

Knutsford Town Council

Town Clerk: Adam Keppel-Green

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Minutes

of the

Planning and Licensing Committee meeting held 23rd September 2019

In the Lower Council Chamber of the Town Council Offices

PL19/062 Present

Cllrs Gardiner, Gray, Coan, Dalzell, Houghton, McCulloch and Robertson.

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

PL19/063 To receive apologies for absence

Apologies were received Cllrs Malloy (personal business)

PL19/064 To note declarations of Members' interests

Cllr Gardiner declared a personal interest in PL19/070 on the grounds of being a member of Cheshire East Council and Deputy Chairman of said council's Strategic Planning Board.

Cllr Gray declared a personal interest in PL19/069 on the grounds of having contracted one of the bidding consultants.

PL19/065 Public Participation

A resident spoke in relation to application 19/3541M stating the Neighbourhood Plan supported the change of use but that it conflicted with Macclesfield Local Plan policy KTC10 as this section of King Street should be limited to shop and residential use.

A representative of the South Knutsford Residents Group spoke in relation to 19/4113M stating that it was unclear whether the fence was in front of or behind the existing hedge and requesting that Cheshire East Council consider the impact of the fence on the longevity of the hedge. The representative further spoke in relation to 19/4284M advising the committee of its planning history and stating it was not in accordance with saved policy BE13.

PL19/066 To receive and confirm the minutes of the meeting held on 2nd September

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

PL19/067 To consider the latest planning applications

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

It was **RESOLVED** that henceforth that following the submission of comments to Cheshire East Council the council write to applicants seeking to fell trees under Section 211 notices requesting they consider the replanting of suitable trees.

PL19/068 To consider the latest licensing applications

It was **RESOLVED** to raise no objections to the application to vary the premises licence at the Old Sessions House.

PL19/069 To consider submitting a budget request for 2020/21 to undertake Conservation Area appraisals

The meeting was adjourned to allow a resident to address the committee. The resident expressed support for undertaking the reviews stating it was important to ensure the Conservation Areas had up-to-date appraisals and management plans in order to protect them and that the appraisals would fill the gap left in policy following the adoption of the Site Allocations and Development Policies Document and deletion of the Macclesfield Local Plan saved policies. The meeting was reconvened.

It was **RESOLVED** to:

- a) Request a budget to undertake all five conservation area reviews in 2020/21
- b) Commission Mel Morris Conservation to undertake the reviews
- c) That the Town Centre review be the final review
- d) That the commission be subject to a break clause after the first review for quality control purposes

PL19/070 To consider a response to the Cheshire East Council consultation on the Site Allocations and Development Policies Document

Cllr Gardiner left the meeting. The Chairman adjourned the meeting to allow a representative of the combined community groups to address the committee. The representative stated that the community groups had not yet prepared a response, that the supporting document on retail was poor and that the town was caught between a rock and a hard place with respect the proposed allocation of a Travelling Showman Site and additional loss of the green belt. The meeting was reconvened.

It was agreed the proposed Travelling Showman site allocation on the site of the lorry park was an inappropriate location given the site's potential for expansion of the adjacent Household Waste Recycling Centre or a clubhouse for the adjacent playing fields.

It was **RESOLVED** to authorise the Town Clerk to prepare a response to the consultation in consultation with the Deputy Chairman.

PL19/071 To note the date of the next meeting

The date was noted.

Planning Applications: 23/09/2019

Application	Address	Application details	Town Council Comment
19/4056M	45 Bexton Road	Porch to front elevation of dwelling	The council raises no objections, subject to neighbour comments.
19/4078M	41 Ashworth Park	Single-storey rear extension, and general alterations and refurbishment.	The council raises no objections, subject to neighbour comments.
19/4113M	12 Rutherford Drive	Erection of 1.85 metre fencing on the east and west sides of the rear garden replacing existing 1.85 metre fencing on the west side and installing new fencing on the east side behind an existing 2.2 metre holly hedge	The council raises no objections but requests a condition requiring the submission of a method statement for the installation of the fence to ensure the longevity of the hedge.
19/4102M	3 Hillside Road	Two-storey side extension, including interior & exterior alterations	The council raises no objections, subject to neighbour comments.
19/4171M	Whitegates, Toft Road	Garden landscaping and outbuildings, rendering and replacement garage roof.	The council raises no objections, subject to neighbour comments and subject to a condition that the outbuildings remain ancillary to Whitegates.
19/4200M	24 Freshfields	Two-storey side and rear extension and front porch	The council raises no objections, subject to neighbour comments but requests that the plans be revised to describe the garage as a store given it is of insufficient dimensions to fit a car and that the Planning Officer confirm they are satisfied that sufficient off road parking is provided within the curtilage of the property.
19/4299T	The Willows, Chelford Road	<i>Section 211 Notice</i> Holly (T1) - Fell and grub out or grind stump to a depth of 0.3m	The council regrets the proposed loss of tree noting that Cheshire East Council has declared a climate emergency.

19/3541M	19 King Street	Listed building consent for minor interior alterations; the installation of air-conditioning as well as the exit unit at the back of the property; the installation of an extractor canopy along with its exit unit at the back of the property; main entrance to be repaired and restored.	The council raises no objections, subject to a condition requiring a method statement and full annotated drawings for all works affecting the listed building.
19/4278M	55 Mereheath Park	Two-storey front extension and single-storey side extension	The council raises no objections, subject to neighbour comments.
19/4284M	Silverdale, 35A Goughs Lane	Two storey side extension and small storage shed	The council OBJECTS on the grounds that the proposed development is contrary to saved policy BE13 of the Macclesfield Local Plan and consequently contrary to policy HE3 of the Knutsford Neighbourhood Plan.

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