

Knutsford Town Council

Town Clerk: Adam Keppel-Green

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

01565 653929

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12th February 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 19th February 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 5th February 2018 (**attached**)
- 5 To consider the latest planning applications (**attached**)
- 6 To consider a consultation on an application for Street Trading Consent for Haig Road (**circulated by email**)
- 7 To consider the Shelter report 'Building the homes we need' (**link here**)
- 8 To consider the latest planning decisions (**attached**)
- 9 To consider Council representation at Cheshire East Council planning committee meetings
- 10 To approve the revised comment for application 17/6470M (**attached**)
- 11 To consider matters relating to the Section 106 Agreements
- 12 To review the Planning Issues Log (**attached**)
- 13 To consider the Planning Actions Log (**attached**)
- 14 To note the date of the next meeting (5th March 2018)

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Minutes

of the

Planning and Licensing Committee 5th February 2018

In the Lower Council Chamber of the Town Council Offices

PL17/170 Present

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

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

PL17/171 To receive apologies for absence

Apologies were received from Cllr Farber (personal business)

PL17/172 To note declarations of Members' interests

Cllr Forbes	Non-pecuniary	18/0283M	On the grounds of being disabled	
	Non-pecuniary	18/0284M	On the grounds of being disabled	
	Pecuniary	17/6470M	Part owner of a property on Parkgate	
Cllr Wells-Bradshaw	Non-pecuniary	18/0295T	Known to applicant	
	Cllr Malloy	Non-pecuniary	18/0283M	Banks with NatWest
Cllr Dean	Non-pecuniary	18/0284M	As above	
	Non-pecuniary	18/0089M	A member of the War Memorial Cottage Hospital Working Group	
	Cllr Gardiner	Non-pecuniary	18/0089M	Attended open meetings regarding the development plans and has been canvassed by residents opposed to the plans
		Non-pecuniary	18/0089M	A member of the war memorial cottage hospital working group
		Non-pecuniary	18/0077M	Known to agent
	Non-pecuniary	18/0283M	As Cheshire East diversity champion, has a responsibility to support the removal of barriers to accessing local facilities for disabled people.	
	Non-pecuniary	18/0284M	As above	
	Non-pecuniary	18/0295T	Known to applicant	
	Non-pecuniary	18/0298T	Council retained Arboriculturalist	
	Non-pecuniary	18/0410M	Known to agent	

PL17/173 Public Participation

Five members of the public spoke in relation to application 18/0089M outlining a number of reasons for objection including it being out of character with the surrounding area, detrimental to the adjacent Grade II listed building, potential impact on protected trees, that no attempt had been made to reuse the building, that it was contrary to policy SE7 of the Local Plan and emerging policies D4 and D6 of the Neighbourhood Plan, that the

building is subject to an Article IV direction and loss of light/privacy to the adjacent building.

A resident also spoke in relation to application 17/6470M, raising concerns that surrounding businesses had not been consulted regarding the development and the challenging access to this area was already requiring additional highways works. Measures to provide new bus stops and services would be supported along with road widening to provide improved traffic flow.

PL17/174 To receive and confirm the minutes of the meeting held on 22nd February 2018
It was **RESOLVED** to confirm the minutes subject to the addition of noting the point at which Cllr Coan arrived.

PL17/175 To consider the latest planning applications
It was **RESOLVED** to submit the comments detailed below.

PL17/179 To consider matters related to Section 106 Agreements
The Committee noted that Section 106 monies from 18/0089M should be directed towards the improvement of health services and enhancement of the local bus service to the site.

PL17/180 To note the date of the next meeting
The date was noted.

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PLANNING COMMENTS: 05/02/2018

Application	Address	Application details	
18/0089M	Memorial House, Northwich Road ¹	Erection of Retirement Living Housing (Category II type accommodation) with associated communal facilities, landscaping and car parking together with a Memorial Garden following demolition of the existing buildings.	<p>Notwithstanding any issues regarding the disposal of the Town's War Memorial for private development or related matters concerning its legal ownership, Knutsford Town Council makes the following observations on the planning issues pertaining to this application: -</p> <ul style="list-style-type: none"> • The uPVC windows are not in keeping with the adjacent listed building and the Council requests that a condition requiring the use of painted wood windows is included in any approval. • Section 106 monies obtained from this development should provide a significant sum towards the improvement of health services. In recognition of the former use of the site, the manner in which the former Hospital was originally funded and the need for a new Health Centre within the Town. • Additionally, S106 monies should be requested to fund a regular bus service that should be diverted to provide a service to the residents of the new accommodation to prevent isolation of ageing residents.

