

MINUTES OF A MEETING OF THE PLANNING COMMITTEE held on 5 March 2012 at the Uniform 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 D Whitton
Councillor Mrs JM Young (in the Chair)

Invite Members: Councillor Mrs K Ford
Councillor DF Holman
Councillor B Kerr

PC Rhys Matthews
PCSO Wendy Leason

12. APOLOGIES FOR AUTHORISED ABSENCE

No apologies for absence were received.

13. CODE OF CONDUCT – DECLARATIONS OF INTEREST

Councillor Mrs K Ford declared a personal interest in Item No. 7 (c) – a planning proposal in respect of Kings Acre, Kingswood Lane, Saughall as she had an allotment there.

14. MINUTES

RESOLVED:

That the Minutes of the meeting of the Committee held on 7 February 2012 be confirmed as a correct record.

15. FORMER RIDINGS INFANT SCHOOL – PROPOSED DEVELOPMENT OF THE SITE

Representatives of Morris Homes (Group) Ltd had accepted an invitation to attend the meeting to make a presentation on their proposed 30/31 (2, 3 and 4 bed) housing development on the former Ridings Infant School site. They provided plans of the site and it was noted that Wain Court had been omitted from it in error. This would be rectified. It was also noted that they had no plans to provide additional community facilities, even though more people would move into the village to either live in the new houses or properties vacated elsewhere in the village by people moving into the new houses.

Members informed that, if the development did go ahead, the roadway in Saughall Hey would need to be widened to provide off road parking. This road was on a bus route so this work would need to be carried out, as a matter of urgency, if the planning application was successful.

Concerns were raised about where the children moving into the new housing development would be able to play. It was reported that the principal authority, Cheshire West and Chester Council's preference was for the developers to provide a one off site contribution, specifically for children's play space.

It was noted that the sewers were adequate for the proposed development but there would be a diversion.

The proposed housing would take up to a maximum of two years to build. The deadline for the receipt of the planning application had been extended so that Morris Homes could consult the Parish Council, as it was doing tonight, and arrange a public consultation in the form of a leaflet drop in Saughall.

16. 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. There were eight caravans on site and this was within the legal limit. No one was living there.

(b) Incinerator Proposal – Connah's Quay, North Wales

There was nothing to report on this proposal. It was agreed to include this item on the agenda for future Planning Committee meetings in order to monitor any developments. Councillor B Crowe was looking into the detail of this proposal and intended to report back to Councillor Mrs JM Young.

17. 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) 12/00404/FUL

Proposal: External Extractor Fan Flue for Kitchen

Location: Greyhound Inn, Seahill Road, Saughall, Chester, Cheshire.

"No objections."

(b) 12/00485/FUL

Proposal: First Floor Extension over Garage, Conversion to Garage to Store/Utility Room and Loft Conversion

Location: 22 Fiddlers Lane, Saughall, Chester, Cheshire.

"No objections."

(c) 12/00234/FUL

Proposal: Change of Use from Stable Block into Holiday Accommodation

Location: Kings Acre, Kingswood Lane, Saughall, Chester, Cheshire.

"Objection - it would constitute inappropriate development in the green belt. The road is not adopted. If permission is granted please include a condition that the new property can never be sold separately."

(d) 12/00555/FUL

Proposal: Conservatory to rear

Location: 70 The Ridings, Saughall, Chester, Cheshire.

"No objections."

18. PLANNING DECISIONS

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

(a) Appeal Ref: APP / A0665 / D/ 11 / 2165563

Meriden, Parkgate Road, Saughall

"The Appeal is dismissed."