

PLANNING & INFRASTRUCTURE COMMITTEE

Minutes of the meeting of the Planning & Infrastructure Committee held in Ellesmere Town Hall on Wednesday 10th January, 2018 at 10.00am.

PRESENT: Councillors: Cllr G Elner (Chair), J Frost, P Goulbourne, Mrs E Peers, I Ward, Mrs A Wignall and Mrs J Williams
Phil Smith – Assistant Clerk

PI-50/17 **To Receive Apologies and Reason for Absence.**

RESOLVED - that the apologies received from Cllrs Mrs J Clayton – unwell – and R Hartley – prior commitment – be approved.

PI-51/17 **Disclosure of Personal and Prejudicial Interests in Items on the Agenda**

None.

PI-52/17 **Grant Dispensations**

None received.

PI-53/17 **Public Question Time**

No questions had been received and no members of the public were present.

PR-54/17 **Minutes**

It was moved by Councillor I Ward, seconded by Councillor Mrs A Wignall and

RESOLVED – that the minutes of the meeting held on 27 November 2017 be approved and signed by the Chair as a correct record.

PI-55/17 **Planning Applications For Consideration**

(i) 17/05619/FUL – 12 Grosvenor Cottages, Ellesmere – erection of a two storey side extension following demolition of existing outhouse, formation of new vehicular access with visibility splay, parking and turning area.

The Committee undertook a site visit prior to consideration of the application.

There was a detailed discussion about the application and the comments/concerns that had been raised by neighbours. It was also noted that planning/highways officers had raised concerns at pre-application stage, although the applicants had sought to address some of those matters.

A motion to support the application was lost, and it was then moved by Cllr I Ward, seconded by Cllr Mrs E Peers and

RESOLVED – that the Council objects to the application on the following grounds:

- the proposed two storey extension is too visually intrusive in relation to adjacent properties and is out of character with the surrounding area;
- the presence of a roof light/window in the extension;
- the proximity of the proposed new vehicular access to two road junctions, including the main A495/A528 junction, and issues arising from the potential gradient of the new driveway
- the proposed parking area may be visually intrusive from certain nearby vantage points.

(ii) 17/05984/FUL – The Mallards, Grange Road, Ellesmere – proposed part first floor front extension and a single storey and two storey rear extension, including internal refurbishment and associated external modifications.

Members were concerned at the scale of the proposed extensions which would have the effect of completely altering the size and scale of the dwelling. There was also concern that the applicants did not refer to the adjacent right of way in their application, and that, if approved, safeguards should be sought that the right of way was not impacted by this development.

It was moved by Cllr I Ward, seconded by Cllr J Frost and

RESOLVED – that the Council objects to the application on the following grounds:

- the size and scale of the proposed development is excessive in relation to the size of the existing dwelling;
- the development would be out of keeping with the character of the local area and would be potentially visually intrusive in its scale and size;

(iii) 17/06022/FUL – Sierra, Grange Road, Ellesmere – erection of a single storey extension to provide additional living accommodation.

Members felt that the application was acceptable, but would wish to see the building materials for the extension matching those of the existing dwelling.

RESOLVED - that the application be supported, subject to the building materials for the extension matching those of the existing dwelling.

The meeting closed at 11.02am

Chair: 

Date: 23/2/18