

COMMITTEE OR GROUP (if any)

NEW WORKS

DATE
3 March 2016
TIME 1 p.m.

MAIN SUBJECTS CONSIDERED

PLACE
Bishop Lloyds Palace

RECORDED BY John Herson

PARTICIPANTS' NAMES

Jan Hore, Peter Hadfield, John Herson,
Martin Band, Caroline Holton

APOLOGIES

Andrew Pannell
Christine Russell

CIRCULATION

Above and, for information only, David Evans, Eileen Willshaw (Photosurvey), Nick Clarke, Elizabeth Bott, Ann Jones and Civic Trust Office

ITEM
NO

NOTES

FOLLOW -UP
ACTION

Matters arising

1. Minutes of meeting on 28 January 2016: taken as a correct record.
2. 16/00155/FUL – 80 bed care home; it was unclear whether the objection to this had been sent.
3. Tree applications. Following the meeting with the Total Environment Team, it is now unclear what procedure NWC should adopt over tree notifications. The best approach is probably to have direct dialogue with Tim Williams and make suggestions (see 16/00510/CAT below)
4. The meeting had taken place **25 February 2016** at 1 p.m. in BLP with Fiona Hore and Rob Charnley of CWAC. NWC members felt the dialogue had been useful but also profoundly depressing. The development management section is understaffed due to the financial cuts, the officers' workload is very heavy and this has a deleterious effect on the consideration of individual planning applications. The fear of successful appeals by developers hangs over the whole process and undermines the ability of the LPA to adopt a consistent and policy-guided approach to individual applications. It was agreed that NWC should seek out case officers and initiate direct discussion with them of applications of concern to CCT.

APPLICATION	DECISION
15/04014/FUL Hunter Street Student accommodation- Revised proposals.	Objection JH; repeat previous objection and add issue of oversupply and need for adaptability (car parking)
<u>Non illuminated hanging sign</u> 17 Eastgate Street Chester Cheshire CH1 1LG Ref. No: 16/00277/ADV Received: Mon 25 Jan 2016 Status: Awaiting decision	No comment
<u>T1 - London Plane tag 0671. Crown reduce and shorten each</u>	

<p><u>branch by max 2m Side Of 4 Steven Court Seaville Street</u> Chester Cheshire CH3 5AP Ref. No: 16/00301/TPO Received: Mon 25 Jan 2016 Status: Awaiting decision</p>	<p>No comment</p>
<p><u>Single storey building specifically for the use of before and after school services.</u> St Werburgh's And St Columba's Catholic Primary School Lightfoot Street Chester CH2 3AD Ref. No: 16/00264/FUL Received: Mon 25 Jan 2016 Status: Awaiting decision</p>	<p>No comment (Peter Hadfield dissenting)</p>
<p><u>Construction of glazed pavilion (with retractable roof) on the roof of an existing single storey extension at the rear of the former Methodist Chapel. Pavilion is proposed to be used as a dining area (Use Class A3) in conjunction with the restaurant use consented within the Chapel.</u> Former Methodist Chapel Pepper Street Chester CH1 1DF Ref. No: 16/00419/LBC Ref. No: 16/00418/FUL Received: Mon 01 Feb 2016 Status: Awaiting decision</p>	<p>No comment</p>
<p><u>Remove two scyamore trees</u> Waters Edge Chester Cheshire Ref. No: 16/00510/CAT Received: Tue 02 Feb 2016 Status: Awaiting decision</p>	<p>Should be replaced by appropriate street trees to ensure visual amenity. Tim Williams to be contacted.</p>
<p><u>Pollarding of horse chestnut tree</u> Selber House 82A Hough Green Chester Cheshire CH4 8JW Ref. No: 16/00467/TPO Received: Wed 03 Feb 2016 Status: Awaiting decision</p>	<p>No comment</p>
<p><u>External seating area, new signage and cafe barriers</u> The Coach And Horses Public House 39 Northgate Street Chester Cheshire CH1 2HQ Ref. No: 16/00472/FUL Received: Wed 03 Feb 2016 Status: Awaiting decision</p>	<p>No comment</p>
<p><u>Change of colours to front and side elevations, construct new ramp access, replace door and apply signwriting graphics along with internal changes</u> 42 Watergate Street Chester Cheshire CH1 2LA Ref. No: 16/00518/LBC Received: Fri 05 Feb 2016 Status: Awaiting decision</p>	<p>No comment</p>
<p><u>Brass plaques located on the wall and door facing Nicholas Street (in retrospect)</u> 1 Greyfriars Chester CH1 2NW Ref. No: 16/00294/LBC Received: Mon 25 Jan 2016 Status: Awaiting decision</p>	<p>No comment</p>
<p><u>New dwelling and garage</u> 58 Whitchurch Road Great Boughton Chester Cheshire CH3 5QB Ref. No: 16/00389/LBC Ref. No: 16/00388/FUL Received: Fri 29 Jan 2016 Status: Awaiting decision</p>	<p>No comment</p>
<p>Demolition of existing dwelling and erection of two residential dwellings, including access and landscaping works. 15/05190/FUL Land To The North Of Dingle Bank Chester Cheshire CH4 8AD</p>	<p>Objection - MB</p>

