

Knutsford Town Council

Town Clerk: Adam Keppel-Green

Council Offices, Toft Road, Knutsford, Cheshire, WA16 6TA

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9th April 2018

To: **The Members of Knutsford Town Council Planning and Licensing Committee**

Dear Councillor,

You are summoned to attend the meeting of the Knutsford Town Council Planning and Licensing Committee to be held at 18:00 on Monday 16th April 2018 in the Lower Council Chamber of the Town Council Offices.

Yours sincerely

A handwritten signature in black ink that reads 'A Keppel'.

Adam Keppel-Green

Town Clerk

Agenda

- 1** To receive apologies for absence
- 2** To note declarations of Members' interests
- 3** Public Participation
A period for members of the public to raise comments on matters being discussed at the meeting
- 4** To receive and confirm the minutes of the meeting held on 3rd April 2018 (**attached**)
- 5** To consider the latest planning applications (**attached**)
- 6** To review the Council's comments on application 18/0089M re Memorial House (following comments by Cheshire East Council Conservation Officer) ([link here](#))
- 7** To consider the latest planning decisions (**attached**)
- 8** To consider matters relating to the Section 106 Agreements
- 9** To review the Planning Issues Log (**attached**)
- 10** To consider the Planning Actions Log (**attached**)
- 11** To note the date of the next meeting (*30th April 2018*)

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Minutes

of the

Planning and Licensing Committee 3rd April 2018

In the Lower Council Chamber of the Town Council Offices

PL17/218 Present

Cllrs Gardiner, Coan, Dean, Gray, and Wells-Bradshaw

In attendance: S Morgan (*Deputy Town Clerk*)

PL17/219 To receive apologies for absence

Apologies were received from Cllrs Forbes, Farber and Malloy (personal business)

PL17/220 To note declarations of Members' interests

Cllr Gardiner	Non-pecuniary	18/0457M	Known to applicant's neighbour
	Non-pecuniary	17/3853M	Councillors were invited to attend a meeting with applicants
Cllr Coan	Non-pecuniary	PL17/224	Known to applicant

PL17/221¹ Public Participation

A resident spoke in objection to application 18/1225M stating it was contrary to policy H2 of the emerging Neighbourhood Plan. The resident spoke further in relation to application 17/3853M expressing numerous concerns including flood risk, building density/height site layout and landscaping and the proposed works to Canute Place roundabout. Concern was also expressed that there had been no confirmation that the Manchester Road site would not exceed 60 dwellings

A resident spoke in objection to application 17/3853M on grounds of access, highlighting the distance to existing bus stops, public rights of way improvements and Canute Place Roundabout plans as areas to be addressed in addition to facilities for the sports pitch and s106 community hall contributions, which could be used for the Moor Scout Hut.

A representative of the South Knutsford Residents Group spoke in relation to a number of applications, highlighting the recent application for 12 Rutherford Drive prior to application 18/1338M. They further mentioned that their understanding of the reason for felling the protected trees at Woodgarth is for structural reasons. It was highlighted that applications 18/1060 and 18/1061 (2&4 Croft Lane) have been withdrawn.

A resident spoke in objection to 18/0457M highlighting the reduced view from the neighbouring property and raising concerns about the overbearing impact of the extension, the detrimental impact to the Conservation Area and loss of light to their main living area.

¹ Cllr Gray arrived during this item

- PL17/222** To receive and confirm the minutes of the meeting held on 19th March 2018
It was **RESOLVED** to confirm the minutes.
- PL17/223** To consider the latest planning applications
It was **RESOLVED** to submit the comments detailed below.
- PL17/224** To consider the latest licensing applications
It was **RESOLVED** to raise no objections to the licencing application for Pulse of Perfumery.
- PL17/225** To consider matters relating to the Section 106 Agreements
Matters relating to Section 106 Agreements were discussed in relation to application 17/3853M.
- PL17/226** To note the date of the next meeting
The date was noted.

