

Knutsford Town Council

Town Clerk: Adam Keppel-Green

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Minutes

of the

Planning and Licensing Committee meeting held 9th March 2020

In the Lower Council Chamber of the Town Council Offices

PL19/134 Present

Cllrs Gardiner, Dalzell, Gray, McCulloch and Robertson.

In attendance: A Keppel-Green (*Town Clerk*) and Cllr Abel

PL19/135 Apologies for Absence

Apologies were received from Cllrs Houghton (business), Coan and Malloy (personal business).

PL19/136 To note declarations of members' interests

Cllr Gray declared a personal interest in 20/0766M on the grounds of being known to the applicant. Cllr McCulloch declared a personal interest in 20/0649M on the grounds of being known to the applicant. Cllrs Abel and Gardiner declared a prejudicial interest in the premises licence for Tatton Park as members of the Tatton Park Board.

PL19/137 Public Participation

The applicant for 19/2254M introduced the revisions to the proposals, explaining that he had engaged with the Cheshire East Council Conservation Officer and Design Officer in advance of submission and detailing the merits of the application.

A resident spoke in relation to 19/2254M stating the application failed to comply with neighbourhood plan policies D1, D2 and H1 and suggesting the development would be overbearing to the adjacent property.

A resident spoke in relation to 19/2254M stated the development would result in the loss of a bungalow, that the three-storey block would be quite massive, and that the amenity space appeared limited for the number of bedrooms at each property

PL19/138 To receive and confirm the minutes of the meeting held on 17th February

The Town Clerk circulated an updated minute PL19/130.

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

PL19/139 To consider the latest planning applications

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

PL19/140 To consider the latest licensing applications

Cllrs Gardiner and Abel left the meeting.

It was **RESOLVED** to raise no objections to the premises licence for Tatton Park.

Cllrs Gardiner and Abel joined the meeting.

It was **RESOLVED** to raise no objections to the premises licence for Cheshire Quality.

PL19/141 To consider the latest planning decisions
The decisions were noted.

PL19/142 To review the planning issues log
The log was noted.

PL19/143 To consider the planning actions log
The log was noted.

PL19/144 To note the date of the next meeting
The date was noted.

FINAL

Planning Applications: 09/03/2020

Application	Address	Application details	Town Council Comment
19/5025M	5 Braidwood Avenue	Side extension above garage	The council notes this application was determined prior to the borough council providing sufficient time to respond to the consultation on revised plans.
19/2254M	Fernlea, Stanley Road	Construction of 3 dwellings following demolition of the existing dwelling	The council OBJECTS on the grounds that: <ul style="list-style-type: none"> a) The development will lead to a loss of privacy to the adjacent property on Stanley Road and within the site due to the overlooking of principal windows to private garden spaces. b) The materials palette chosen are not sympathetic to the adjacent Conservation Areas. c) The gardens provided for plot three are insufficient as they do not provide an adequate amount of usable space for a family property. d) The council is concerned that the proximity of three storey properties to the junction of Stanley Road will create a narrowing effect to the street scene.
20/0634M	12 Heath Drive	Single storey rear extension and internal alterations	The council raises no objections, subject to neighbour comments.

20/0612M	St Annes House, 1 Old Market Place	Advertisement Consent for new signage, hanging sign and window vinyl	The council raises no objections.
20/0631M	8 Summers Close	Proposed thermal upgrade of main dwelling house, demolition of existing garage and rebuilding of a single-storey side extension, general enhancements to external appearance and internal reconfiguration.	The council OBJECTS to the proposed materials which are inappropriate and out of character with the surrounding residential area, fail to be sympathetic to the surrounding locality and are considered incongruous contrary to policies D1 and D2 of the Knutsford Neighbourhood Plan.
20/0369M	3 Tabley Road	Proposed single storey side extension to existing detached dwelling house	The council raises no objections, subject to neighbour comments.
20/0649M	Pinewood, 1 Legh Gardens	Partial demolition of garage roof and new side extension	The council raises no objections subject to the arboriculturalist and Conservation Officer being satisfied that proposals will ensure the longevity of the sycamore tree and subject to a condition that the office remain ancillary to the main property.
20/0357M	Elsterne, Toft Road	Variation of condition 2 on application 19/1409M.	The council raises no objections.
20/0752M	63 Mereheath Park	Construction of a two storey side extension over existing garage, front canopy and entrance porch and alterations to existing front elevation	The council raises no objections, subject to neighbour comments.
20/0759M	21 Canute Place	Prior Approval of a change of use	The council raises concern that the application does not detail waste disposal arrangements and requests a condition detailing the arrangements for disposal of wet and dry waste, noting there is no outside storage space to the property and that no waste should be stored in the adjacent stairway which provides access to residential properties. The council requests the Planning Officer obtain the views of the Chief Environmental Health Officer as to the suitability of the proposed extraction, in consideration of the proximity of residential dwellings.

20/0766M	17 Woodvale Road	Single-storey front extension including new bay window & covered porch. First floor side extension to rear of property. Other external alterations including relocated soil vent pipes, rainwater pipes and new window openings. Alterations to main roof to accommodate increased loft conversion size including new rooflights.	The council raises no objections, subject to neighbour comments and subject to confirmation that there is sufficient onsite parking for two cars.
20/0781M	11 Garden Road	2 storey side extension and new pitched roof over existing kitchen	The council raises no objections to the principle but considers a hipped roof would be more appropriate to preserve the character of the residential area.
20/0712T	Chantry Dane, Legh Road	Crown lift and dead wood removal several trees.	The council raises no objections.
20/0734T	62 Goughs Lane	Works to Popular and Maple Trees, crown reduce to 4.5m and crown lift the Maple by 3m to clear garage.	The council raises no objections.
20/0735T	April Cottage, Legh Road	T1 Oak tree crown reduce by 1.8m. T2-T4 Maple tree crown reduce by 3m. T5 Sycamore crown reduce by 1.8m & T6 Sweet Chestnut tree crown reduce by 3m	The council raises no objections.
20/0936T	Roxburgh, Legh Road	Works to various trees subject to TPO	The council requests that the arboriculturalist be satisfied that the tree is diseased or dying and if so requires the replanting of a similar species of a suitable size, noting that Cheshire East Council has declared a climate emergency.
20/0796M	66 Blackhill Lane	Proposed single storey/two storey front and rear extensions	The council raises no objections, subject to neighbour comments.
20/0798T	Lingcroft, Bexton Lane	Oak T39 - removal of 3 dead limbs	The council raises no objections, subject to neighbour comments.