

Knutsford Town Council

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Minutes

of the

Planning and Licensing Committee 26th November 2018

In the Lower Council Chamber of the Town Council Offices

PL18/137 Present

Cllrs Farber, Coan, Beswick, Gardiner and Gray

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

PL18/138 To receive apologies for absence

Apologies were received from Cllrs Dean and Malloy (personal business) and Cllr Wells-Bradshaw (business)

PL18/139 To note declarations of Members' interests

Cllr Gardiner	Non-pecuniary	18/3672M	Known to applicant
	Non-pecuniary	18/5456M	Has made a call-in request on this application to Cheshire East Council
	Non-pecuniary	18/5627M	Has met with the applicant regarding an unrelated matter.
Cllr Coan	Non-pecuniary	18/3672M	Known to applicant
Cllr Farber	Non-pecuniary	18/5428M	Known to applicant
	Non-pecuniary	18/5525M	Known to agent
	Pecuniary	18/3672M	Provides professional services to applicant

PL18/140 Public Participation

A representative of the combined community groups spoke in relation to application 18/3672M, stating that the group has registered its objections, that the groups only support the residential development on this site within the terms of the local plan and that whilst there are considered to be some improvements in the proposals, the boundary, type of unit and number of homes is still inconsistent with the plan. Concerns were raised about areas of the site which are ecologically sensitive, the number of units creating an overcrowded site and the unconfirmed road access.

A representative of the Knutsford Football Club spoke in relation to application 18/3672M stating that concerns raised remain unresolved with future demand for a youth pitch and allowance for the club to grow being considered vital. The club wishes to work with the applicant but highlights the proposed boundary which is contrary to the local plan and the number of objections listed, stating that detail and clarity are in short supply.

Due to the Chairman's pecuniary interest in application 18/3672M, it was agreed that the representative of the Pegasus group should speak immediately prior to considering the application, allowing for an alternative Chairman to be elected for the item.

PL18/141 To receive and confirm the minutes of the meetings held on 12th November 2018

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

PL18/142 To consider the latest planning applications

Cllr Farber left the meeting for the consideration of application 18/3672M. In the absence of the Deputy Chairman it was **RESOLVED** that Cllr Gardiner be elected Chairman for the item.

The Chairman adjourned the meeting to allow the applicant's agent, Pegasus Group, to speak on application 18/3672M. The agent explained that:

- the applicant wishes to work with the community and has been trying to agree a suitable solution with the sports club, which has now been offered a 30-year lease to allow funding opportunities.
- the revised plans have an amended red line boundary which no longer includes the sports club and the boundary issues in relation to the local plan were refuted.
- It was explained that that the boundary accommodates a sports pitch, proposed PROW and sewer connection to avoid the need to access existing residential gardens, and that conditions could provide details to allay concerns.
- It was stated that the local plan housing units figure was a guide not a limit and that development of mixed-use units will offer further opportunity for employment on site and to deliver sustainable development.

The meeting was reconvened.

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

Cllr Farber re-joined the meeting.

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

PL18/143 To consider the latest licensing applications

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

PL18/144 To consider the latest planning decisions

The decisions were noted, highlighting in particular application 18/40525M which was refused in line with the Council's objections and application 18/4673M which was refused on a number of grounds, the officer's comments considered to be a useful guide for similar objections in future.

PL18/145 To consider matters relating to the Section 106 Agreements

No matters were raised in relation to Section 106 agreements.

PL18/146 To consider requesting a budget to commission Conservation Area reviews

It was requested that the companies be contacted to see if the discounts could still be offered if the reviews took place over several years.

The option of completing just the review for the St John's Conservation Area was discussed and members of the committee felt it would be best to be provided with the supplier information (confidential report/email) before approving a quotation and ensuring that what is being offered is like for like due to the significant variation in costs.

PL18/147 To review the Planning Issues Log

It was highlighted that some planning issues had been on the log for over two years

without significant action by Planning Enforcement. It was requested that further pressure be applied in relation to these matters.

PL18/148 **To consider the Planning Actions Log**

It was requested that an update was added to item PL16/091 in relation to the current actions.

PL18/149 **To note the date of the next meeting**

The date was noted.

