

Knutsford Town Council

Town Clerk: Adam Keppel-Green

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

01565 653929 www.knutsfordtowncouncil.gov.uk

townclerk@knutsfordtowncouncil.gov.uk



9th July 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 July 2018 in the Lower Council Chamber of the Town Council Offices.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'A Keppel-Green'.

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 2nd July (**attached**)
- 5** To consider the latest planning applications (**attached**)
- 6** To consider the latest planning decisions (**attached**)
- 7** To consider matters relating to the Section 106 Agreements
- 8** To review the Planning Issues Log (**attached**)
- 9** To consider the Planning Actions Log (**attached**)
- 10** To note the date of the next meeting (30/07/2018)

Planning Applications: 16/07/2018

Application	Address	Application details	
18/3029M	Bracklyn, Mobberley Road	Amendments to 18/0530M - First floor side extension, front extension to existing garage and roof lights to loft storage	
18/3110M	St Cross Church, Mobberley Rd	Re-leveling existing paths, tarmacadam surfacing, new edging	
18/2996M	Land North of Parkgate Industrial Estate, Parkgate Lane	Reserved matters application pursuant to outline planning consent 13/2935M for siting, design, appearance and landscaping details for residential development (C3 Use Class)	
18/3126M	46 Grove Park	Double storey side extension and single storey rear extension	
18/3138M	Mapleton, 5 Chelford Road	Alterations and Extensions	
18/3137M	74 Bexton Road	Proposed remodelled house with single storey front garage and porch extension and rear sun lounge extension to replace conservatory	
18/3171M	12 Lowland Way	Single storey side extension	
18/3167M	22 Hayfields	Rear two storey extension and internal alterations.	
18/2989T	10 Fir Tree Avenue	Tree works to fell Corsican Pine and Scots Pine tree	
18/3305M	Lime Cottage, 15 Chelford Road	Demolition of existing single storey rear flat roof area to Kitchen and Utility. Construction of a two-storey rear/side extension.	

18/3294M	4 Manchester Road	Extension to existing dwelling house to include new master bedroom including en-suite at first floor level and extension/alterations to ground floor kitchen/dining.	
18/3175M	Egerton Primary School	Retention of an existing Mobile Classroom.	
18/3165M	27 Lilac Avenue	Two storey side extension and enhancements to elevations	
18/3121T	The Old Vicarage, St Johns Road	Holly (with dead top). Reduce in height by approximately 50% retaining the shoots at mid-height. Damson. Fell to ground level. Oak. Low limb to the left-hand side if the tree when viewed from the property. Remove the two drooping secondary laterals off the limb. Central limb, remove the lowest limb on this section that extends towards the property (approximately 12cm diameter). Right hand limb remove the stump and the low fork. Reduce other secondary limbs to clear the building line by 1.5 metres. Remove deadwood 3cm+ in diameter.	
18/3339M	3 Moorside	Demolition of existing rear Conservatory. Construction of a new single storey rear extension. Refurbishment, alterations and construction of a new roof to the existing detached rear Garage.	

Planning Decisions: 16/07/2018

Application	Address	Application details	Town Council Comment	Decision
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.	Refused
18/1761M	105 Warren Avenue	Proposed single storey side extension and associated alterations, additional and replacement external render, fencing to front and repositioning of gates to access new driveway position	The Council raises no objections, subject to neighbour comments.	Approved with conditions
18/1937T	1 St Georges Close	Works to trees - 2 x Robinia, 1 x Beech.	The Council raises no objections.	Consent for tree works in CA
18/1647M	Aldi, Brook Street	Variation of condition 18 (delivery hours) on application 17/0418M	The Council raises no objections, subject to neighbour comments.	Approved with conditions
18/1941T	Woodleigh, Legh Road	Fell Beech tree	The Council raises no objections.	Consent for works in TPO with conditions
18/2083M	The Old Library, 2A, Brook Street	Change of Use to convert an adjoining piece of land (currently not in use) into a childrens play area. Remove six ash trees.	The Council raises no objections subject to neighbour comments and the views of the Conservation Officer.	Approved with conditions
18/2174M	50 Goughs Lane	Proposed extension and alterations to dwelling	The Council raises no objections, subject to neighbour comments.	Approved with conditions
18/1982M	9 Egerton Square	Replace existing mono pitch polycarbonate roof with new hipped roof with tiles in keeping with the original building	The Council raises no objections, subject to neighbour comments.	Approved with conditions
18/2197M	16 Rowley Way	Ground floor rear extension to dwelling	The Council raises no objections, subject to neighbour comments.	Approved with conditions