¹ Cllrs Forbes and Malloy objected to this resolution

			<ul style="list-style-type: none"> The privacy and residential amenities of the adjacent listed building should be protected by ensuring there are appropriate distances between facing windows, and in the boundary treatments that are utilised. <p>Knutsford Town Council look forward to being involved with planning the detailed proposals for the Memorial Garden on the site; including its layout, planting and future management; as per the pre-application discussions between representatives of KTC and McCarthy & Stone</p>
18/0077M	21 Hillside Road	First floor side extension, single storey rear extension and front elevation bay window.	The Council raises no objections subject to neighbours' comments.
18/0283M	82 King Street ²	Internal and external alterations to allow the installation of an internal disabled access ramp.	The Council raises no objections
18/0284M	82 King Street ³	Listed building consent for internal and external alterations to allow the installation of an internal disabled access ramp.	The Council raises no objections
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.
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 fabric and character of the listed building.

² Cllr Malloy objected to this resolution

³ Cllr Malloy objected to this resolution

18/0324M	21 St Johns Avenue	Single storey side and part rear extension.	The Council raises no objection subject to neighbours' comments.
18/0379M	164 Grove Park	Rear single storey extension.	The Council raises no objection subject to neighbours' comments.
18/0295T	Stonelegh, Legh Road	Section 211 Notice:- Cyprus tree to be removed and replaced with shrubs and small trees.	The Council raises no objection but makes the following observations: <ul style="list-style-type: none"> • Where no evidence for removal is given, the Council requests additional information be provided by the applicant to support the application • The piecemeal yet regular removal of trees within this "At Risk" Conservation Area raises concerns about the cumulative effect upon the water table in the neighbouring area of Ecological interest; known as Sanctuary Moor
18/0298T	Bay Tree House, Parkfield Road	Works to TPO Trees:- T1. Silver Birch. Fell to ground level; large hollow-sounding patches on trunk and evidence of Bleeding Canker. Small area of bark removed and evidence of Mycelium beneath the bark.	The Council raises concern regarding the loss of a tree which may be treated as opposed to being felled and requests that the arboricultural officer is satisfied that that felling is the only course of action available. The Council requests that a semi-mature specimen of a similar species be planted in its place, should removal be required.
18/0367T	Legh Lodge, Legh Road	Works to TPO tree - T1 crown lift to 4m and prune branches.	The Council raises no objection.

18/0410M	5 Green Acre Close ⁴	Proposed rear two storey extension, single storey front extensions, alterations to provide re-modelled house, attached garage and car-port and revised front boundary access.	The Council raises no objection subject to neighbours' comments
17/6470M	Land at, Parkgate Industrial Estate ⁵	The erection of 16no. units with access and servicing arrangements, car parking, landscaping and associated works (Use Classes B1/B2/B8).	<p>The Council raises concerns regarding the severe traffic issues in this area and. had the previous permission for Oliver Values not been granted, would have raised objections.</p> <p>The Council requests a significant contribution towards highway improvement schemes as outlined in the transport assessment report. The Council supports the comments of Network Rail and requests an appropriate area of landscaping to protect residential and visual amenity of residential properties beyond the railway line.</p>

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⁴ Cllr Gardiner objected to this resolution

⁵ Cllrs Malloy and Wells-Bradshaw objected to this resolution and Cllr Forbes abstained.

