

KNUTSFORD TOWN COUNCIL



Minutes of a Meeting of the Planning and Licensing Committee held on 19th December 2011

PL11/105 Present

Cllr P S Raynes (Chairman)
Cllr S A Gardiner¹
Cllr V Davies
Cllr B Coan
Cllr P Coan
Cllr T Dean
Cllr M Houghton

In attendance:
S McQuade, Town Clerk

PL11/106 Apologies

Cllr J Goodrich (Business)

PL11/107 Declarations of interest

Cllr Gardiner declared a personal and prejudicial interest in applications 11/3582M, 11/4175M and a personal interest in 11/4161M due to being known to the agent in the first two cases and known to the applicant in the third. He left the meeting whilst these applications were discussed.

Cllr Houghton declared a personal interest in 11/4238M, being known to the applicant.

PL11/108 Update on the Local Plan from Cheshire East Borough Council

Adrian Fisher and Joanne Dutton from Cheshire East made a presentation to the Committee with regard to the status of the Local Plan. They explained the processes that were being undertaken and highlighted the need to consult with the Council and the local community more widely. They believed that the current Town Plan is a very good starting point for a further dialogue which would take place over the first quarter of 2012. Cheshire east would be organising a panel to canvass views and develop the key local documentation to inform planning over the longer timeframe. Questions then followed and identified the importance of matters such as housing provision and the level of service infrastructure such as education facilities and care for the increasing population over 65.

PL11/109 Minutes

¹ Cllr Gardiner does not vote on planning matters.

KNUTSFORD TOWN COUNCIL



Resolved: That the minutes of the meeting held on the 5th December 2011 be accepted and signed.

PL11/109 Planning responses

The planning responses are set out at **Table A** below.

PL11/110 Decision notices

Members reviewed and noted the decision notices.

PL11/111 Date of the next meeting

The next meeting is scheduled for 9th January 2012.

COMMITTEE CHAIRMAN

KNUTSFORD TOWN COUNCIL



Table A

APPN NO.	ADDRESS	DETAILS OF APPLICATION	DATE OF MEETING	TOWN COUNCIL COMMENTS
11/3582M	8, Tabley Road, Knutsford	New Dwelling	19.12.11	The Council objects on the basis of the development being unneighbourly. We believe that the development will unacceptably reduce light to the living space of neighbouring properties. We also consider the scale is of development excessive for the plot provided and hence unneighbourly. We question whether there will be adequate amenity of the proposed house.
11/3932M	98, Grove Park, Knusford, Cheshire	Two Storey Extension to the Side of the Existing Property.	19.12.11	The Council raises no objections subject to comments from neighbours.
11/4004M	51, Woodlands Drive, Knutsford, Cheshire	Two Storey Extension to side of existing dwelling to contain garage, utility room and family room at ground floor level and two additional bedrooms at first floor level.	19.12.11	The Council makes no objections.
11/4011M	25, Balmoral Close, Knutsford	Orangery Style Extension	19.12.11	The Council makes no comments.
11/4019M	Toft Road, off the Old Town Hall, Knutsford	1 No BT DSLAM Cabinet	19.12.11	The Council does not wish to see boxes of this type proliferate and requests that redundant boxes are removed from the location. The cabinet is in a Conservation Area and the Council wishes to see a non standard sympathetic housing is used. The green metal box would be detrimental and perhaps another colour such as grey would be more in keeping with the location.

KNUTSFORD TOWN COUNCIL



APPN NO.	ADDRESS	DETAILS OF APPLICATION	DATE OF MEETING	TOWN COUNCIL COMMENTS
11/4160M	78, Bexton Road, Knutsford	Alterations to Roof to Form Rear Facing Dormer.	19.12.11	The Council makes no comments.
11/4161M	11, Branden Drive, Knutsford, Cheshire	Demolition of Former Women's Institute Building and Development of Four Storey Houses and Parking.	19.12.11	The Council objects to the application on the grounds of overdevelopment of the site which is therefore unneighbourly. The Council also comments that the development only allows for six parking spaces which we feel is inadequate for such a suburban residential development of this type. The cramped development with small gardens is also not consistent with the streetscene in this area.
11/4170M	Royal Court, Tatton Street, Knutsford, Cheshire	Advertisement Consent for 1 No illuminated Hanging Sign	19.12.11	The Council does not object, but questions the need for illumination of the sign in the Conservation Area. The Council draws attention to the fact that the applicant is a contractor to the Council.
11/4175M	Roebuck Farm, Manchester Road, Knutsford, Cheshire	Conversion of brick outbuilding to single dwelling and erection of new garage/car shelter.	19.12.11	The Council makes no objections.
11/4194M	Edmundson House, Tatton Street, Knutsford, Cheshire	Installation of photovoltaic panels at roof level	19.12.11	The Council makes no objections.
11/4204M	Heathlands House, Gaskell Avenue, Knutsford, Cheshire	Garage Conversion	19.12.11	The Council does not object, but asks that officers check that the amenity of the area is not affected by loss of parking.
11/4238M	58, Blackhill Lane, Knutsford, Cheshire	New Pitched Roof To Garage Utility and Dining Room Extension	19.12.11	The Council has no comment to make.

KNUTSFORD TOWN COUNCIL



APPN NO.	ADDRESS	DETAILS OF APPLICATION	DATE OF MEETING	TOWN COUNCIL COMMENTS
11/4266M	59, Boothsfields, Knutsford, Cheshire	First Floor Side Extension	19.12.11	The Council makes no objections.