

# Knutsford Town Council

Town Clerk: Adam Keppel-Green

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## Minutes

*of the*

### Planning and Licensing Committee meeting held 7<sup>th</sup> January 2019

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

**PL18/159 Present**

Cllrs Gardiner, Beswick, Coan, Gray and Wells-Bradshaw.

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

**PL18/160 Election of Chairman**

In the absence of the Chairman and Deputy Chairman it was **RESOLVED** to appoint Cllr Gardiner as Chairman of the meeting.

**PL18/161 To receive apologies for absence**

Apologies were received from Cllr Malloy (personal business), Dean (health) and Farber (business).

**PL18/162 To note declarations of Members' interests**

Cllr Gray	Non-pecuniary	18/6019T	Known to applicant
Cllr Gardiner	Non-pecuniary	18/6171	Spoken to application historically on application
	Non-pecuniary	18/6388M	Known to residents opposite development in capacity as a councillor on separate issues.
All members	Non-pecuniary	18/6414M	Known to applicant

**PL18/163 Public Participation**

A resident spoke in objection to 18/6157M highlighting that the revised application has done little to address the objections raised by the Conservation Officer and that the submitted documents do not appear to be accurate.

A resident highlighted that 18/6253M and 18/5943M are both contrary to the Knutsford Design Guide.

A resident spoke in objection to 18/6157M affirmed the statements made by the first resident.

**PL18/164 To receive and confirm the minutes of the meeting held on 10<sup>th</sup> December**

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

**PL18/165 To consider the latest planning applications**

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

**PL18/166 To note comments sent since the previous meeting**

The comments were noted.

**PL18/167 To consider the latest planning decisions**

The decisions were noted.

**PL18/168 To consider matters relating to the Section 106 Agreements**

No applications under consideration would be subject to s106 agreements.

**PL18/169 To review the Planning Issues Log**

The log was noted and frustration expressed at the length of time a number of issues are taking to resolve.

**PL18/170 To consider the Planning Actions Log**

The log was noted.

**PL18/171 To note the date of the next meeting**

The date was noted.

FINAL

Planning Comments: 07/01/2019

Application	Address	Application details	
<a href="#">18/6157M</a>	The Owls, Legh Road	Demolition of existing 1920's Cottage on the site of 'The Owls', Legh Road in Knutsford and replacing with a new 4-Bedroom detached family residence.	<p>The Council <b>OBJECTS</b> on the following grounds:</p> <ul style="list-style-type: none"> <li>a. Detrimental effect on the privacy of neighbouring properties</li> <li>b. Reduction in light to the habitable area of the neighbouring properties.</li> <li>c. The excessive height detrimentally affects the existing street scene.</li> <li>d. The proposed development fails to fit in, let alone enhance, the street scene and character of the Conservation Area.</li> <li>e. The loss of a period property.</li> <li>f. The lack of space between properties resulting in further detrimental impact to the street scene and character of the Conservation Area.</li> </ul> <p>Furthermore, the Council is concerned of the veracity of the information in the Design and Access statement and the lack of detail provided in the plans. It is considered that sketch plans for a proposal in the Conservation Area is insufficient and expects the Borough Council to obtain accurate and detailed plans for re-consultation.</p>
<a href="#">18/6171M</a>	The Round House, Legh Road	Addition of a lower ground floor garden room and internal alterations to create a large living kitchen.	<p>The Council raises no objections subject to:</p> <ul style="list-style-type: none"> <li>a) the Conservation Officer being provided with a full works schedule and is satisfied with the methodology</li> <li>b) A condition requiring any items of</li> </ul>

			architectural or heritage interest discovered during the works be catalogued and if they are to be removed from the property that they are offered to the Knutsford Heritage Centre.
<a href="#">18/6172M</a>	The Round House, Legh Road	Listed building consent for Addition of a lower ground floor garden room and internal alterations to create a large living kitchen.	The Council raises no objections subject to: <ul style="list-style-type: none"> <li>a) the Conservation Officer being provided with a full works schedule and is satisfied with the methodology</li> <li>b) A condition requiring any items of architectural or heritage interest discovered during the works be catalogued and if they are to be removed from the property that they are offered to the Knutsford Heritage Centre.</li> </ul>
<a href="#">18/6253M</a>	Rose Cottage, 1A Meadow Drive	To demolish the existing bungalow and garage on site and construct three terraced houses. (Resubmission of 18/4052M)	The Council <b>STRONGLY OBJECTS</b> to the proposal on the following grounds: <ul style="list-style-type: none"> <li>a) The proposal is overdevelopment by virtue of the number of units provided, the size of the gardens being unsuitable for family homes and the failure to provide adequate parking (with turning space)</li> <li>b) It is detrimental to the character and street scene which was identified as character area 2 of the Neighbourhood plan, characterised by bungalows and semi-detached properties.</li> <li>c) The parking proposal also involves the unacceptable loss of a protected tree.</li> </ul>
<a href="#">18/6019T</a> <sup>1</sup>	3 Lilybrook Drive	Ash & Willow Trees - Crown lift over the road and pavement and remove all major dead wood	The Council raises no objections.

<sup>1</sup> Cllr Gray abstained from voting.

<a href="#">18/6370M</a>	38 Westfield Drive	Single storey rear extension	The Council raises no objections, subject to neighbour comments.
<a href="#">18/6388M</a>	3 Beechwood	First floor extension above existing garage and rear extension to create additional bedroom and increase the kitchen/dining and utility/garage space	The Council raises no objections, subject to neighbour comments.
<a href="#">18/5943M</a>	46 Grassfield Way	Extension and alterations to existing bungalow to allow new upper level accommodation	The Council <b>OBJECTS</b> on the grounds that the form and mass of the development will constitute overdevelopment of the site relative to the existing and present an increase in overlooking and significant overshadowing to neighbouring properties.
<a href="#">18/6412M</a>	23 Manchester Road	Single storey rear kitchen extension	The Council raises no objections, subject to neighbour comments.
<a href="#">18/6429M</a>	32 Parkgate	Erection of single storey side extension to form additional living accommodation	The Council raises no objections, subject to neighbour comments.
<a href="#">18/6414M</a>	17 Beggermans Lane	Alterations to existing ground floor extension and new first floor extension	The Council raises no objections, subject to neighbour comments.

**Planning Comments: sent 21/12/2018**

Application	Address	Application details	
<a href="#">18/5676M</a>	Gareth West, 41B King Street	New fascia and projecting sign	The Council <b>OBJECTS</b> to the internal illumination of the signage which is detrimental to the character of the Conservation Area and contrary to policy D1 of the Knutsford Neighbourhood Plan which requires that development follows the Knutsford Design Guide. The Knutsford Design Guide states that use of internally-lit signage is inappropriate.
<a href="#">18/6061M</a>	Public Toilet, Northwich Road	Variation of condition 10 on application 18/4398M	The Council raises no objections, subject to neighbour comments.
<a href="#">18/6298M</a>	44 Cranford Avenue	Proposed single storey rear extension	The Council raises no objections, subject to neighbour comments.