Planning Applications: 19/02/2018

Application	Address	Application details	
18/0331T	58 Blackhill Lane	TPO - Tree works to fell Oak tree	
18/0398T	72 Bexton Road	TPO - Works to oak tree	
18/0489M	14 Summersway	Removal of existing conservatory and replacement with reduced single storey rear extension	
18/0419T	Windrush, Bexton Lane	TPO - Tree works to Beech tree to crown reduce branches by 1m in length and crown clean Norway Maple tree	
18/0397T	The Ware, Toft Road	Section 211 Notice: Fell block of Hollies	
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.	
18/0457M	4 Heathfield Square	Rear facing two storey and single storey extension	
18/0496M	Radbroke Hall, Stocks Lane	33kV overhead electricity distribution line rebuild	

18/0337M	Land North of Parkgate Industrial Estate, Parkgate Lane	Variation of Conditions 4, 23, 33, 34 and 35 on approval 13/2935M - Outline application with all matters reserved except for means of access, for the erection of a high quality residential development (use class C3) with associated woodland buffer, ecological mitigation and enhancements, and open spaces	
17/5249M	11 Manor Park South	Proposed first floor extension via revised roof pitch	
18/0499M	Sunnyside, 23D Bexton Road	Variation of Condition 2 on 16/4585M	
18/0370M	6 Beechwood	Ground and first floor side/rear extension and alterations to dwelling.	
18/0530M	Bracklyn, Mobberley Road	Extension, alterations and demolition of conservatory	
18/0357M	7-9 Malt Street	New timber windows and doors to façade of existing gym, New brick slip façade to elevation facing Malt Street, resurfacing works to re-worked parking and access area over Malt street, soft planting up-lit buffer strip to back of parking spaces and new bin enclosure.	
18/0613T	St Johns Parish Church, Church Hill	Section 211 Notice: Crown lift Two Large Mature Beech by 1 metre	
18/0584T	17 Gaskell Avenue	Section 211 Notice: Tree works to various trees	
18/0691M	20 Delmar Road	Conversion of existing garage into bedroom and amendment to the ground floor roof and front elevation.	

Planning Decisions: 19/02/2018

Application	Address	Application details	Town Council Comment	Decision
17/4541M	Bexton Fold, Bexton Lane	Demolition of existing dwelling and construction on site of 2no. Dwellings	The Council OBJECTS to the application on the grounds of overdevelopment of the site and an increase to the density of the housing which is not in keeping with the properties in this area. Furthermore, there will be a loss of privacy and overlooking to the Grassfield Way properties.	Approved with conditions Note: - Report states resultant plots from subdividing the site are considered to be of a size in keeping with plot size in the vicinity
17/5019M	The Willows, Parkfield Road	Variation of condition 8 (landscape works) to planning appeal APP/R0660/W/15/3138101 relating to planning application 14/5785M - Demolition of existing 2 storey house and garage and erection of 2no. 2 storey houses with integral garages and associated landscaping	The Council OBJECTS to the removal of an existing tree, namely T5, given the report advises removal of this tree is not necessary for the works and the property is located in a conservation area.	Approved with conditions Note: - Report confirms removal was necessary
17/4472M	15 Rockford Lodge	Proposed two storey side and single storey rear extension	The Council raises no objections, subject to neighbour comments.	Approved with conditions
17/5355M	The Owls, Legh Road	Demolition of the existing 1920's Cottage on the site of 'The Owls', Legh Road in Knutsford and replacing with a new 5-Bedroom detached family residence including a basement.	The Council STRONGLY OBJECTS on the grounds that the proposed development detracts from the character of the at risk Legh Road Conservation Area and fails to enhance the Conservation Area in line with legislation. The proposals create a significantly detrimental effect on the residential amenity of Oak Lodge by virtue of significant overshadowing to the gardens and rear living windows. The Council is	Withdrawn

			concerned that the large basement is being created in an area known to be affected by subsidence.	
17/5508M	Bexton Lodge, Toft Road	Construction of a raised 'Hobbit House' in a play area. Made from timber.	The Council raises no objection subject to neighbours' comments, but notes that the location may be inappropriate given the potential for overlooking.	Approved with conditions
17/5849M	48 Grove Park	Single storey side extension on ground floor and dormer on first floor	The Council raises no objection subject to neighbours' comments.	Approved with conditions
17/5915M	91 Warren Avenue	Proposed single storey side and rear extension and associated alterations	The Council raises no objection subject to neighbours' comments, notes that the proposed development appears to be outside the curtilage and requests a condition that the side windows be obscured.	Approved with conditions
17/5891M	46 Ashworth Park	Single storey front/side extension and alterations, including addition of pitched roof. Single storey rear extension.	The Council raises no objection subject to neighbours' comments.	Approved with conditions
17/6026M	30 Racefield Road	Proposed ground floor rear/side extension to dwelling	The Council raises no objection subject to neighbours' comments.	Approved with conditions
17/6021M	10 Higher Downs	Proposed first floor and single storey extensions and associated alterations	The Council raises no objection subject to neighbours' comments. The Council requests that the adjacent footpath be kept clear during the proposed works.	Approved with conditions
17/5936T	Eskdale, Legh Road	Works to various trees	The Council STRONGLY OBJECTS on the grounds that no reasons have been given for the felling of trees. T2 is public facing, its removal impacting on the arboricultural street scene in the 'AT RISK' Legh Road Conservation area. No arboricultural report has been provided to indicate that the tree is dead, diseased or dying and as such the tree should be retained.	Consent for tree works in CA Note: - Section 211 notice
17/6111M	27 Cranford Avenue	Rear facing single storey extension	The Council raises no objection subject to neighbours' comments.	Approved with conditions