18/2258M	79 Ashworth Park	Ground Floor Rear and Side Extensions and Alterations.	The Council raises no objections, subject to neighbour comments.	Approved with conditions
18/2238T	Pinewood, 1 Legh Gardens	T1. Norway Maple. Fell to ground level. T2. Cherry. Fell to ground level.	The Council raises no comments.	Consent for tree works in CA
18/2353M	2 Merriman Avenue	Erection of single storey rear and side extension, together with internal alterations.	The Council raises no objection subject to neighbours' comments.	Approved with conditions
18/2390T	131 King Street	T 1, Cypress tree. Reduce the tree by around 4 metres in height and raise the height of the crown to give the fence 1 metre of clearance. T 2, Portuguese Laurel. Reduce the tree by around 2 metres in height. T 3, Cypress tree. Reduce the tree by around 2 metres in height and raise the crown by 1 metre to give clearance to the fence.	The Council raises no objections, subject to the	Consent for tree works in CA
18/2359T	Green Acre, Parkfield Road	Fell a Leylandii, a Rowan and 3 smaller conifer bushes.	The Council raises no objection to the tree works and does not require a TPO to be applied.	Consent for tree works in CA
18/2337T	The Hollies, Legh Road	T1. Oak. 2 main limbs making up the width of the tree at the north and south points, both extending over the adjacent Holly trees; reduce these limbs by 50%. Reduce in height by 3 - 4 metres to reduce sail area and shape. Limb low in the canopy with cavity - reduce back in line with the fence.	The Council raises no objections to the works proposed to the protected trees	Consent for works in TPO with conditions
18/2612T	Rear of 31 St Johns Road	T1 Eucalyptus - Fell to ground level and remove resulting stump.	The council raises no objection.	Consent for tree works in CA

Knutsford Town Council

Town Clerk: Adam Keppel-Green

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

01565 653929 www.knutsfordtowncouncil.gov.uk

townclerk@knutsfordtowncouncil.gov.uk



Minutes

of the

Planning and Licensing Committee 2nd July 2018

In the Lower Council Chamber of the Town Council Offices

PL18/044 Present

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

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

PL18/045 To receive apologies for absence

Apologies were received from Cllr Malloy (personal business)

PL18/046 To note declarations of Members' interests

Cllr Wells-Bradshaw	Non-pecuniary	18/2685T	Known to applicant
	Non-pecuniary	18/2686T	Known to applicant
	Non-pecuniary	18/2687T	Known to applicant
Cllr Gardiner	Non-pecuniary	18/2685T	Known to applicant
	Non-pecuniary	18/2686T	Known to applicant
	Non-pecuniary	18/2687T	Known to applicant
Cllr Dean	Non-pecuniary	18/2685T	Known to applicant
	Non-pecuniary	18/2686T	Known to applicant
	Non-pecuniary	18/2687T	Known to applicant
Cllr Farber	Non-pecuniary	18/2685T	Known to applicant
	Non-pecuniary	18/2686T	Known to applicant
	Non-pecuniary	18/2687T	Known to applicant
	Non-pecuniary	17/6144M	Known to resident

PL18/047 Public Participation

A representative from the South Knutsford Residents Group spoke in relation to applications 18/2685T, 18/2686T and 18/2687T, explaining that the applications had caused despondency in regard to the Legh Road Conservation area, with over nine applications in just over two years for this property. The representative was reassured by the Cheshire East Council Tree Officer that consent for removal is not given lightly to high amenity trees, however sudden bough fractures and descent can occur in older trees often caused by fungal disease. It suggested any required replacements should be like for like or a more disease resistant variety of the same species.

PL18/048 To receive and confirm the minutes of the meetings held on 18th June 2018

It was **RESOLVED** to confirm the minutes subject to correcting Cllr Gardiner's apologies as being for business not personal business reasons.

PL18/049 To consider the latest planning applications

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

PL18/050 To consider the latest licensing applications

It was **RESOLVED** to write to the Portfolio Holder at Cheshire East Council concerning the problem of accessing details of applications where no documents are provided in order to assess the applications.

PL18/051 To consider matters relating to the Section 106 Agreements
It was noted that no applications would be subject to s106 agreements.

