

# KNUTSFORD TOWN COUNCIL



## Minutes of a Meeting of the Planning and Licensing Committee held on 7<sup>th</sup> November 2011

### **PL11/083 PRESENT**

Cllr P S Raynes (Chairman)  
Cllr S A Gardiner  
Cllr Mrs V Davies  
Cllr P D Coan  
Cllr A Dean  
Cllr M J Houghton  
Cllr Ms B H Coan

In attendance:  
S McQuade, Town Clerk

### **PL11/084 APOLOGIES**

None

### **PL11/085 DECLARATIONS OF INTEREST**

Cllr S Gardiner – 11/3503M. May have had a conversation with the applicant in his role as Mayor.  
Cllr V Davies – 11/3614M. Lives close to the location.

### **PL11/086 MINUTES**

**Resolved:** That the minutes of the meeting held on 24th October 2011 be accepted and signed, subject to it being noted that as on all occasions Cllr Gardiner does not vote on planning matters.

### **PL11/087 PLANNING RESPONSES**

**PLAN No: 11/3504M**

**LOCATION: 19 ROCKFORD LODGE, KNUTSFORD, CHESHIRE WA16 8AH**

**DETAIL: Proposal to extend and convert ground floor garage into 2 bedrooms, together with first floor alterations to convert 2 Bedrooms into 1 with en-suite.**

The Town Council felt that the privacy of the neighbours may be compromised and requested that officers give due regard to these matters.



SIGNATURE.....

# KNUTSFORD TOWN COUNCIL



**PLAN No: 11/3354M**

**LOCATION: 21 MELLOR CRESCENT, KNUTSFORD, CHESHIRE**

**DETAIL: Proposal to extend an existing dormer window and replace the existing garage door with a new window.**

The Town Council considered this application and raised no objections subject to neighbours' views.

**PLAN No: 11/3806M**

**LOCATION: 21A TATTON STREET, KNUTSFORD, CHESHIRE WA16 6AE**

**DETAIL: Variation of condition on application 11/0957M, proposed change of use from office to A3 use, including refurbishment, remodelling and new shop front.**

The Town Council considered this application and raised no objections subject to neighbours' views.

**PLAN No: 11/3570M**

**LOCATION: 12, STANLEY RD, KNUTSFORD, CHESHIRE WA16 ODE**

**DETAIL: Rear Extension**

The Town Council considered this application and raised no objections subject to neighbour views. It was requested that the Town Clerk enquire if the description issued is fully accurate.

**PLAN No: 11/3500M**

**LOCATION: 67C KING STREET, KNUTSFORD, CHESHIRE WA16 6DX**

**DETAIL: Proposed alterations to the North West Elevation comprising of the insertion of a small new window opening (2 Panes)**

The Town Council considered this application and raised no objections subject to neighbour views.

**PLAN No: 11/3594M**

**LOCATION: 10 THORNEYHOLME DRIVE, KNUTSFORD, CHESHIRE WA16 8BT**

**DETAIL: To extend existing semi -detached property to the rear and side on ground floor to create snug, WC, utility, additional kitchen space and amend existing garage into a study store area. First floor extension, over proposed side extension, in order to create larger bedroom and create new bedroom.**

The Town Council considered this application and raised no objections subject to neighbour's comments.

**PLAN No: 11/3503M**

**LOCATION: UNIT C1 STANLEY ESTATE, STANLEY RD, KNUTSFORD WA16 OEG**

**DETAIL: Change of use from B8 to D1 (Children's Activity Centre)**

The Town Council considered that the application details were inadequate. The gross internal floor space is stated as far greater than the area of the building. There is no clear indication of how the parking provision for 14 spaces will work. The Council does not believe that the application should be approved until these matters have been resolved. The Town Council recommended that a condition should be imposed to the effect that signage onto the one way system is improved as part of the application.

# KNUTSFORD TOWN COUNCIL



**PLAN No: 11/3586M**

**LOCATION: 11 BIRKIN CLOSE, KNUTSFORD, CHESHIRE WA16 8XR**

**DETAIL: PERMITTED DEVELOPMENT RIGHTS REMOVED in reference to original planning 96/0121P granted for single storey side extension including integral garage. Conversion of garage to habitable living space to include replacement of door with a UPVC double glazed window.**

The Town Council considered this application and raised no objections subject to the planning officer checking that the loss of a parking space will not affect the amenity for neighbours.

**PLAN No: 11/3614M**

**LOCATION: 48 HIGHER DOWNS, KNUTSFORD, CHESHIRE WA16 8AS**

**DETAIL: Single Storey Garage with pitched roof and conversion of existing garage into kitchen.**

The Town Council considered this application and objected on the basis of over development. The plans as drawn appear to cross the boundary of the property and as such would be unneighbourly.

**PLAN No: 11/3643M AND 11/3644M**

**LOCATION: KNUTSFORD GOLF CLUB, MEREHEATH LANE, KNUTSFORD WA16 6HS**

**DETAIL: Demolition of existing locker rooms and other ancillary accommodation, construction of new single storey extension to accommodate new lockers rooms and toilet facilities, kitchen and catering areas, including roof alterations and extension to the existing dining room.**

**Conservation Area Consent for the above.**

The Town Council considered this application and raised no objections. The Council supported the application on the basis that it enhances the amenity to the area.

The Town Council considered the Conservation application for the demolition and raised no objections.

**PLAN No: 11/3316M**

**LOCATION: 5 ST PETERS AVENUE, KNUTSFORD WA16 0DN**

**DETAIL: Rear Single Storey Extension to form Orangery and installation of roof windows in existing lower roof.**

The Town Council considered this application and raises concerns that the development may require some demolition within a Conservation Area. The Town Council noted that they have not seen a 'Conservation Consent'.

**PLAN No: 11/3497M**

**LOCATION: 31 CARRWOOD, KNUSFORD WA16 8NE**

**DETAIL: Single Storey Front Extension**

The Town Council considered this application and raised no objections subject to neighbours' comments.

# *KNUTSFORD TOWN COUNCIL*



***PL11/088      DECISION NOTICES***

Members reviewed and noted the decision notices.

***PL11/089      TO NOTE AND CONSIDER THE PUBLIC FOOTPATH DIVERSION ORDER***

The diversion of the footpath was noted.

***PL11/090      DATE OF NEXT MEETING***

The next meeting was scheduled for 21st November 2011.

**COMMITTEE CHAIRMAN**