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Planning Comments: 03/04/2018

18/1225M	17 Northwich Road	Proposed demolition of existing dwelling and erection of 3 new dwellings.	<p>The Council OBJECTS to this development on the following grounds: -</p> <ul style="list-style-type: none"> • The development is out of character with the prevailing style and density, introducing 3 storeys into the street scene which is characterised by one and two storey properties. • There will be a significant increase in the level of vehicular traffic that is accessing and egressing the site adjacent to the junction with Sandilegh Avenue on one of the main roads into the town, which will be to the detriment of highway safety. • The lack of gardens to the front of the proposed developments is at odds with the existing street scene, with rear garden space being inadequate for properties of this size. • Therefore, overall, the proposal represents significant overdevelopment of this site.
18/1347M	7 Merlin Avenue	Single storey front extension to form shower room.	The Council raises no objection subject to neighbour comments
18/1137M	Ivy Lodge, Tabley Road	Two storey rear extension and new proposed entrance from Sugar Pit Lane.	The Council notes that comments have already been approved to submit at the meeting on 19 th March
18/1258M	23 Marcliff Grove	Two storey rear extension and extended decking area.	The Council raises concerns regarding this application due to potential loss of light to the rear living room of the adjoining property.

18/1338M	12 Rutherford Drive	Proposed single storey rear extension, new rooflight and modified external opening to kitchen.	The Council raises no objection subject to neighbour comments.
18/1362M	65 Mobberley Road	Proposed ground floor flat with in existing domestic residence.	The Council OBJECTS to this application which it considers should be dealt with as one application with 18/1373M. Insufficient detail is provided regarding the provision amenity space and parking for this site, where the provision of the existing 2 spaces would be inadequate for this development.
17/3853M	Land North of Northwich Road	Outline planning application with means of access to be determined (all other matters reserved for subsequent approval) for the erection of up to 190 dwellings (Class C3); the provision of serviced land for allotments; a community orchard, a playing pitch, landscaping and open space; new internal highways, car and cycle parking; sustainable drainage measures including surface water retention ponds, provision of utilities infrastructure; earthworks and all ancillary enabling works.	<p>The Council raises no objection to the application and wishes to thank the applicant for the reduction in units on this site following public feedback.</p> <p>The Council requests the following conditions are included in an approval for this development: -</p> <ul style="list-style-type: none"> • Public open spaces are given long term protection <i>ad infinitum</i>. • A small changing building and parking facilities to be provided with the sports facility, which would only be of use to immediate neighbours without these facilities. • As part of the reserve matters, the layout plan should set back properties on the spine road of this development to protect residents from noise, vibration and fumes of traffic on a route which could become a link route to Manchester Road. • A bus stop be provided within the development or in front of the site on Northwich Road. • A cycle/pedestrian route should connect the north of the site (close to the play area) site

			<p>to the North Cheshire Way and Tabley Lane, where a bus stop is currently provided.</p> <ul style="list-style-type: none"> • The proposed allotments be transferred to Knutsford Town Council • Knutsford Town Council is consulted on the landscaping of the gateway roundabout to the site. • Whilst outside the remit of the development, Knutsford Town Council requests that Cheshire East Highways consults with local residents and the Town Council regarding the details of the Canute Place roundabout development and how the S106 money is spent. • Materials and design should pay due regard to the Emerging Design Guide of the Neighbourhood Plan, using materials which are vernacular to Knutsford and not exceeding 2 storeys on the exterior of the development including Northwich Road. • Section 106 monies be allocated to community facilities such as the Scout Hut on the Moor, which would serve residents of this development.
18/1373M	65 Mobberley Road	Proposed first floor apartment in an existing domestic residence.	<p>The Council OBJECTS to this application which it considers should be dealt with as one application with 18/1362M.</p> <p>Insufficient detail is provided regarding additional amenity space and parking for this site, where the provision of the existing 2 spaces would be inadequate for this development.</p>
18/1480T	Woodgarth, 6 Leycester Road	Works to TPO trees	<p>The Council OBJECTS to the felling of the trees and requests the Arboricultural Officer gives a thorough inspection of all trees to be felled to confirm they are</p>

			dead, dying, diseased, or posing a risk to the structure of the property. The Council requests that any trees that require to be felled should be replaced with a semi-mature tree of a suitable species.
18/0457M	4 Heathfield Square	Rear facing two storey and single storey extension (Revised plans)	<p>The Council OBJECTS to the proposed development for the following reasons: -</p> <ul style="list-style-type: none"> • The size and design of the extension are out of character and detrimental to the Conservation Area, failing to reflect the surrounding properties. • It blocks important views of the Conservation Area from Northwich Road. • The proposal is considered to be overdevelopment by virtue of scale and proximity. It would result in significant loss of light and be overbearing to those living in close proximity, the rear living room window of the adjoining property in particular.

