

Knutsford Town Council

Town Clerk: Adam Keppel-Green

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

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12th March 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 March 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 March 2018 (**attached**)
- 5** To consider the latest planning applications (**attached**)
- 6** To consider the latest licensing applications (**attached**)
- 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 (*3rd April 2018*)

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Minutes

of the

Planning and Licensing Committee 5th March 2018

In the Lower Council Chamber of the Town Council Offices

PL17/196 Present

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

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

PL17/197 To receive apologies for absence

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

PL17/198 To note declarations of Members' interests

Cllr Gardiner Non-pecuniary 18/0875M Known to agent

PL17/199 Public Participation

A representative of the South Knutsford Residents Group spoke in relation to application 18/0600M, highlighting the absence of a full design and access statement which they feel should be provided for a property within the conservation area. Additionally, the resident spoke about application 18/0947T stating they would support an application to include the entire hedgerow under a TPO to encourage the maintenance of the hedgerow which is now thinning due to lack of attention but raising no objection to the removal of the trees within the application.

PL17/200 To receive and confirm the minutes of the meeting held on 19th February 2018

It was **RESOLVED** to confirm the minutes.

PL17/201 To consider the latest planning applications

It was **RESOLVED** to submit the comments detailed below.

PL17/202 To consider the latest planning decisions

The decisions were noted.

PL17/203 To consider matters relating to the Section 106 Agreements

It was noted that no application would be subject to a s106 agreement.

PL17/204 To note the date of the next meeting

The date was noted.

PLANNING COMMENTS: 05/03/2018

18/0600M	12 Rutherford Drive	New Garage and Store to the front of the existing dwelling, including alterations to the existing frontage. Extension of hardstanding.	The Council raises no objection subject to neighbour comments.
18/0679M	17 Heath Drive	Erection of single storey extension to the rear	The Council raises no objection subject to neighbour comments.
18/0874M	1 Cranford Avenue	Single storey rear extension	The Council raises no objection subject to neighbour comments; however, it notes that the proposed changes to the boundary wall are not within the application description and requests that this should be amended accordingly, or require a separate application to be submitted
18/0796M	10 Lodge Road	Front facing two storey extension and rear facing single storey extension	The Council raises no objection subject to neighbour comments.
18/0770T	5 Beechwood, Tabley Road	Works to TPO Tree: Fell Beech tree	The Council raises no objections, subject to the Arboriculturalist being satisfied regarding the necessity of the works as no evidence has been provided within the application. Should the works be required, the Council requests the replacement of the tree with one which is semi-mature in nature.
18/0947T	1 Molly Potts Close	Section 211 Notice: - Fell 3 x Sycamore trees	The Council requests that the Arboriculturalist visits this site and assesses the value of these trees and quality of the hedgerow, considering if this hedgerow should be subject to a Tree Preservation Order within the Legh Road Conservation Area.
18/0948M	1 Carrwood	Single storey rear extension and two storey side extension with alterations to existing house on inside and out.	The Council raises no objection subject to neighbour comments.

Planning Applications: 19/03/2018

Application	Address	Application details	
18/1044M	7 Lilybrook Drive	To remove the conservatory and put a single storey flat roof extension across the width of the rear of the house, to accommodate a large open plan kitchen/living/dining space.	
17/5262M	2 Mobberley Road	Construction of two detached houses (Revised plans)	
18/1061M	2 Croft Lane	This application is for the erection of two new dwellings in the gardens of 2&4 Croft road.	
18/1060M	2 Croft Lane	This application is for the extension of two existing semi-detached cottages.	
18/1028M	Guy Salmon, Manchester Road	Advertisement consent for 1 X internally illuminated land rover pylon a, 1 x internally illuminated land rover facade sign b, 1 x internally illuminated retailer letters c, 1 x non-illuminated welcome/directional sign d, 1 x non-illuminated approved customer promise sign e and 3 x non-illuminated wall mounted direction signs f1 f2 f3	
18/1082M	18 Stanley Road	Permission for vehicular access across a public footpath (tarmacadam pavement)	
18/1079M	51 Grove Park	Proposed two storey rear extension and associated alterations.	
18/1046T	The Willows, Parkfield Road	T1 - Silver Birch - Reduce crown by approximately 2-3m and remove any major deadwood	

18/1010T	Bryanston, 3 Chelford Road	Works to 2. Sycamore, 1. Leylandii, Cotoneaster, Rowan, Hornbeam and Purple Prunus	
18/0383M	8 Shaw Drive	Erection of porch to front elevation	
18/1137M	3 Tabley Road	Two storey rear extension and new proposed entrance from Sugar Pit Lane.	
18/1101T	Craig House, Tabley Road	Works to Cherry and Acer Trees	
18/0595T	Windle, 53 Chelford Road	Works to TPO trees	

Licensing Applications: 19/03/2018

<p>Land adjacent to The Lambing Shed, Chelford Road, Knutsford, Cheshire</p>	<p>Notice is hereby given that Brand Events Limited have applied on 23 February 2018 to Cheshire East Council in respect of the premises known as Land adjacent to The Lambing Shed, Chelford Road, Knutsford, Cheshire for a Premises License to provide the following licensable activities:</p> <ul style="list-style-type: none">• Provision of Films Thursday to Sunday 11:00 till 22:30• Provision of Live Music Thursday to Sunday 11:00 till 23:00• Provision of Recorded Music Thursday to Sunday 11:00 till 23:00• Provision of Performance of Dance Thursday to Sunday 11:00 till 23:00• Anything similar to the above regulated entertainment Thursday to Sunday 11:00 till 23:00• Sale and Supply of Alcohol Thursday to Sunday 11:00 till 22:30 <p>The event is to take place annually, the proposed days are Friday to Sunday.</p> <p>Any person wishing to make representation in relation to this application may do so in writing by 23 March 2018 to:</p> <p>The Licensing Section Cheshire East Council Municipal Buildings Earle Street Crewe CW1 2BJ</p>	
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Planning Decisions: 19/03/2018

