

MINUTES OF THE SPECIAL MEETING OF SAUGHALL AND SHOTWICK PARK PARISH COUNCIL held on Monday, 23 February 2017 at All Saints Church, Church Road, Saughall.

In attendance: Councillor A Bailey
Councillor H Jennings
Councillor B Kerr
Councillors Mrs J O'Malley (Part)
Councillor A Manning
Councillor Mrs JE Storrar
Councillor A Warrington (in the Chair)
Councillor Mrs JM Young
Councillor PP Young

43. MEMBERS' CODE OF CONDUCT – DECLARATIONS OF INTEREST

No declarations of interest were received.

44 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor, Mrs J Knox.

45. SUSPENSION OF STANDING ORDERS

Mr Mike Bell of Bell Developments and Mrs M Wynne-Eyton was in attendance at the meeting and representations were made by Members that they be allowed to provide advice in relation to a planning application for land at Church Road. (Minutes No. 46 (a) (i) refers.)

RESOLVED:

That the Council's Standing Orders be suspended so that the Council can receive advice from Mr Bell and Mrs Wynne-Eyton as detailed above.

46. PLANNING MATTERS

(a) Planning Applications

The observations on the following planning applications were agreed and the Clerk was requested to notify Cheshire West and Chester Council - the Planning Authority, of them:

(i) 16/00394/FUL

Proposal: Erection of two storey apartment blocks one with four, one bedroom apartments and one with two, one bedroom apartments.

Location: Land at Church Road, Saughall.

'This Council welcomes the type of accommodation set out in the planning application. However, it has concerns and reservations over the access arrangements (particularly for the emergency services and

refuse collection) and is well aware of the drainage issues in this area of the village.'

Standing Orders back in force.

(ii) 17/01489/FUL

Proposal: Demolition of redundant agricultural buildings and redevelopment for 25 dwellings (including 8 affordable), public open space and associated infrastructure.

Location: Pear Tree Farm, 185 Hermitage Road, Saughall.

Councillor Mrs J O'Malley left the meeting.

'This Council supports this planning application as it is in accordance with its Business Plan. The proposal is considered to be an enhancement to the green belt. The Council sees this proposal as an opportunity to provide more affordable housing for local people and considers that it is the best use for this land which has been an eye sore for many years.

However, as the Council has already purchased land on Fiddlers Lane for leisure and recreational purposes (The Golden Jubilee Park) and is currently in the process of re-developing it, Members do not want the developer to provide open space on the site. They prefer the Council to receive a commuted sum instead, to help finance the improvements proposed for the Golden Jubilee Park.'

(iii) 17/00467/FUL

Proposal: Single storey extensions to front, side and rear.

Location: 2 Larchfields, Saughall.

'No objections.'

(iv) 17/00534/LDC

Proposal: Lawful certification of floor area of approximately 25 sq m of existing PFS shop (Retrospective).

Location: Petrol Filling Station, Parkgate Road, Saughall.

'No objections.'

(b) Planning Application that the Council was Consulted on in December 2016

Proposal: Erection of agricultural building.

Location: Wynstead, Parkgate Road, Saughall.

The Council had considered this planning application at its meeting on Monday, 5 December 2016 (Minute No. 293 (a) (i) refers.) where it had been agreed not to raise any objections.

However, it now transpired that the Council had not taken the opportunity to consider all of the supporting information because it had received

notification of the application at short notice because of the way its meeting had fallen.

The Council was reminded that at its meeting on Monday, 9 May 2016 it had resolved:

‘That a Planning Working Group be set up to give initial consideration to all planning applications received and formulate observations to be submitted to the Planning Authority, with the Council’s agreement.’
(Minute No. 100 refers.)

‘Councillors H Jennings, Mrs JE Storrar, Mrs JM Young and PP Young.
(Minute No. 103(g) refers.)

RESOLVED:

That in future the Council will attempt to be more thorough in its approach when being consulted statutorily by the Planning Authority on planning applications and in so doing will make appropriate use of the Planning Working Group.

(c) Planning Decisions

RESOLVED:

That the following planning decision, made by the planning authority, be noted:

- (i) 16/05300/FUL
Proposal: Single storey side extension.
Location: 57 The Ridings, Saughall.

‘Approval.’

(d) Cheshire West and Chester Council’s:

- Development Planning – Parish and Town Council (Local Council) Relationship Protocol (attached)
- Local Planning Enforcement Plan (attached)

RESOLVED:

That the content of the documents supplied by the Principal Authority as detailed above be noted.

47. GOLDEN JUBILEE PARK RE-DEVELOPMENT – PUBLIC CONSULTATION MEETING AT 7PM ON MONDAY, 6 MARCH 2017

The Council gave consideration to the arrangements that needed to be put in place for the public consultation event scheduled at the beginning of March 2017. This included the documents required and how the event should be advertised/marketed.

The Clerk had already supplied the Chairman with A3 copies of the appropriate documentation and public notices.

The Clerk informed that the Landscape Architects from Cheshire West and Chester Council (Ms Mary Lavery and Ms Fiona Huyton) had declined invitations to attend, whilst Mr Alan Dymond of Morral Play Services was not in a position to commit to attending the meeting at this time and would let the Chairman know later.

The residents of Long Lane who had made representations about the younger children's play area after the decision had been taken to re-locate it elsewhere in the Golden Jubilee Park had all been invited to attend but none of them had confirmed whether it was their intention to be at the meeting or not.

RESOLVED:

That the arrangements in place for the Public Consultation Meeting be noted and the Clerk be requested to provide some additional meeting notices which will be circulated to interested local people and groups.