

MINUTES OF A MEETING OF THE PLANNING COMMITTEE held on 5 December 2011
in the Uniformed Groups' Headquarters, Fiddlers Lane, Saughall

In attendance: Councillor WI Humphrey
Councillor Mrs J Johnson
Councillor Mrs J Knox
Councillor Mrs JE Storrar
Councillor RA Storrar
Councillor A Warrington
Councillor Mrs JM Young (in the Chair)

88. APOLOGIES FOR AUTHORISED ABSENCE

Apologies for authorised absence were received from Councillor Mrs D Whitton.

89. CODE OF CONDUCT – DECLARATIONS OF INTEREST

No declarations of interest were received.

90. MINUTES

RESOLVED:

That the Minutes of the meeting of the Committee held on 7 November 2011 be confirmed as a correct record.

91. OUTSTANDING ISSUES

(a) Woodside Farm, Parkgate Road

The situation at Woodside Farm was still being monitored and Councillor Mrs JM Young provided the Committee with an update, following her discussions with the Enforcement Officer.

92. PLANNING APPLICATIONS

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

(a) 11/05118/FUL

Proposal: Erection of Detached Outbuilding to provide Annex Accommodation

Location: 86 Church Road, Saughall, Chester, Cheshire, CH1 6EW

“Objection for the following reasons:

- it is not in keeping with the surrounding area;
- the proposal amounts to an over intensive use of the site;
- the plot is not large enough for what is being proposed; and

- the applicant has not informed of any special circumstances for what is being proposed.”

93. PLANNING DECISIONS

The Committee noted the following planning decisions made by Cheshire West and Chester Council, the Planning Authority:

(a) 11/03164/FUL

Proposal: Front Porch, rear canopy and alterations and first floor rear extension
Location: Holm Lea Parkgate Road Saughall, Chester, Cheshire. CH1 6JS

“Application refused.”

(b) 11/04259/FUL

Proposal: First floor rear
Location: 214 Hermitage Road, Saughall, Chester, Cheshire. CH1 6AE

“Notice of Planning Permission.”

94. NEIGHBOURHOOD PLANNING MEETING – 28 NOVEMBER 2011

The Clerk informed Members of the proceedings of a Neighbourhood Planning event she had attended in November at Neston Cricket Club, Parkgate, along with some Members of the Council. The speakers had been Lucy Hughes from Cheshire West and Chester Council’s Spatial Planning Team and Claire Jones Community Led Planning Officer at Cheshire Community Action.

The speakers had provided a summary of the Localism Act 2011 and informed that the National Planning Framework had not yet been ratified. The clear message had been that Neighbourhood Plans would be used to shape development in the future. They would have to accord with national and local policies – The Core Strategy. Although this Core Strategy was not yet in place, delegates had been informed that this should not prevent Neighbourhood Planning from going ahead now.

Neighbourhood planning was a new way for communities to decide the future of the places where they lived and worked. They would be able to:

- choose where they want new homes, shops and offices to be built;
- have their say on what those new buildings should look like; and
- grant planning permission for the buildings they want to see go ahead.

Although some funding would be available to assist the Neighbourhood Planning process, which would be led by local councils, production would be very costly and it was difficult to see what advantages could be derived from having such a Plan, at this stage.

The Clerk’s advice was that as it was not compulsory to draw up a Neighbourhood Plan, it would be more cost effective, in the current financial climate, to review and refresh the Council’s Parish Plan with the help of some survey work, but at the same time, monitor the work of those local council’s who had already embarked on the Neighbourhood Planning process, or who would do so shortly, to see what

benefits were derived from the work and resources being put in. Those Members, who had also attended the event in Parkgate, concurred with the Clerk's view.

RESOLVED:

That the report be received.

95. OAKWOOD FARM, SAUGHALL

Councillor Mrs JM Young informed the Committee of her meetings and discussions with Steve Robinson, Chief Executive of Cheshire West and Chester (CWAC) Council in respect of his Council's proposal to develop land at Oakwood Farm, in the Green Belt, as a designated transit site for Gypsies and Travellers.

It was generally known, through the local press that CWAC Council had decided not to take its highly controversial proposal forward, following a huge storm of protest. This was due to the discovery of several protected species of bat. However, it was agreed that official confirmation of this u-turn should be sought from Mr Robinson, along with the exact detail of the circumstances behind his Council's decision.

RESOLVED:

That the Clerk be requested to seek the information detailed above from the Chief Executive of CWAC Council.

96. CONNAHS QUAY – INCINERATOR PROPOSAL

Councillor Mrs JM Young reported on the proceedings of a much disorganised public meeting which had been held to make people aware of the possible dangers of incinerators. It had been arranged by Conna's Quay Town Council at the Civic Hall and had been held on 22 November 2011. The Welsh Government had shortlisted three incinerator companies to bid for a 25-year contract for municipal residual waste from Anglesey through to Flintshire. A site at Deeside on the eastern edge of the area had been proposed for the massive waste-burning facility.

It was noted that there were still doubts about what affect this type of technology could have on people's health.

RESOLVED:

That the report be received.