PL18/052 To note the date of the next meeting
The date was noted.

DRAFT

Planning Comments: 02/07/2018

18/2886M	1 Northwich Road	Construction of rear single storey extension	The Council raises no objection subject to neighbours' comments.
18/2685T	Stonelegh, Legh Road	Works to TPO trees: Removal of Copper Beech Tree	<p>The Council STRONGLY OBJECTS to the removal of the protected tree and those which is on the front boundary of the property in the Legh Road Conservation Area, unless the tree officer is convinced by evidence from assessment that the tree has been damaged beyond retention.</p> <p>The Council would like to see the tree managed to bring it back in to balance and should it be absolutely necessary to remove the tree, to see it replaced with a semi-mature of a similar species, due to the high amenity value of the trees to the street scene both individually and as a group</p>
18/2686T	Stonelegh, Legh Road	Section 211 Notice: Removal of Beech Tree	<p>The Council STRONGLY OBJECTS to the unnecessary removal of the beech tree which is on the front boundary of the property in the Legh Road Conservation Area, where there is no evidence to support the requirement for removal.</p> <p>Should it be absolutely necessary to remove the tree, the Council would like to see it replaced with a semi-mature of a similar species, due to the high amenity value of the trees to the street scene both individually and as a group.</p>
18/2687T	Stonelegh, Legh Road	Section 211 Notice: Removal of Beech Tree near terrace	The Council STRONGLY OBJECTS to the unnecessary removal of the beech tree which is visible from the boundary of the property in the Legh Road

			<p>Conservation Area, where there is no evidence to support the requirement for removal.</p> <p>Should it be absolutely necessary to remove the tree, the Council would like to see it replaced with a semi-mature of a similar species, due to the high amenity value of the trees to the street scene both individually and as a group.</p>
18/2691T	61 Beggarmans Lane	Works to TPO trees: Tree works to Birch tree to reduce top by 2.5m and reduce house side laterials by 1.5m	The Council raises no objection to the tree works proposed, subject to the tree officer being satisfied with the methodology of the works.
18/2972M	72 Grove Park	Proposed refurbishment of property including two storey side and rear extensions.	The Council raises no objection subject to neighbours' comments but adds a comment requesting that the technical officer is confident that the significant change in levels will not have a detrimental effect on neighbouring properties.
18/2946M	35 Springwood Avenue	Proposed two storey side extension.	<p>The Council raises no objection subject to neighbours' comments, but requests that the Technical Officer is assured that there is no encroachment, with the entire development including soffits, eaves and pipework being within the curtilage of the property.</p> <p>The Council also wishes to note that the design could be improved by setting the extension back by a brick width to prevent a terracing effect on the street scene.</p>
17/6144M	Fernlea, Stanley Road	Construction of 3 detached dwellings following demolition of the existing dwelling.	The Council STRONGLY OBJECTS to the overdevelopment of this site by virtue of there being insufficient space for 3 units together with requisite garaging, private amenity space and parking at the front of the properties, where parking already overflows on to the street with the existing single property on the site.

			<p>It is detrimental to the character of the street scene which is adjacent to the St John's Conservation Area, drastically altering the view when compared to the current single storey bungalow home, of which there is short supply in Knutsford.</p> <p>This Council considers the application is contrary to sections DC38, DC41, DC47 of the Macclesfield Borough Local Plan Saved Policies</p> <p>The Council would consider that a design of no more than 2.5 storeys would be appropriate for this site with no more than 2 properties.</p> <p>The Council wishes to add that it does welcome that this design has tried to replicate elements of the architectural style as used in the Conservation Area.</p>
18/2827T	Half Hidden, 5 Astley Close	Section 211 Notice: T1. Weeping Willow. Fell to ground level.	The Council raises no objections but given that the tree is of some age the Council would like to see the tree replaced with one of a native deciduous species.
18/2893T	Park House, Parkfield Road	Section 211 Notice: Proposed works to include: 1) Leylandii trees along east border of property - reduce to 3m height and prune to tidy growth and reduce shading 2) Various trees to south of property - crown lift and prune to tidy growth and reduce shading	The Council raises no objection to the works, subject to the tree officer being satisfied with the methodology of the works.
18/2896T	11 Leicester Road	Section 211 Notice: Proposed crown lift and pruning of neighbour's trees to south to tidy growth, reduce overhanging and reduce shading	The Council raises no objection to the works, subject to the tree officer being satisfied with the methodology of the works.
18/3008M	Glyngaire, Tabley Road	New build replacement dwelling to application 18/0482M.	The Council raises no objection subject to neighbours' comments but note with regret that another bungalow becomes 2 storeys in an area where there is a demand for one storey properties.



