

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



8th October 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 15th October 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 1st October 2018 (**attached**)
- 5 To consider the latest planning applications (**attached**)
- 6 To consider the latest licensing applications (**attached**)
- 7 To consider matters relating to appeals
 - a) To consider an appeal against the non-determination of application 17/5071M Land South of 18 Gaskell Avenue (*see <https://bit.ly/2y9nZ7U>*)
 - b) To consider the outcome of planning appeals for Aldwarden Hill, Legh Road (*see <https://bit.ly/2OLkL3Z>*)
- 8 To authorise the town clerk to prepare a response to the SADPD consultation in consultation with the Chairman and Deputy Chairman
- 9 To consider matters relating to the Section 106 Agreements
- 10 To note the date of the next meeting (*29/10/2018*)

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Minutes of the Planning and Licensing Committee 1st October 2018 In the Lower Council Chamber of the Town Council Offices

PL18/096 Present

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

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

PL18/097 To receive apologies for absence

Apologies were received from Cllrs Malloy, Gardiner and Gray (personal business)

PL18/098 To note declarations of Members' interests

No members declared an interest in any item

PL18/099 Public Participation

A member the Heritage working group for the Neighbourhood Plan spoke in relation to the applications for Marble Arch, highlighting that the group is impressed with the heritage statement which is in line with current policies and pleased that a consultation that has taken place.

A representative of the South Knutsford Residents Group spoke in relation to the Site Allocations and Development Policies Document, having reviewed the relationship between the Macclesfield and Local Borough Plan Policies, it was considered very difficult to make a proper judgement on the loss of the Knutsford specific policies and recommendation was given that professional help may be required.

Speaking further about application 17/5071M, it was highlighted that a recent appeal to Cheshire East regarding the non-determination of planning application has been submitted. A subsequent application was submitted for the Land South of Gaskell Avenue which is also yet to be determined. It was suggested that this could be included on the next agenda in time for a response to be submitted on the appeal.

Cllr Dean responded that he had received notice of the appeal and would try to find out why the application was not dealt with on time.

PL18/100 To receive and confirm the minutes of the meetings held on 17th September 2018

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

PL18/101 To consider the latest planning applications

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

PL18/102 To consider the latest planning decisions

The decisions were noted, and it was highlighted that a number of applications had been

refused in accordance with the response from the Council.

PL18/103 To consider matters relating to the Section 106 Agreements

No matters were raised in relation to Section 106 agreements

PL18/104 To review the planning issues log

The issues of the Piccolino's PROW was raised in relation to the pending definitive map modification order and process for this being made. The importance of considering heritage aspects of developments was raised by Cllr Coan as the works at Piccolino's caused the loss of an important stonework

PL18/105 To review the planning actions log

The actions log was noted and it was agreed to defer item PL17/031 until 31st December.

PL18/106 To note the date of the next meeting

The date was noted.

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Planning Comments: 01/10/2018

18/4585M	23 Beechwood	First floor side extension. Part store conversion into utility room. Pitched roof to replace flat roof to front elevation of dwelling.	The Council raises no objection subject to neighbours' comments.
18/4601M	40 Meadow Drive	Single storey rear extension.	The Council raises no objection subject to neighbours' comments.
18/4545M	Commercial Offices, Marble Arch, King Street	Listed Building Consent for alterations to the interior of the property.	The Council raises no objection, subject to the condition that any item of architectural or heritage value (such as a fireplace) be uncovered during the works, that the items may be retained in accordance with the Heritage Statement.
18/4613M	Marble Arch, King Street	Internal and external alterations	The Council raises no objection, subject to the condition that any item of architectural or heritage value, such as a fireplace, be uncovered during the works, that they may be retained in accordance with the Heritage Statement.
18/4167M	8 Tabley Grove	Erection of a first floor, rear extension	The Council raises no objection subject to neighbours' comments
18/4673M	20 Hayton Street	Proposed second storey side extension and internal alterations together with two storey front extension and single storey rear extension with front and rear canopy.	The Council raises no objection subject to neighbours' comments but considers that the proposed cladding is detrimental to the character of the street scene.
18/3137M	74 Bexton Road	Proposed remodelled house with alterations to the roof, single storey front garage extension, two storey front extension, and rear sun lounge extension to replace conservatory	The Council raises no objection subject to neighbours' comments and the inclusion of a condition requiring the retention of the oak tree, along with method statement for the protection of the tree during the construction.

18/4679T	9 Parkgate Lane	Works to TPO trees: Reduce crown by approximately 2m and remove any major deadwood	The Council raises no objections to the tree works proposed subject to the arboricultural officer being satisfied with the methodology for the works.
18/4609T	60 Goughs Lane	Works to TPO trees: Tree works to crown reduce Red Oak and Robinia tree by up to 3m	The Council raises no objections to the tree works proposed, subject to the arboricultural officer being satisfied with the methodology for the works, to ensure they will not adversely affect the health, wellbeing and survival of the tree, given the extent of the crown reduction proposed.

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Planning Applications: 15/10/2018

Application	Address	Application details	
18/4747M	18 Willow Green	First floor front bedroom extension, following approved two storey front extension.	
18/4749M	23 Meadow Drive	Single storey extension to rear and internal alterations.	
18/4721M	72 Grove Park	Proposed demolition of existing dwelling and construction of replacement dwelling.	
18/4806M	7 Fir Tree Avenue	Single storey side and rear extension with dormer roof plus external rendering.	
18/4796T	The Willows, Chelford Road	Section 211 Notice: Removal and pruning of various ornamental trees in the Legh Road (Knutsford) Conservation Area Refer accompanying Site Plan CW/9092-P-SP for details of the proposed works	
18/4901M	133 Mobberley Road	Proposed single storey side and front infill extension.	
18/4937M	The Acorns, Manchester Road	Proposed first floor extension above existing attached garage	
18/4860M	13 Oakleigh	First floor front extension and new pitched roof over existing front covered way	
18/4939M	13 Beech Drive	Proposed front side and rear single storey extensions to include new pitched roof over existing outbuildings and front bay window and also associated alterations	

Licensing Applications: 15/10/2018

<p>The Botanist 41A King Street</p>	<p>APPLICATION FOR VARIATION OF A PREMISES LICENCE: LICENSING ACT 2003</p> <p>New World Trading Company (UK) Limited has applied to Cheshire East Council for a variation of the premises licence for The Botanist, 41A King Street, Knutsford, WA16 6DW as follows;</p> <ul style="list-style-type: none">• To extend the hours for the sale of alcohol to 01:00 Friday and Saturday.• To extend the hours for live music to 01:00 Friday, and add live music until 01:00 Saturday.• To extend the hours for opening and late night refreshment to 01:30 Friday and Saturday. <p>Representations shall be made in writing to the below address on or before the following date: 2 November 2018.</p> <p>The Licensing Section Municipal Buildings Earle Street Crewe CW1 2BJ</p>	
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