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Planning Applications: 16/04/2018

Application	Address	Application details	
18/1510M	2 Buckingham Drive	Additional attached garage.	
17/6267M	50 Grove Park	Variation of conditions on approval 17/4285M - Proposed two-storey side extension and internal alterations.	
18/0284M	82 King Street	Listed building consent for internal and external alterations to allow the installation of an internal disabled access ramp.	
18/0283M	82 King Street	Internal and external alterations to allow the installation of an internal disabled access ramp.	
18/1398M	35 Mardon Close	Single story extensions to side and rear elevations.	
18/1467T	The Croft, Legh Road	Works to TPO trees: Fell 2x Beech and 1x Sycamore Trees.	
18/1466T	Thrushes Mead, Toft Road	Works to TPO trees: Reduce height of poplar trees by 5 metres.	
18/1496T	Maple Mews, Caldwell Gardens, Chelford Road	Works to TPO trees: Variegated Sycamore (T1) - Remove lower outer limb which is overhanging brick-built garage extension. Approx. 30ft in length. Fear of tree leaning in the direction of garage, would be helped by removing this branch, also letting more light into the garden.	
18/1346T	Draycote, Legh Road	Works to TPO trees: Fell Holly Trees.	

18/1578M	West Court, Chelford Road	Alterations and extensions and a replacement garage. Amendment to planning approval 17/4591M.	
18/1501M	67 Grove Park	Single storey front & first floor front extensions.	
18/1609M	33 Meadow Drive	Proposed first floor side extension, single storey rear extension and associated alterations.	
18/1594M	Bexton Fold, Bexton Lane	Variation of conditions 2, 3, 6, 9 and 11 on application 17/4541M - Demolition of existing dwelling and construction on site of 2no. dwellings.	
18/1276M	Tatton Park, Knutsford Drive	New Welcome Building at Car Park with the addition of a new approach into the Stable yard, Resurfacing of the Stable yard (West), New Centre Building in the Stableyard, New Barn Alterations, Refurbishment of West WC, Refurbishment of East WC and External Alterations to Area North of Stableblock.	
18/1277M	Tatton Park, Knutsford Drive	Listed building consent for New Welcome Building at Car Park with the addition of a new approach into the Stable yard, Resurfacing of the Stable yard (West), New Centre Building in the Stableyard, New Barn Alterations, Refurbishment of West WC, Refurbishment of East WC and External Alterations to Area North of Stableblock	
18/1485M	White Bear, Canute Place	Listed building consent for sign A - 2x replacement trough lights to existing fascia signs and brackets, sign B-1x replacement set of small linolites to existing pictorial sign and bracket and sign C- redecorate the building in white (walls) and black (timbers).	
18/1667T	Old Court House, Chelford Road	Section 211 notice: Works to tress fell Magnolia and Yew trees.	