<p><u>Proposed conversion and change of use of existing 2nd and 3rd floors of Clemence House into 8 apartments</u> Clemence House St Werburgh Street Chester Cheshire CH1 2DY Ref. No: 16/00845/LBC Received: Fri 26 Feb 2016 Status: Awaiting decision</p>	<p>No comment</p>
<p><u>Change of use of the first and second floors from office (Use Class B1) to non-residential education establishment (Use Class D1)</u> City Place Queens Road Chester CH1 3BQ Ref. No: 16/00776/COU Received: Tue 23 Feb 2016 Status: Awaiting decision</p>	<p>No comment</p>
<p><u>Proposed residential development to construct 4 detached dwellings with associated parking and garage.</u> 82 Hough Green Chester Cheshire CH4 8JW Ref. No: 16/00768/FUL Received: Mon 22 Feb 2016 Status: Awaiting decision</p>	<p>No comment</p>
<p><u>Demolition of existing bungalow and outbuilding and erection of replacement dormer bungalow</u> 22 Long Lane Hoole Village Chester Cheshire CH2 2PD Ref. No: 16/00729/FUL Received: Thu 18 Feb 2016 Status: Awaiting decision</p>	<p>No comment</p>
<p><u>Tree works to be carried out as shown on tree survey</u> Lockwood House 27-29 Liverpool Road Chester Cheshire Ref. No: 16/00765/TPO Received: Thu 18 Feb 2016 Status: Awaiting decision</p>	<p>Site visit – MB</p>
<p><u>Sycamore (T1), (T2) and (T3), Laurel (T5), Conifer (T6) - full removal as will conflict with approved development App No. 13/00660/FUL. Replace with low growing trees (Flowering Cherries)</u> The Boathouse Inn The Groves Chester CH1 1SD Ref. No: 16/00681/CAT Received: Tue 16 Feb 2016 Status: Awaiting decision</p>	<p>No comment</p>
<p><u>Freestanding three sided advertising 'metal toblerone'</u> Land Adjacent To Queens Park Bridge The Groves Chester Cheshire Ref. No: 16/00650/ADV Received: Mon 15 Feb 2016 Status: Awaiting decision</p>	<p>No comment</p>
<p><u>Extension of existing facilities building to the rear of the hotel</u> Queen Hotel City Road Chester Cheshire CH1 3AH Ref. No: 16/00654/LBC Received: Mon 15 Feb 2016 Status: Awaiting decision</p>	<p>No comment</p>
<p><u>Freestanding three sided advertising 'metal toblerone'</u> Land Fronting 4-8 City Road Chester Cheshire Ref. No: 16/00647/ADV Received: Mon 15 Feb 2016 Status: Awaiting decision</p>	<p>No comment</p>
<p><u>Freestanding three sided advertising 'metal toblerone'</u> Land Adjacent Dee House Souters Lane Chester Cheshire Ref. No: 16/00649/ADV Received: Mon 15 Feb 2016 Status: Awaiting decision</p>	<p>No comment</p>
<p><u>Freestanding three sided advertising 'metal toblerone'</u> Land Adjacent Northgate Arena Victoria Road Chester Cheshire Ref.</p>	<p>No comment</p>

<p>No: 16/00646/ADV Received: Mon 15 Feb 2016 Status: Awaiting decision</p> <p><u>Freestanding three sided advertising 'metal toblerone' Land Fronting Chester Library 39 Northgate Street Chester Ref. No: 16/00651/ADV Received: Mon 15 Feb 2016 Status: Awaiting decision</u></p>	<p>No comment</p>
<p><u>Amendment to north elevation following demolition of extension including erection of gate and rail behind wall at the hall, rebuild of dormer window with lead clad and timber cheeks at the coach house and replace skylight and coping stone clad with lead flashing in valley gutters in the stable.</u></p> <p>Backford Hall, Coach House And Stable Gordon Lane Backford Chester Cheshire CH2 4DG Ref. No: 16/00636/LBC Received: Fri 12 Feb 2016 Status: Awaiting decision</p>	<p>No comment</p>
<p><u>Change of use / conversion / extension to / part-demolition of for mixed-use development incorporating retail (Use Class A1) / residential (23 apartments) (Use Class C3) / food and beverage (Use Class A3) 14 - 20 Watergate Street Chester Cheshire CH1 2LA Ref. No: 16/00580/FUL Received: Wed 10 Feb 2016 Status: Awaiting decision</u></p>	<p>Defer for further investigation of the application details by members</p>
<p><u>Conversion of outbuilding to form coffee shop (Use Class A3).</u></p> <p>Outbuilding Associated With The Queen Hotel Located In The Hotel's Car Park Chester Ref. No: 16/00220/FUL Received: Wed 20 Jan 2016 Status: Awaiting decision</p>	<p>No comment</p>