17/6142M	1 School Close	Proposed two storey and single storey front, side and rear elevation extension, raised timber decking and detached single garage.	The Council raises no objections, subject to neighbour comments but is concerned that the proposed garage does not conform with the required dimensions to be used as such and requests that the planning officer ensure that there is sufficient off-road parking for two cars as on road provision is extremely limited. The council requests a condition that the upstairs window facing the next-door houses to the west is obscured glass.	Approved with conditions
17/6175M	6 Balmoral Close	Small modification to the side office/garage.	The Council raises no objections subject to neighbour comments.	Approved with conditions
17/6166M	45 Mellor Crescent	First floor extension to side and single storey extension to rear	The Council raises no objections but comments that the garage does not appear to meet the Local Plan sizing standards.	Approved with conditions
17/6268M	25 Cranford Avenue	Rear facing single storey extension	No Objection subject to neighbour comments.	Approved with conditions
17/6284M	24 Freshfields	Two storey side and rear extension and front porch	The Council is concerned that sufficient off-road parking may not be provided by the proposals and that the garage is not a sufficient size to meet Local Plan sizing standards.	Approved with conditions
17/6348M	2 Tabley Close	Rear extension	The Council raises no objections subject to neighbour comments.	Approved with conditions
17/6395T	Stonelegh, Legh Road	Fell silver birch tree	The Council OBJECTS to the felling of a tree in the Conservation area when no arboricultural assessment has been submitted to suggest it is dead, diseased or dying.	Consent for tree works in CA Note:- Section 211 notice
17/6488T	Tatton Court, King Street	T1 & T2 - 2 x Silver Birch. Fell to ground level as outgrowing location and damaging adjacent walls.	The Council raises no objection.	Consent for tree works in CA

Revised Comment

17/6470M	Land at, Parkgate Industrial Estate	The erection of 16no. units with access and servicing arrangements, car parking, landscaping and associated works (Use Classes B1/B2/B8)	<p>The Town Council is extremely concerned about the severe traffic issues in this area and STRONGLY OBJECTS on the grounds that the development as proposed would cause a significant worsening of the already severe traffic problems affecting this road and Parkgate Lane. The Council would support the application if it included an alternative access road over/underneath the railway line via Rookwood Way to connect to Mobberley Road as per previous planning applications / proposals for this site as detailed in the planning history. The Council is concerned that Unit 7 as proposed would compromise the practicality of a southern connection as traffic would have to pass through their carpark/yard.</p> <p>In the event that the application is approved the Council supports the comments of Network Rail and requests an appropriate area of landscaping to protect residential and visual amenity of residential properties beyond the railway line.</p>
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Knutsford Town Council Planning Issues Log

Report Date: 12/02/2018

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. 12/02/18 - Not yet decided
1703	02/06/17	Tarmac'd parking area	Woodlands Drive	No planning consent given	17/00534E	DW	Consent was given to Peaks and Plains Housing Trust back in June 2015 for this crossing fronting #10 Woodlands Drive. Apparently the property is used by three non-related adults with learning difficulties that require on site 24/7 care with two of the adults having walking difficulties. 03/08 - Email sent to planning to confirm detail of application. 09/08 - no record of any planning application or permitted development enquiry on the planning system
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		31/03/2018
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		31/01/2018
PL17/123	13/11/2017	The Town Clerk write to Historic England expressing concern that Cheshire East Council was failing to preserve the Legh Road Conservation Area.	Completed	31/01/2018