Planning Decisions: 16/04/2018

Application	Address	Application details	Town Council Comment	Decision
18/0028M	38 Princess Street	Change of use from store related to ground floor pharmacy to one bed flat with associated internal alterations and windows to external walls	The Council raises no objections in principle but raises concerns regarding means of escape in fire, particularly due to the storage of pharmaceuticals on the premises. The Council notes a discrepancy in the application regarding the proposed window materials and requests that painted wood is used.	Approved with conditions
17/6098M	41 Mellor Crescent	Two storey side extension, new porch and replacement bay window to front, new render finish to exterior and alterations to existing house	The Council raises no objection subject to neighbours' comments.	Approved with conditions
18/0312M	32 Rowley Way	2 storey side extension, 2 storey rear extension and further single storey rear extension, plus general upgrade and refurbishment of finishes.	The Council raises no objection subject to neighbours' comments.	Approved with conditions
18/0247M	West Court, Chelford Road	Variation of condition 3 on Listed Building Consent 17/4592M to change the flat roof of the extension from lead to a single ply membrane	The Council OBJECTS to this application and requests that the roof is replaced with like for like materials to prevent damage to the character of the listed building. Conservation Officer comment: - There will be no impact on the special interest of the listed building and is considered compliant with saved local policy BE15/BE18 and SE7 of the Cheshire East Local Plan	Approved with conditions
18/0324M	21 St Johns Avenue	Single storey side and part rear extension	The Council raises no objection subject to neighbours' comments.	Approved with conditions
18/0367T	Legh Lodge, Legh Road	Works to tree - T1 crown lift to 4m and prune branches.	The Council raises no objection.	Consent for works in TPO with conditions

18/0331T	58 Blackhill Lane	Tree works to fell Oak tree	The Council raises no objections, subject to the Arboriculturalist being satisfied with the detail provided within the report regarding the necessity for the removal of the tree. The Council requests that suitable specimen be planted in its place.	Consent for works in TPO with conditions
18/0398T	72 Bexton Road	Works to oak tree	The Council raises no objections, subject to the Arboriculturalist being satisfied with the detail provided within the report regarding the necessity of the works.	Consent for works in TPO with conditions
18/0489M	14 Summersway	Removal of existing conservatory and replacement with reduced single storey rear extension	The Council raises no objection subject to neighbours' comments.	Approved with conditions
18/0419T	Windrush, Bexton Lane	Tree works to Beech tree to crown reduce branches by 1m in length and crown clean Norway Maple tree	The Council raises no objections, subject to the Arboriculturalist being satisfied with the detail provided within the report regarding the necessity of the works.	Consent for works in TPO with conditions
18/0482M	Glyngaire, Tabley Road	Single storey rear extension. Rear dormer window with Juliet balcony. Alterations to roof, including conversion into bedroom/bathroom accommodation. Remodelling front entrance. External cladding to existing building including timber and render finish. Internal remodelling.	The Council raises no objection subject to neighbours' comments.	Approved with conditions
18/0496M	Radbroke Hall, Stocks Lane	33kV overhead electricity distribution line rebuild	The Council raises no objection.	Not objected to
18/0499M	Sunnyside, 23D Bexton Road	Variation of Condition 2 on 16/4585M	The Council OBJECTS on the grounds of the inappropriate design which is detrimental to the adjacent Conservation Area. Planning Officer Comments: - It is considered to be of an appropriate scale, design and built with materials with regard its context within the application site and therefore complies with the above planning policy. Whilst the rear extension is visible from some neighbouring gardens it is not	Approved with conditions

			considered to be significantly harmful to the visual amenity of those using these gardens.	
18/0584T	17 Gaskell Avenue	Tree works to various trees	The Council raises no objection to the tree works and does not require a TPO to be applied.	Consent for tree works in CA
18/0595T	Windle, 53 Chelford Road	1 & 2 Crown raise the one Oak and two Limes to 6 metres from ground level to allow more clearance over the gardens of both properties	The Council raises no objection to the tree works proposed.	Consent for works in TPO with conditions
18/0691M	20 Delmar Road	Conversion of existing garage into bedroom and amendment to the ground floor roof and front elevation.	The Council raises no objection subject to neighbours' comments.	Approved with conditions
18/0383M	8 Shaw Drive	Erection of porch to front elevation	The Council raises no objection subject to neighbour comments.	Approved with conditions



