

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 12th November 2018

In the Lower Council Chamber of the Town Council Offices

PL18/129 Present

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

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

PL18/130 To receive apologies for absence

Apologies were received from Cllrs Coan (civic business), Farber (personal business) and Malloy (business)

PL18/131 To note declarations of Members' interests

No members declared an interest in any item.

PL18/132 Public Participation

Pegasus Group attended to speak in relation to the changes to the Land North of Parkgate Industrial Estate applications, highlighting the changes to the two applications, both of which are now the same proposal.

In response to feedback the layout has now been amended so affordable housing is spread across the development and some plots have been rotated to be outwards facing. The height zoning was explained and the addition of a speed hump to the long stretch (following highways recommendations). More landscaping has been added to improve views and parking spaces have been adjusted to prevent rear egress. The gaps between properties were considered to be adequate to provide a rural edge and an image of the view was shown to the committee along with visuals of elevations which had added details and fenestration. Render has also been removed from the apartments in response to the previous Town Council comments.

A resident spoke on behalf of 6 residents at the Northern end of Croft Lane in relation to application 18/5273M which proposes building on the grounds of 2 Croft Lane and is a remodel of townscape merit cottages, questioning if this development will preserve and enhance the Legh Road Conservation Area (re design, cladding, divisions, size, scale dimensions, access arrangements and consideration for the protected trees which overshadow), or will contravene the policies of the submitted Neighbourhood Plan which resists inappropriate development in residential gardens. The resident had provided site plan of the two proposals for 2 and 4 Croft Lane, showing the proposed footprints side by side. Overall it was considered that the development was in breach of a number of policies and could not be supported by the residents.

PL18/133 To receive and confirm the minutes of the meetings held on 29th October 2018

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

PL18/134 To consider the latest planning applications
It was **RESOLVED** to submit the comments detailed below

PL18/135 To consider matters relating to the Section 106 Agreements
No matters were raised in relation to Section 106 agreements.

PL18/136 To note the date of the next meeting
The date was noted.

DRAFT

Planning Comments: 12/11/2018

<p>18/2996M</p>	<p>Land North of Parkgate Industrial Estate, Parkgate Lane</p>	<p>Reserved matters application pursuant to outline planning consent 13/2935M for siting, design, appearance and landscaping details for residential development (C3 Use Class).</p>	<p>The Council OBJECTS on the following grounds: -</p> <ul style="list-style-type: none">• The current layout and house designs do not concur with the preferred choices set out in the Submitted Neighbourhood Plan policies and design guide• Whilst it is noted that the architect has gone to some lengths to overcome earlier concerns and demonstrated some good quality designs, it is considered that the street scene has an over regimented appearance• The lack of space around the apartment blocks exacerbates this regimented appearance, offering a lack of amenity space for occupants, and whilst rear parking is provided, the layout invites additional parking on street.• The apartments have no lift access, meaning limited opportunity for older residents to inhabit the development.• Space should be made available for more playing pitches, with the current provision being straddled across the sewer easement.• No visual impact assessment has been provided which is of increased importance due to the impact on Tatton Park.• The layout of the parking provision creates challenges for charging electric vehicles <p>It is considered that these plans represent a work in progress and the Committee hopes the applicants</p>
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			will respond to comments by bringing further amendments for consideration.
18/2104M	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).	<p>The Council OBJECTS on the following grounds: -</p> <ul style="list-style-type: none"> • The current layout and house designs do not concur with the preferred choices set out in the Submitted Neighbourhood Plan policies and design guide • Whilst it is noted that the architect has gone to some lengths to overcome earlier concerns and demonstrated some good quality designs, it is considered that the street scene has an over regimented appearance • The lack of space around the apartment blocks exacerbates this regimented appearance, offering a lack of amenity space for occupants, and whilst rear parking is provided, the layout invites additional parking on street. • The apartments have no lift access, meaning limited opportunity for older residents to inhabit the development. • Space should be made available for more playing pitches, with the current provision being straddled across the sewer easement. • No visual impact assessment has been provided which is of increased importance due to the impact on Tatton Park. • The layout of the parking provision creates challenges for charging electric vehicles <p>It is considered that these plans represent a work in progress and the Committee hopes the applicants</p>

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18/5258M	13A Gaskell Avenue	First floor extension of bay and associated alterations	The Council raises no objection subject to neighbours' comments and Conservation Officer's assessment.
18/5329M	2 St Peters Avenue	Construct new outbuilding comprising garden room and store behind existing garage	The Council raises no objection subject to neighbours' comments.
18/5293M	Knutsford Methodist Church, Princess Street	Replace current exterior door with glass doors	The Council raises no objections
18/5138T	35 Goughs Lane	Works to TPO trees: Tree works to various trees	The Council OBJECTS to the removal of protected trees T5 and T7. These two trees, if they have indeed outgrown their current positions should be repositioned if possible, rather than lost to the conservation area.
18/5337M	35-37 Princess Street	Advertisement consent for fascia and hanging signs	The Council raises no objections
18/5339M	35-37 Princess Street	Full planning application for shopfront alterations	The Council raises no objections
18/5340M	9 Willow Green	Proposed rear and side brick boundary wall with access gates and pedestrian gate to the rear boundary	The Council OBJECTS to the proposal due to the wide access gates which encourage vehicular access from the main road. This access is detrimental to highways safety due to the speed limit and location. The Council also objects to the proposal due to the excessive height of the boundary wall.

18/5400M	2 & 4 Croft Lane	Extension and internal alterations of two existing semi-detached cottages	<p>The Council raises no objections to the proposal, except for the vertical wooden cladding detail which is contrary to the submitted Design Guide of the Neighbourhood Plan.</p> <p>It is requested that as many trees as possible are afforded protection within the site to ensure views from Croft Lane and Toft Road are maintained within the Conservation Area.</p>
18/5271M	2 Croft Lane	Erection of a single detached dwelling within the gardens of adjacent properties 2 and 4 Croft Lane	<p>The Council OBJECTS to this application on the following grounds: -</p> <ul style="list-style-type: none"> • The proposal seeks overdevelopment of the site in terms of massing and scale • It will have a detrimental impact on the Conservation Area, impacting on its overall setting and being out of character with the neighbouring property • The development will lead to the loss of a significant number of trees on the site and its boundary • It is contrary to the following policies: Submitted KNP Design D1 Knutsford Design Guide, Housing H2 Previously Developed & Infill Development and HE3 Conservation Areas. BE13 Legh Rd Conservation Area of the Macclesfield Borough Plan <p>Overall, this proposal is detrimental to the character of the Conservation Area, failing to enhance or preserve the area.</p>

18/5450M	10 Westfield Drive	Single storey rear extension, loft conversion and front elevation porch	The Council raises no objection subject to neighbours' comments.
18/5462M	2 Higher Downs	Proposed Single Extension to Front and Rear	The Council raises no objection subject to neighbours' comments.
18/5435M	49-51 King Street	Change of use of an existing lower ground floor and first floor from office use B1 to a flexible clinic or health centre D1 and office B1.	The Council supports the application for its proposed use, subject to the inclusion of conditions to restrict the conversion to any other uses allowed under D1 or any other permitted changes facilitated by variations to the classes order.
18/5404T	West Court, Chelford Road	Section 211 Notice: Cherry - fell to low stump due to poor form	The Council raises no objections.
18/5399T	21 Sharston Crescent	Works to TPO trees: Tree works to two Lime trees and one Pine tree	The Council raises no objections.