Planning Comments: 26/11/2018

<p>18/3672M</p>	<p>Tatton Bluebell Village, Land East of Manchester Road</p>	<p>Outline application (with all matters reserved for future approval) for a residential-led (Use Class C3), mixed-use development, including a local centre comprising of flexible Use Classes (A1, A2, A3, A4, A5, D1 and D2); a mixed commercial use area of flexible Use Classes to allow for a C1 (Hotel) with A3/A4 (Pub/Restaurant); and/or a C2 Care Home with D1 Medical Centre; and/or Sui Generis (car showroom); alongside any associated ancillary office and service space, recreational space, car parking, cycle parking, landscaping, and other associated works for all proposed uses - AMENDED PLANS</p>	<p>The Council OBJECTS to the amended proposal on the grounds that it:-</p> <ul style="list-style-type: none"> • Fails to recognise the number of units allocated to site LPS 36 (C), being 20% more than the recommended provision, placing increasing demand on an already overburdened infrastructure. • Provides inadequate details to consider if a single point of access is appropriate on a road which is considered to pose additional risk due to its speed limit, speeding problems and history of fatalities relating to other access points. • Non-housing units do not comply with the spirit of the LPS (which identifies dwellings only for this site) • Insufficient details are provided to support the range of uses proposed and, whilst it is considered appropriate to have some ancillary units to serve the site, the proximity to the town centre reduces the need for the range of units proposed.
<p>18/5456M</p>	<p>Fernlea, Stanley Road</p>	<p>Construction of one detached dwelling and a pair of semi-detached dwellings following demolition of the existing dwelling. (Resubmission of planning application 17/6144M)</p>	<p>The Council OBJECTS to the proposal on the grounds that it:-</p> <ul style="list-style-type: none"> • The site is considered too small to accommodate three family homes with associated parking and amenity space. • The design of the lower ground floor is detrimental to the adjacent conservation area • The parking layout will attract on street

			parking in front of the detached property
18/5525M	7 Mereheath Park	Addition of first floor over existing single storey bungalow	The Council OBJECTS to the proposal on the grounds that it:- <ul style="list-style-type: none"> • Will cause the loss of a bungalow (contrary to the submitted Neighbourhood Plan design guide) • Has a detrimental impact on the residential amenity of the neighbouring bungalow, being overbearing and overshadowing.
18/5428M	78 King Street	Change of use of ground floor and basement of 78 King Street from Hairdressers (Class A1) to Restaurant and Cafe (Class A3); Creation of opening to form link to 76 King Street at ground floor.	The Council makes no objection to the principle of the change of use, however it is considered that the change of use should be for a Class A4 unit, rather than A3, due the existing primary use of 76 King Street (sale of alcohol). It is requested that clarification is sought on the intentions of the applicant for the use of this unit.
18/5429M	78 King Street	Listed building consent for the creation of opening to form link to 76 King Street at ground floor.	The Council makes no objections subject to the Conservation Officer's approval of works being undertaken in the appropriate manner and the retention/preservation of any heritage items discovered during the works
18/5537M	6 Ladies Mile	Variation of conditions 2 & 3 on application 16/5639M.	The Council raises no objections
18/5562M	Reindeer Cottage, Chelford Road	Addition of small en suite bathroom with flat roof to existing Bedroom and infill courtyard area between existing bedroom and conservatory to provide wardrobe and living / dining room.	The Council raises no objections subject to neighbour comments.
18/5595M	Clova House, 12 Rutherford Drive	Proposed single storey glazed canopy to rear of dwelling.	The Council raises no objections subject to neighbour comments, but requests that a condition is applied to prevent the canopy from being enclosed further without additional consent

18/5627M	6A King Street	Demolition of existing extension and erect new extension comprising a double & single storey building	The Council raises no objections subject to neighbour comments and the appropriate use of materials. It is noted that the demolition appears to be in excess of the percentage allowed within the conservation area.
18/5558T	Whitethorn, Chelford Road	Removal of one of the main limbs on the eastern side to alleviate the lean.	The Council raises no objections
18/5550T	Humbug Cottage, 4 Leycester Road	T1 Sycamore - Fell, T2 Yew - Fell, T3 Maple - Fell, S1 Eleagnus - Fell, TG2 Holly - Fell, & SG2 Laurel, Camellia and Cotoneaster - Fell	The Council raises no objections, but would like to see appropriate replacement planting on the site of species which would not recreate the problems currently experienced.

Licensing Comments: 26/11/2018

Wine & Wallop 76 King Street Knutsford WA16 6ED	Deli 169 Ltd have applied to Cheshire East Council for a variation of the premises license for Wine & Wallop, 76 King Street, Knutsford, WA16 6ED as follows; To alter the layout of the premises in accordance with the plan deposited with the application so that the premises extend into 78 King Street.	The Council raises no objections but considers the application premature in advance of the associated planning application approval.
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