Knutsford Town Council Planning Issues Log

Report Date: 09/04/2018

Ref	Reported	Issue	Location	Current Status	Case Reference	Assigned	Notes
1501	10/02/15	Unauthorised Acrylic Signage	Vermillion, 10b Princess Street	Awaiting update	15/0073 E Priority 3	DW	Central sign (non-illuminated) has Advertisement Consent through application 10/0751M. Square signs either side of the central sign do not have Advertisement Consent. However, the addition of trough lighting means that none of the signs have consent. Owner of his options and await an application within 28 days of 22/01/16. 16/06/16 - DW advises letter sent advising if need to remove offending parts of signage or submit application for permission. 07/12 - DW unable to provide update due to investigation and will reply once this is completed. 10/03 - Follow up email sent. 14/03 - no update provided. Emailed 29/06 - no response. No update from DW 06/10/17. No update 15/01/18
1601	29/02/16	Incorrect Planting Scheme - Permission states English Yew hedging was to be used (Taxus baccata) 'box ball' hedging has been used instead.	Broad Terraces, Legh Road	Awaiting update	16/00218E Priority 2	DW	Awaiting visit/discussion by landscape officer with owner as to new scheme. Still awaiting new landscaping scheme 19/09/16. 07/12 - DW unable to provide update due to investigation and will reply once this is completed. 10/03 - Follow up email sent. No update from DW 06/10/17. No update 15/01/18
1602	03/05/16	Unauthorised Fencing	Dovecotes, 1 Lovat Drive, WA16 8NS	Awaiting removal	16/00381E Priority 3 16/5862M		Planning application submitted and refused January 2017. No update provided. Emailed 29/06 - no response. No update from DW 06/10/17. No update 15/01/18
1603	13/06/16	Replanting Required	2 St Georges Close	Awaiting update	16/2383T		Replacement planting has been attached as a condition to application 16/2383T due to a previous infraction. This isn't expect this to take place until this years planting season Nov – March 2017. 19/10/16 – fence posts added in the location the trees were originally felled - reported on 20/10 with photos. No update provided. Update requested 08/05 - No response. Emailed 29/06 - no response. No update from DW 06/10/17. No update 15/01/18

1604	11/08/16	Advertisements and Flagpoles	Knutsford IT, 31 Tatton St	Awaiting update	16/00651E	DW	07/12 - DW unable to provide update due to investigation and will reply once this is completed. 10/03 - Follow up email sent. No update provided. Emailed 29/06 - no response. No update from DW 06/10/17. No update 15/01/18
1609	16/11/16	Externally lit sign	Malt Street	Awaiting update	16/00926E Priority 3	DW	Site visit completed on the 7th December. Sign still present on 11th Jan - will follow up in next few weeks. Update requested from JL on 10/03/17 15/03 - Further visit required. Emailed 29/06 - no response. No update 15/01/18
1610	23/12/16	Illuminated sign	Chicino's, 13 Princess Street	Awaiting removal or appeal		DW	Update requested from JL on 10/03/17. 15/03 - Application (for Spices) refused 23/03/17 ref 16/0816M. Emailed 29/06 - no response. No update from DW 06/10/17. No update 15/01/18
1702	17/02/17	New Fencing (in CA)	Lane End, Legh Road	Awaiting planning application outcome	17/00159E	DC	Emailed 29/06 - no response. No update from DW 06/10/17 03/11 - Declan pursuing retrospective application for the fencing. Planning application submitted 17/4723M on 6/11/17. 12/03/18 - Not yet decided
1704	09/08/17	Query unauthorised dumping/storing	Barncroft (adj to Branden Dr)	Awaiting update			Reported to planning enforcement, wardens and Property
1705	06/09/17	Tree felled	Aldi entrance	No planning consent given			Reported by email to planning enforcement by AKG - planning ref 16/3689M
1706	04/10/17	Internally illuminated sign	Chilli Banana, 86 King Street	Awaiting planning application	17/00902E	DC	Priority 3. 03/11 - Officer in consultation with conservation re signage



Knutsford Town Council Planning Committee Actions Log

Minute Ref	Action Created	Action Outstanding	Notes	Target Date
PL15/168	29/03/2016	Submission of Listed Building Applications.	Applications being submitted fortnightly.	31/01/2018
PL16/091	03/10/16	Drafting of Conservation Area Leaflet Guidance		30/04/2018
PL16/213	20/03/17	Conservation Area WG to consider which properties in the Legh Road CA require article IV directions.		30/11/2018
PL17/031	12/06/2017	Cllrs Farber and Gardiner to report to future meeting on detail of a Council Planning Surgery		31/07/2018