

## TATTENHALL & DISTRICT PARISH COUNCIL

### Minutes of a Planning Committee Meeting held on 26<sup>th</sup> March

Present: Cllr. Keeping (Chair); Cllr. Chapman; Cllr. Weaver; Cllr. Matthews; Cllr. Scarratt; Cllr. White; Cllr. Jones; Cllr. Black; Cllr. Haynes; Cllr. Blackhurst

Apologies: Cllr. Spencer; Cllr. Kershaw; Cllr. Sadler Williams; Cllr. Pritchard; Cllr. Sharp

Declarations of Interest: None

Agenda Item	
<b>Planning:</b>	<p><b>To approve comments already submitted to CWaC on the following planning applications:</b></p> <p><b>18/00521/FUL: 33 Keysbrook Tattenhall Chester Cheshire CH3 9QP – Rear two Storey Extension:</b>                      A site visit has been made. Representation from a neighbour has been considered.                      The two-storey extension to this semidetached property will include or be immediately adjacent to an existing party wall. There might be some loss of amenity to the adjoining property mainly due to reduction of light to the first floor habitable room caused by the proximity of the extension wall. To a lesser extent there would be loss of amenity due to overlooking from the proposed first floor window.                      There are no conflicts with the the Tattenhall &amp; District Neighbourhood Plan or the Tattenhall Village design Statement.  <b>Resolved: Proposed by Cllr. Keeping, Seconded by Cllr Haynes. The comments were unanimously agreed.</b></p> <p><b>18/00702/FUL: The Old Police House, Tattenhall Road:</b>                      No comments were submitted on this application.</p> <p><b>18/00580/FUL: The Croft, Tattenhall Road: Infill extension to rear with new roof and loft conversion with dormer to rear with roof extended to form new ridge line.</b>                      A site visit has been made.                      Representations from neighbours about overlooking have been considered.                      Building materials used will match the existing; roof tiles will be reused.                      There are no conflicts with the Tattenhall and District Neighbourhood Plan or the Tattenhall Village Design statement.  <b>Resolved: Proposed by Cllr. Blackhurst, Seconded by Cllr. Weaver. The comments were unanimously agreed.</b></p>
<b>Planning Applications received since the Agenda was published</b>	<p><b>18/01132/FUL Whitegates, Burwardsley Road, Tattenhall</b>                      Comments on this application are due by 17<sup>th</sup> April. <i>Cllr White and Cllr. Chapman would look at the application.</i></p> <p><b>18/01106/S73: The Croft, Newton Lane, Tattenhall: change of use of land from agricultural to a camp site for the erection of 6 Mongolian yurts between 1st March and 31st October.</b>                      This application was discussed at the meeting and it was agreed to support it.  <b>Resolved: That the application be supported. This was proposed by Cllr. Matthews, Seconded by Cllr. Chapman and agreed unanimously.</b></p>

<p><b>Decision Notices</b></p>	<p><b>17/04762/FUL</b> – Gatesheath Hall Gatesheath Hall Chester Road Golborne Bellow Demolition of existing cattle stalls. Erection of new single storey Machinery Storage/Workshop for agricultural use <b>Approval</b></p> <p><b>17/04561/FUL</b> – Newton House Farm Tattenhall Road Newton-by-Tattenhall Conversion of shippon to one dwelling and conversion of two agricultural buildings into four dwellings with associated gardens landscaping and access <b>Refusal</b></p> <p><b>The Parish Council expressed surprise at the refusal of this application on the grounds that it was still a working farm and that the foundations were unsuitable for development.</b></p> <p><b>13/00586/FUL</b> – Land opposite Brookhall Cottages Chester Road Tattenhall Residential development of 68 dwellings including associated access and Landscaping (amendment) to 12/0382/FUL) <b>Withdrawn</b></p> <p><b>17/05341/LBC</b> – Laurel Bank High Street Tattenhall - Demolition of part of front boundary wall and erection of railings <b>Approval</b></p> <p><b>17/05387/FUL</b> - Laurel Bank High Street Tattenhall - Demolition of part of front boundary wall and erection of railings <b>Approval</b></p> <p><b>17/03827/FUL</b> – Low Ridge Burwardsley Road Tattenhall – Demolition of existing bungalow and development of 4 new houses, associated landscaping and creation of new site access <b>Approval</b></p> <p><b>The Parish Council was disappointed that its comments had not been taken into consideration when granting approval for this application. Cllr. Weaver would contact CWaC on this matter.</b></p> <p><b>18/00016/S73</b> – Grange Farm Chester Road Hatton Chester Variations to condition 2 (approved plans) and condition 8 (visibility splays) Planning 14/05246/FUL to attach the Garage to main house and reposition the approved vehicular access <b>Approval</b></p> <p><b>17/05391/LBC</b> – Gatesheath Hall Chester Road Golborne Bellow of existing cattle stalls. Erection of new single storey Machinery Storage/Workshop Building <b>Approval</b></p> <p><b>13/01329/OUT</b> – Land rear of 15-38 Greenlands Tattenhall – Outline Permission for residential development of up to 30 dwellings public open space, access and associated works <b>Refusal</b></p> <p><b>18/00300/FUL</b> – Parsley Woods Tattenhall Road Newton-by-Tattenhall Replacement Dwelling <b>Approval</b></p> <p><b>18/00548/FUL</b> - 42 Rookery Drive Tattenhall Chester Cheshire Erection of a detached summer house <b>Approval</b></p>
<p><b>Enforcement</b></p>	<p><b>Fence at No 1 Castlefields</b> : No further information had been received.</p> <p><b>Lion House:</b> Cheshire railings were proposed in the original application but the Parish council had pointed out that these were not appropriate in this area of the village.</p>

<b>Boundary Commission</b>	No change had been made to Tattenhall Ward so no comments would be submitted.
<b>Cheshire West and Chester Local Plan (Part Two)</b>	This had been submitted for inspection.
<b>To consider speed limit proposals</b>	A proposal on speed limit reductions had been made by CWaC. Following some discussion, it was agreed that the Parish Council would accept these proposals and would contact Highways Department to ask them to proceed with the consultation. Cllr Hayes asked that the minutes record the concern of residents in connection with speed on Tattenhall Lane <b>Resolved: Proposed by Cllr. Weaver, Seconded by Cllr. Jones. Agreed by majority with one extension.</b>
<b>To consider amendments to parking restrictions on Chester Road</b>	The proposal was to extend the yellow line on Chester Road but change the parking restrictions. At present these were for waiting restriction between 8am and 6pm Monday to Friday. The amendment would be No Waiting between 8.30 – 9.30am and 2.45 – 3.45pm. There were concerns about a lack of passing places if the yellow line was extended and the waiting restrictions changed especially at school times.