

PLANNING & INFRASTRUCTURE COMMITTEE

Minutes of the meeting of the Planning & Infrastructure Committee held in Ellesmere Town Hall on Wednesday 14 November, 2018 at 10.00am.

PRESENT: Councillors: G Elner (Chair), R Hartley and Mrs E Peers

Phil Smith – Assistant Clerk

PI-28/18 **To Receive Apologies and Reason for Absence.**

RESOLVED - that the apologies received from Cllr Mrs J Clayton - another appointment, Cllr P Goulbourne – voluntary work commitment, and Cllr Mrs J Williams – away - be approved.

PI-29/18 **Disclosure of Personal and Prejudicial Interests in Items on the Agenda**

Cllr G Elner declared a prejudicial interest in planning application 18/05105/TCA – Stanham House, Trimpley Court, Ellesmere.

PI-30/18 **Grant Dispensations**

None received.

PI-31/18 **Public Question Time**

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

PI-32/18 **Minutes**

It was moved by Cllr Mrs E Peers, seconded by Cllr G Elner and

RESOLVED – that the minutes of the meeting held on 23 October 2018 be approved and signed by the Chair as a correct record.

PI-33/18 **Planning**

(a) Planning Applications For Consideration

(i) 18/05105/TCA – Stanham House, Trimpley Court, Ellesmere – to reduce the sides by up to 1m and the top by 1.5m of 1no Cypress tree within Ellesmere Conservation Area.

This application had been referred to the Committee at the last Town Council meeting. Members had visited the site immediately prior to the meeting to view the tree in situ.

It was believed that the tree was quite old and that it could merit a Tree Preservation Order on the grounds of public amenity. While Members could see the need for some limited reduction of the tree, it was felt that cutting back the sides by up to 1m would result in the loss of much of the foliage and leave the

tree in an unsightly condition. Professional advice would be needed before any works to the tree were carried out.

It was moved by Cllr R Hartley, seconded by Cllr Mrs E Peers and

RESOLVED – that, given that the tree could be quite old, it is requested that before any decision is taken on the application, the Arboricultural Officer carry out an inspection of the tree to assess whether it merits a Tree Preservation Order. The need for some limited trimming of the tree and possible small reduction in height is recognised, but the applicant should first seek professional advice on the best way to achieve this without impacting on the visual appearance and wellbeing of the tree.

(NB: Cllr G Elner took no part in the voting on this item).

(ii) 18/05035/FUL – Old Estate Yard, Church Street, Ellesmere – change of use from joinery workshop to residential annexe

Some concerns had been raised by a resident regarding this application, but Members felt that these could be addressed through planning conditions and building regulations. The main issue raised was the principle of a change to residential use in an area very close to the Mere and Cremorne Gardens, and the possible precedent this might set for future residential development.

It was moved by Cllr Mrs E Peers, seconded by Cllr G Elner and

RESOLVED (1 against) – that the Council objects to the application on the grounds that it has always sought to protect the area around The Mere and Cremorne Gardens from further residential development, and it is felt that, if granted, this application for change of use could set a precedent for future applications for such development.

Meeting closed at 10.28 am

Chair: *A. Peers*

Date: 19.12.2018