Application	Address	Application details	Town Council Comment	Decision
17/4494M	39 Boothfields	Erection of new dwelling within curtilage of existing dwelling following demolition of existing garage	The Council OBJECTS to the application on the grounds that the removal of the integral garage will be detrimental to the street scene, the proposed additional property will result in over development of the plot and an increase to the housing density, be unneighbourly, result in the loss of parking provision and a dangerous proposed access point given the double-blind corner.	Approved with conditions. Conditions: · Time limit · Approved Plans · Submission of facing materials (plans too generic) · Garage retained as parking (insufficient space in front of house for 2 cars) · Visibility splays · Remove PD rights for class A, class B, and new windows. · Obscure glazing requirement · Levels
17/4403M	Alwarden Hill, Legh Road	Erection of orangery	The Council raises no objection subject to neighbours' comments.	Refused. The proposed extension would have a harmful impact on the host building by virtue of the significant adverse impact upon the character,

				historic value, fabric and special qualities of the listed building which makes a significant contribution to the wider character of the Conservation Area
17/4404M	Alwarden Hill, Legh Road	Listed Building Erection of orangery	Consent:	The Council raises no objection subject to neighbours' comments and the proposed works being approved by the Conservation Officer.
17/5468M	20 Sandiway	Proposed raising of roof, new dormer windows and front extension		The Council OBJECTS on the grounds of overdevelopment of the site and requests the application be refused unless the permission granted under 17/3330M is rescinded on the grounds that insufficient amenity space is provided contrary to policy DC41.
17/5811M	18 Church Mews	Proposed side extension and loft conversion including new dormer to rear		The Council raises no objection subject to neighbours' comments.
				Refused. it is considered that the proposal would have a detrimental impact on the amenity of neighbouring residents at numbers 5 and 6

				Woodlands Court by virtue of an overbearing impact
17/5695M	Caldwell House, Caldwell Gardens, Chelford Road	Proposed new replacement dropped kerb to improve access and reworked frontage to allow for new parking to front of property	The Council OBJECTS to the provision of a new access onto an already busy main road, it will be detrimental to highways safety and free flow of traffic. Furthermore, the reworked frontage is detrimental to the character of this attractive cottage when there is sufficient parking adjacent to the proposed additional parking. There is also no evidence as to the impact further hardstanding will have on the surface drainage.	Refused
17/5902M	Packaging Automation Ltd, Parkgate Industrial Estate	Proposed car park alterations, excavate existing earth mound to side of existing building and form larger front and side car park with improved side access for deliveries	The Council is concerned that residents living adjacent to the site were not informed about this application. The Council raises no objections to the application but does object to the felling of mature trees on the banked ground adjacent to the railway in advance of this application being submitted and requests a condition for the installation of acoustic fencing in advance of the car park coming into use.	Approved with conditions
17/5904M	Packaging Automation Ltd, Parkgate Industrial Estate	Proposed air conditioning units to be fixed to side elevation, proposed internal alterations to industrial unit to form larger internal first floor for storage with test kitchen below and proposed office refurbishment, toilets and canteen areas.	The Council raises no objection subject to neighbour comments.	Approved with conditions
17/6040M	Staddlestones, Chelford Road	Change of use of detached ancillary accommodation to mixed ancillary and b&b/holiday let	The Council OBJECTS on the grounds of the proposed use being in breach of policies DC3, DC38, DC6 and CG1 of the Macclesfield Local Plan 2004 and not being in accord with the National Planning Policy Framework. It is noted the proposal is in breach of condition 5 of permission granted under 16/0670M.	Approved with conditions. To conclude, the change of use will not have any significant negative impact upon the surrounding area and is deemed to be in accordance

				with all relevant policies in the development plan
17/6267M	50 Grove Park	Variation of conditions on approval 17/4285M - Proposed two storey side extension and internal alterations	The Council makes no comment and leaves it to the Planning Officer to determine what is appropriate.	Refused
17/6370M	16 Higher Downs	Proposed first floor side extension and associated alterations.	The Council raises no objection subject to neighbour comments.	Approved with conditions
18/0007M	34 Grassfield Way	Two storey side and single storey rear extension	The Council raises no objection subject to neighbours' comments.	Approved with conditions
17/6463M	Yarnbury, Tabley Road	Removal of roof light and insertion of rear dormer.	The Council raises no objection subject to neighbours' comments. It is noted that other extensions shown are approved by a previous application.	Approved with conditions
17/6475M	73 Warren Avenue	Proposed single storey side and rear extensions and associated alterations. Proposed single storey side and rear extensions and associated alterations	The Council raises no objection subject to neighbours' comments.	Approved with conditions
18/0032T	Tall Timbers, 3 Leycester Road	Crown lift Beech tree 4m and a reduction of 30% to remove branches touching next door's property.	The Council raises no objection.	Consent for tree works in CA
18/0298T	Bay Tree House, Parkfield Road	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 the works are required. The Council requests that a semi-mature specimen of a similar species be planted in its place, should removal be required.	Consent for works in TPO with conditions
18/0397T	The Ware, Toft Road	Fell block of Hollies	The Council raises no objection and welcomes the applicant's offer to replant, requesting that this is of an appropriate indigenous evergreen species.	Consent for tree works in CA



Knutsford Town Council Planning Issues Log

Report Date: 12/03/2018

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		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		31/07/2018