

**DRAFT**

**TATTENHALL & DISTRICT PARISH COUNCIL**

Minutes of the Planning Committee Meeting of held on Monday 17<sup>th</sup> July 2017 in the Barbour Institute at 7.30pm

**Present:**

Cllr. Keeping (in the Chair)

Cllrs. Chapman, Haynes, Jones, Black, Sharp, Weaver, Sadler Williams, Matthews and White

**1. Apologies for Absence:**

Apologies from Cllrs. Kershaw, Blackhurst, Spencer, Scarratt, and Pritchard were received and accepted

**2. Declarations of Interests**

There were no Declarations of Interests

**3. Planning Applications**

To approve comments sent to Planning on the Planning Application below:

**17/02617/CAT** – 2 Belgrave Cottages High Street Tattenhall – Fell Sycamore Tree

The following comments on the Planning Application above had been circulated to all Cllrs. and sent to Planning: 1. A site visit has been made 2. The Parish Council can support the removal of this tree on the proviso that a smaller ornamental tree is planted in its place.

3. Suggestions for suitable trees include an ornamental cherry or a malus (crabb apple) suggested planting 2 metres from the pavement/highway, within the boundary of 2 Belgrave Cottage garden.

It was proposed by Cllr. White, seconded by Cllr. Haynes that the above comments sent to Planning be approved. All were in favour. **Resolved:** The above comments sent to Planning on the Planning Application above are approved

Planning Applications

**17/02888/S73** – Land at Frog Lane - Care Village Variation of condition 9 of planning Permission 16/00924/S73 – This application was discussed and it was proposed by Cllr. Sharp, seconded by Cllr. Chapman that the following comments be sent to Planning. All were in favour. The Parish Council have no objections to this planning application.

**17/02657/FUL** – 30 Castlefields Tattenhall -Extension to existing garage and conversion to residential accommodation, new porch to existing bungalow. Draft comments had been circulated to all Cllrs. and were read out. It was proposed by Cllr. Jones, seconded by Cllr. Weaver that the following comments be sent to Planning. All were in favour. 1. A site visit has been made. 2. As long as the materials used are in keeping with the Tattenhall Neighbourhood Plan and Village Design Statement the Parish Council can support this application.

**17/02780/FUL** – Millbank Burwardsley Road Tattenhall –Single storey rear extension to semi-detached dwelling with new terrace. Draft comments had been circulated to all Cllrs. and were read out. It was proposed by Cllr. Haynes, seconded by Cllr. Weaver that the following comments be sent to Planning. All were in favour. 1. A site visit has been made. 2. The property is situated within the Conservation Area. All the materials proposed to be used appear in keeping with the original structure. 3. There are no overlooking issues. 4. As long as the materials used are in keeping with the Tattenhall Neighbourhood Plan and Village Design Statement the Parish Council can support this application.

**Resolved:** The comments on the three Planning Applications above be sent to Planning.

There were a further four Planning Applications received:

**17/02949/FUL** – 42 Castlefields Tattenhall Chester – Two storey extension to side and rear single storey extension to rear and 2no new windows to side elevation – Cllr. Black took this application to investigate.

**17/02964/FUL** – Grange Farm Chester Road Hatton Chester – Construction of new Entrance and path to existing buildings – Cllr. Weaver took this application to investigate.

**17/03019/FUL** - Orchard Farm, Tattenhall Lane CH3 9NH - Ecquine and livestock facilities with associated which include manage muck midden and change of use to equestrianism  
Cllr. Chapman took this to investigate

**17/03066/S73** – Tattenhall Care Village Frog Lane Tattenhall – Variation of conditions 2,6,10 and 20 of Planning Application permission 15/05174/FUL – Cllr. Keeping took this application to investigate.

**4. Any further Applications received since the publication of the Agenda**

There were no further Planning Applications

**5. Decision Notices**

**17/01985/FUL** – The Avenue Tattenhall Road Tattenhall – Proposed two storey side extension and single storey rear extension. New windows. **Approval**

**17/01465/FUL** – Four Seasons Tattenhall Road Tattenhall -Two storey side extension, two storey front extension and single storey rear extension **Refusal**

**17/02375/FUL** – Laurel Bank High Street Tattenhall erection of a new timber greenhouse **Approval**

**17/02282/FUL** – Whitegates Burwardsley Road Tattenhall Chester – Single storey rear extension and replacement porch to side **Approval**

**17/02141/FUL** – Creation of shallow wildlife pond **Approval**

- 6. 13/01329/OUT** - Land rear of 15-38 Greenlands Tattenhall – We had received nothing more with regard to the Ashley Wall/Wain Homes Planning Application to be submitted for up to 30 houses. Land Allocations were discussed and Cllr. Keeping would like to attend Cheshire West and Chester Local Plan Working Group Meeting on Monday 24<sup>th</sup> July 2017.

**7. Enforcement Issues**

No issues to report

**8. Other Matters**

Cllr. Sharp brought to our attention a Planning Application No 17/02806/FUL – Higher Huxley Hall Farm Red Lane Huxley – Erection of 4 agricultural buildings for free range egg production With associated feed bins, hard standing and access track. This was right alongside our boundary and will have an affect on our parish and he felt that we should have been informed. Access, the amount of vehicles and will have an impact on Newton Crossroads.

Cllr. Sharp had attended a Huxley Parish Council meeting when this application was discussed. It was felt that it would definite have an impact on our parish. The Clerk was asked to contact Planning for a copy of the Planning Application and ask why we had not been informed. Cllr. Mike Jones was at our Planning Meeting and informed us that he had called this Planning Application in. He typed some comments to the Planning Officer at our meeting, copied the Clerk in and read them out. These were as follows: “As you are aware I have called this application in. The concerns expressed to me are two fold; firstly the access to the site is currently very poor and needs upgrading, not least for the appropriate site lines to be achieved for safety purposes.

Secondly the impact on the cross roads at Newton by Tattenhall, noting the huge increase in traffic re the Ice Cream Farm and the additional housing at Newton by Tattenhall of 60 houses that already has planning permission. Can you please give some consideration to these points and if there is works we can consider to improve the crossroads such as putting in a roundabout.

The Parish Council were happy for these comments to be sent to the Planning Officer. We can put this on the Agenda for the next Parish Council Meeting.

The meeting closed at 8.15 pm