Saughall

“Objection –
Query number of employees.
Question caravan access on Saturdays and Sundays.
Would want to see landscaping to metal fencing.
Require urgent site meeting with officers of the Highways Authority and the Planners”

(e) 06/01113/LDC/LS

Proposal: A Certificate of Lawfulness to regularise the mixed use of the site as B1 light industrial, B8 Storage and retail of 4x4 cars
Location: Two Mills Farm, Welsh Road, Puddington

“No objections.”

(f) 06/01129/FUL/LA

Proposal: Modification to roof design of existing permission 04/00867/FUL
Location: 22 Fiddlers Lane, Saughall

“No objections.”

(g) 06/00871/FUL/DJC

Proposal: Side and rear extension, conservatory and new access.
Location: Cherry Tree Cottage, Church Road, Saughall

“No objections.”

(h) 06/00945/FUL/ES

Proposal: Parking for 2 minibuses and construction of garage for storage and minor maintenance.
Location: Janetta, Parkgate Road, Saughall

“Objection –

Planning Authority be requested to supply further information e.g. what is meant by minor maintenance? Where are the existing 8 car parking spaces located?”

(i) 06/00969/FUL/GE

Proposal: First floor bedroom extension.
Location: 12 Saughall Hey, Saughall

“No objections.”

(j) 06/01039/FUL/DJC

Proposal: Two storey side extension.
Location: 14 Meadows Lane, Saughall

“No objections.”

(k) 06/06/960/CPO

Proposal: Phase 1: Proposed silage clamp for storing grass and ancillary works.
Location: Green Farm, Lodge Lane, Saughall

“Noted”

- (l) 06/06/961/CPO
Proposal: Phase 2: Proposed steel portal framed cubicle building for housing livestock with ancillary works.
Location: Green Farm, Lodge Lane, Saughall

“Noted”

- (m)06/01018/FUL/JL
Proposal: Detached wooden shed/hobby room in rear garden.
Location: 3 Fieldway, Saughall

“No objections.”

- (n) 06/01130/LDC/LS
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

“The Chairman be requested to obtain further details from the appropriate Planning Officer before a determination is made on this application”

(Following the meeting the Chairman, after speaking to the Enforcement Officer, asked the Clerk to object to residential use as the Council had complained before and had concerns about the caravan being sited there in the past with a resident.)

34 PLANNING DECISIONS

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

- (a) 05/00615/FUL
Proposal: Extensions and alterations to form granny annexe.
Location: Little Creek Boarding Kennels, Kingswood Lane, Saughall

“Notice of Planning Permission”

- (b) 06/00870/FUL
Proposal: Demolition of garage and construction of two storey side extension.
Location: 32 Timberfields Road, Saughall

“Notice of Planning Permission”

- (c) 06/00768/LBC
Proposal: New traditional staircase to replace existing ladder to attic, matching main house stairs.
Location: 2 Shotwick Park, Sea Hill Road, Saughall

“Notice of Listed Building Consent”

- (d) 06/00831/FUL
Proposal: Conservatory to rear.
Location: 54 Church Road, Saughall

“Notice of Planning Permission”
- (e) 06/00702/FUL
Proposal: Extension to rear.
Location: Woodside Farm, Parkgate Road, Saughall

“Notice of Planning Permission”
- (f) 06/00695/FUL
Proposal: Single storey side extension.
Location: 43 The Ridings, Saughall

“Notice of Planning Permission”
- (g) 06/00760/FUL
Proposal: Conservatory and loft conversion (retrospective).
Location: Belmont, Church Road, Saughall

“Notice of Planning Permission”
- (h) 06/00587/FUL
Proposal: Single storey rear extension and two storey side extension.
Location: 4 Woodbank Lane, Woodbank

“Refusal of Planning Permission”
- (i) 06/00703/FUL
Proposal: Timber open front garage.
Location: Woodside Farm, Parkgate Road, Saughall

“Notice of Planning Permission”
- (j) 06/00436/ADV
Proposal: Promotional Display Unit.
Location: Wheatsheaf Inn, Parkgate Road, Saughall

“Withdrawn”

35 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPEALS

- (a) 06/00017/CON
Planning Application ref: 05/02091/FUL
Proposal: Car Parking and provision of child play area.
Location: Vernon Institute, Church Road, Saughall

RESOLVED:

That the Vernon Institute Management Committee’s appeal be supported.

(b) 06/00019/REF

Planning Application ref: 05/01762/FUL

Proposal: Ground floor and first floor rear extensions.

Location: Wincroft, Parkgate Road, Saughall

“Noted”

36 ADOPTION OF CHESTER DISTRICT LOCAL PLAN AS MODIFIED BY PROPOSED MODIFICATIONS APRIL (2003), FURTHER PROPOSED MODIFICATIONS (2004) AND FURTHER PROPOSED MODIFICATIONS (2005)

RESOLVED:

The information provided by Chester City Council’s Strategic Director – Development be noted.