Knutsford Town Council

Planning Issues Log

Report Date: 09/07/2018

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. Update 30/04/18 - No application has been submitted for the adverts. A further site visit will now have to be carried out to check whether any of the signage has changed. Emailed 31/05 for further updates but no response. Chased 13/06. 27/06 - A further site visit has been made. Discussions need to take place with the owner/occupier about the advertisements.
1602	03/05/16	Unauthorised Fencing	Dovecotes, 1 Lovat Drive, WA16 8NS	Awaiting response to PCN	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. Update 30/04/18 - A Planning Contravention Notice (PCN) has been served in order to obtain further information in relation to the fencing. The Council is awaiting a response to the PCN. Emailed 31/05 for further updates but no response. Chased 13/06. 14/06/18 - Gemma at CEC said she is compiling updates on all outstanding planning issues and will send across next week. 27/06 - Awaiting the response to the PCN. An Enforcement Notice is to be drafted which will seek to regularise the breach of planning control.
1604	11/08/16	Advertisements and Flagpoles	Knutsford IT, 31 Tatton St	Awaiting outcome of site visit	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. Update 30/04/18 - The flagpoles have been removed. A further site visit will be carried out to assess the adverts that are in situ now and check whether any of it has changed. Emailed 31/05 for further updates but no response. Chased 13/06. 27/06 - A further site visit has been made. Discussions need to take place with the owner/occupier as some of the advertisements can be displayed without advertisement consent and some cant.
1610	23/12/16	illuminated sign	Chicino's, 13 Princess Street	Awaiting removal or appeal	18/00481E	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. Update 30/04/18 - Spices is no longer located at the premises and all the associated adverts have been removed. No further action will be taken in respect of this matter. Sarah explained Chicino's has replaced Spices and also has an offending sign. Has asked for updated reference. Emailed 31/05 for further updates but no response. Chased 13/06. 27/06 - A site visit has been made, discussions need to take place with the owner/occupier.

1702	17/02/17	New Fencing (in CA)	Lane End, Legh Road	Awaiting update	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. Update 30/04/18 - Case on hold awaiting the outcome of the planning application reference 17/4723M. Approval granted for a 1.2metre fence 15/05/18. 27/06 - The application was approved subject to conditions on 15th May 2018. The conditions require the fence to be reduced in height to 1.2 metres within 3 months, it is to be stained dark brown within 3 months and bird boxes are to be fixed to the fence within 3 months. The case will remain open to check that the conditions are complied with.
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
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. Update 30/04/18 - The enforcement case is on hold awaiting the submission of an application. Emailed 31/05 for further updates but no response. Chased 13/06. 27/06 - The application has not been submitted yet. Discussions need to take place with Chilli Banana as to what is happening with the application.
1709	07/11/17	Internally illuminated sign	Kuckoo, 21 Princess Street	Awaiting planning application outcome	17/01013E	DW	Priority 3. Emailed 31/05 for further updates but no response. Chased 13/06. 27/06 - Site visits have been made. An application has been submitted, the reference is 18/1737M.
1801	17/01/18	Concerns re window not shown on plans	57 Westfield Drive	Awaiting planning application outcome		DW	Re-submitting planning proposal with conditions set by Planning Enforcement.
1802	21/02/18	Use of premises for business purposes	33 Tatton Street	Awaiting update	18/00155E	DW	Awaiting application for change of use. No application submitted as of 13/06/18. 27/06 - Awaiting the submission of an application.



Knutsford Town Council Planning Committee Actions Log

Minute Ref	Action Created	Action Outstanding	Notes	Target Date
PL16/091	03/10/16	Drafting of Conservation Area Leaflet Guidance		31/08/2018
PL16/213	20/03/17	Conservation Area WG to consider which properties in the Legh Road CA require articule 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
PL18/050	02/07/2018	Write to the portfolio holder of the licensing department expressing concerns about the inability to access information for licensing applications		13/07/2018
PL18/050	02/07/2018	Write to Esther McVey requiring modification to licensing provision which is needed to afford greater input by the local population		13/07/2018