

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 meeting held 2nd September 2019

In the Lower Council Chamber of the Town Council Offices

PL19/051 Present

Cllrs Gardiner, Gray, Coan, Dalzell and Robertson.

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

PL19/052 To receive apologies for absence

Apologies were received Cllrs Malloy, McCulloch (personal business) and Houghton (business)

PL19/053 To note declarations of Members' interests

No member declared an interest in any item.

PL19/054 Public Participation

A resident spoke in objection to 19/3687M noting the lack of consideration for the loss of the habitat, access issues to the proposed septic tank for emptying, the loss of apple trees and too many dwellings accessed off the private drive.

A resident endorsed the comments made by the previous speaker and spoke in relation to 19/3809M stating that it seemed odd to not undertake a structural survey before planning the works.

A representative of the South Knutsford Residents Group spoke in relation to 19/3490M noting the proposed changes to the fence and stating a preference for a different style of fence to let shrubbery through.

PL19/055 To receive and confirm the minutes of the meeting held on 27th July

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

PL19/056 To consider the latest planning applications

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

PL19/057 To consider the latest planning decisions

The decisions were noted.

PL19/058 To note the comments sent since the previous meeting

The comments were noted.

PL19/059 To review the Planning Issues Log

The log was noted.

PL19/060 To consider the Planning Actions Log
The log was noted.

PL19/061 To note the date of the next meeting
The date was noted.

FINAL

Planning Applications: 02/09/2019

Application	Address	Application details	Town Council Comment
19/3687M	Land to The South of Gaskell Avenue	Construction of a single dwelling (resubmission of 18/3205M)	The council OBJECTS on the grounds the proposal fails to address the objections to the original application namely that it is unacceptable back land development detrimentally affecting the Conservation Area and is in poor relation to the surrounding properties. Furthermore, it would result in the shared driveway serving more than five properties, contrary to the Cheshire East Design Guide Volume 2. The council is also concerned that there appears to be insufficient access to empty the proposed septic tank and no habitat loss mitigation.
19/3759M	2 Mobberley Road	Variation of Conditions 6 (tree scheme) & 9 (boundary treatment) on application 17/5262M: Construction of two detached houses.	The council raises no objections.
19/3400M	Linden, Tabley Road	Proposed two storey front & side extension, single storey rear extension and general modifications	The council raises no objections subject to neighbour comments.
19/3810M	White Howe, Legh Road	Listed building consent for proposed single storey side & front extension. Extension to lower ground floor.	The council raises no objections subject to a condition that the structural survey be reviewed by the Conservation Officer prior to works taking place and subject to the Conservation Officer being satisfied with the proposed design.
19/3809M	White Howe, Legh Road	Proposed single storey side & front extension. Extension to lower ground floor.	The council raises no objections subject to a condition that the structural survey be reviewed by the Conservation Officer prior to works taking place and subject to the Conservation Officer being satisfied with the proposed design.
19/3592M	7 Valley Way	Rear infill extension to continue roof line including new dormer windows.	The council raises no objections subject to neighbour comments.

19/3808M	60 Mereheath Park	Canopy extending from front porch over living room window	The council raises no objections subject to neighbour comments.
19/3851M	28 Fir Tree Avenue	Front elevation entrance porch, first floor side extension over existing structure and single storey rear extension, replacement windows, external rendering and wall cladding	The council raises no objections subject to neighbour comments.
19/3885M	33 Chelford Road	2 Storey rear/side extension	The council raises no objections subject to neighbour comments.
19/3879D	Land at Parkgate Industrial Estate	Discharge of conditions 16 (construction environmental management plan), 19 (remediation strategy) & 32 (ground levels) on application 19/0732M.	The council raises no comment on this application.
19/3444M	36 Fir Tree Avenue	Two storey front & side, single storey rear extensions and first floor terrace.	The council raises no objections subject to neighbour comments.
19/3899M	77 Woodlands Drive	Proposed single storey Rear/Side Extension to form additional Living accommodation + Increased car parking.	The council OBJECTS on the grounds that the proposal will result in a loss of amenity space and fails to provide onsite parking for three cars as required for a five-bedroom home by the Local Plan Strategy. Furthermore, it will detrimentally affect the residential amenity of 79 Woodlands Drive.
19/3858M	Booths Supermarket	InstaVolt are proposing to install four rapid electric vehicle charging stations within the car park of EH Booths Knutsford. An existing area will become two EV charging bays, along with associated equipment.	The council supports the provision of EV charging points as proposed.
19/3788T	1-4 Fairmead, Legh Road	<i>Section 211 Notice</i> Works to trees	The council raises no objections.
19/3839T	Little Hollow, 7 Molly Potts Close	<i>Section 211 Notice</i> Cherry - fell	The council regrets the proposed loss of tree noting that Cheshire East Council has declared a climate emergency.
19/3789T	3 Fairmead, Legh Road	<i>Section 211 Notice</i> Cut back trees to boundary wall	The council raises no objections.
19/3823T	10 Buckingham Drive	Yew - Reduce in height by approx. 1.5 m and shorten the side limbs where these impact the garden. Crown lift by approximately 1.25 m over the hedge.	The council raises no objections.

19/3966M	16 Bellingham Close	Variation of Condition 2 (approved plans, removal of garage) on application 19/1917M.	The council raises no objections to the loss of the garage subject to the proposals providing sufficient parking for two cars on site.
19/4018M	8 Beech Drive	A single-storey side extension is proposed, attaching onto the northern side of the existing building.	The council raises no objections subject to neighbour comments.
19/4009T	Old Court House, Chelford Road	Section 211 Notice: Fell one beech tree	The council notes that the plans indicate the tree is next to an outbuilding, not the listed building itself and requests that the statement made by the applicant of the Conservation Officer's opinion is confirmed. Noting that Cheshire East Council has declared a climate emergency the council requests a new tree is planted.
19/4025M	4 Racefield Road	Single Storey Rear Extension	The council raises no objections subject to neighbour comments.
19/3490M	Roxburgh, Legh Road	Removal of existing 1.8m high timber vertical boarded fence to Legh Road and Leycester Road. To replace with a new vertical timber boarded fence 1.8m high to Legh Road and 2.3m high to Leycester Road.	The council OBJECTS on the grounds that the proposal fails to enhance the character of the Conservation Area and to the increase in height. The council suggests a more appropriate means of enclosure could be employed which would enhance the character of this important area.