

# Knutsford Town Council

Town Clerk: Adam Keppel-Green

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## Minutes

*of the*

### Planning and Licensing Committee meeting held 10<sup>th</sup> December 2018

*In the Lower Council Chamber of the Town Council Offices*

**PL18/150 Present**

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

In attendance: L Benskin (*Deputy Town Clerk*)

**PL18/151 To receive apologies for absence**

Apologies were received from Cllr Malloy (personal business)

**PL18/152 To note declarations of Members' interests**

Cllr Gardiner	Non-pecuniary	18/5747M	Known to applicant
Cllr Dean	Non-pecuniary	18/5749M	Close neighbour to applicant
Cllr Farber	Non-pecuniary	18/5712M	Known to business and owner
	Non-pecuniary	18/5713M	Known to business and owner
All members	Non-pecuniary	18/5978M	Known to applicant

**PL18/153 Public Participation**

A resident highlighted that application 18/5751M appeared to include deep excavations and given the buildings location in the Conservation Area, the bricks removed to enable such works should be retained and reinstated. Furthermore, the resident noted that application 18/5720M was a retrospective application for a substantial semi-detached building on the edge of the Conservation Area. The resident also encouraged the committee to request funds from Council to enable the Conservation Area appraisals to take place. It was noted that they were long overdue and should be prioritised given the importance of heritage to the Town.

The applicant for application 18/5978M advised that they had ensured that their application complied with the Cheshire East Local Plan and Design Guide, Macclesfield Borough Council saved policies and the Neighbourhood Plan. The resident also encouraged members to request funds for the Conservation Area appraisals.

**PL18/154 To receive and confirm the minutes of the meetings held on 26<sup>th</sup> November 2018**

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

**PL18/155 To consider the latest planning applications**

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

**PL18/156 To consider matters relating to the Section 106 Agreements**

No matters were raised in relation to Section 106 agreements.

**PL18/157 To consider requesting a budget to commission Conservation Area reviews**

It was **RESOLVED** to defer the consideration of this item until the budget setting period in 2019 for possible inclusion in the 2020/21 budget. Members requested that an assessment of the relative merits of the businesses quoting to carry out the assessments be provided at that time to assist reconsideration.

**PL18/158 To note the date of the next meeting (07/01/2019)**

The date was noted.

FINAL

## Planning Comments: 10/12/2018

<a href="#">18/5729M</a>	15 Rockford Lodge	Two storey side extension; single storey rear extension; new porch	The Council raises no objections, subject to neighbour comments.
<a href="#">18/5751M</a>	30 St Johns Avenue	Rear ground floor infill extension	The Council raises no objections but notes that given the property's location in the Conservation Area, as many of the bricks from the external wall that is to be partially demolished to enable the works to take place should be retained and reused in the reconstruction of the wall. Furthermore, an archaeological report should be requested given the depth of excavations.
<a href="#">18/5747M</a>	17 Freshfields	Proposed single storey side and rear extension and associated alterations.	The Council raises no objections, subject to neighbour comments.
<a href="#">18/5720M</a>	4 Tabley Road	Proposed outbuilding	The Council raises no objections, subject to neighbour comments. <sup>1</sup>
<a href="#">18/5712M</a>	93 King Street	New replacement glazed part retractable roof to rear of existing restaurant and new single storey rear extension to existing restaurant to replace existing rear balcony.	The Council raises no objections, subject to the Conservation Officer being satisfied that the proposed works are not detrimental to the fabric of the listed building.
<a href="#">18/5713M</a>	93 King Street	Listed building consent for a new replacement glazed part retractable roof to rear of existing restaurant and new single storey rear extension to existing restaurant to replace existing rear balcony.	The Council raises no objections, subject to the Conservation Officer being satisfied that the proposed works are not detrimental to the fabric of the listed building.
<a href="#">18/5749M</a>	2 Trevone Close	New boundary wall, extension to driveway, demolish conservatory, single storey rear extension and alterations	The Council raises no objections, subject to the Highways Technician being satisfied that the proposed works to bring the front wall forward to do

<sup>1</sup> Cllr Gardiner abstained from voting on this application

			impair the visibility splays from the entrance to Trevone Close onto Glebelands Road.
<a href="#">18/5822M</a>	4 Rowley Way	Ground floor rear extension, front porch extension and part garage conversion into utility room	The Council raises no objections, subject to neighbour comments.
<a href="#">18/5820M</a>	15 Higher Downs	Two storey side extension	The Council raises no objections subject to the Planning Officer being satisfied that there is sufficient space for two vehicles to be parked within the curtilage of the property given the cul de sac location, in accordance with Cheshire East Local Plan Strategy Appendix C4 and policy T4 of the submitted Knutsford Neighbourhood Plan.
<a href="#">18/5636M</a>	9 Heath Drive	Rear extension	The Council raises no objections, subject to neighbour comments.
<a href="#">18/5978M</a>	The Haven, St Johns Road	Demolition of existing conservatory, proposed erection of single storey rear and side extension and new bay windows to front elevation	The Council raises no objections, subject to neighbour comments.
<a href="#">18/5742T</a>	The Boundary, Parkfield Road	T1 Eucalyptus - Fell to ground level	The Council requests that the tree is assessed by the Arboriculturalist to confirm that a) removal is necessary and b) not prejudicial to the character of the Conservation Area.