

Knutsford Town Council

Town Clerk: Adam Keppel-Green

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Minutes

of the

Planning and Licensing Committee meeting held 21st January 2019

In the Lower Council Chamber of the Town Council Offices

PL18/172 Present

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

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

PL18/173 To receive apologies for absence

Apologies were received from Cllr Malloy (business) and Gray (health)

PL18/174 To note declarations of Members' interests

Cllr Farber	Non-pecuniary	19/0030M	Known to applicant
	Non-pecuniary	19/0031M	Known to applicant
All members	Non-pecuniary	19/0035T	Council is tenant of application site

PL18/175 Public Participation

A representative of the combined community groups spoke with respect to application 19/0032M and indicated that their interim view was to support the application subject to reviewing it in more detail. Their current concerns related to the landscaping proposals, the proposed height of the buildings particularly round the edge of the site and a potential conflict between the flood risk assessment and the proposed drainage solution. It was also noted that an equipped children's play area should be provided within the site and improved bus services and associated infrastructure.

A representative of the Knutsford Conservation and Heritage Group expressed support for applications 19/0030M and 19/0031M as it proposes an improvement to the frontage when considering the original design.

A representative of Tatton Estate Management advised that they had not currently reached agreement with Crown Estate on the shared usage on the roundabout to potentially be used for access to both sites and that they felt the roundabout is oversized and 'land hungry'.

PL18/176 To receive and confirm the minutes of the meeting held on 7th January

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

PL18/177 To consider the latest planning applications

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

It was **RESOLVED** that the Deputy Town Clerk prepare the comments to be submitted in consultation with the Chairman with respect to application 19/0032M based on the requested conditions raised by members at the meeting.

PL18/178 To consider matters relating to the Section 106 Agreements

It was **RESOLVED** that contributions should be requested in respect of application 19/0032M to ensure a bus stop and layby close to the entrance of the site including a realtime travel information display. Funds should also be obtained to provide an improved bus service either by diverting and increasing the frequency of existing routes or towards the provision of a town wide service to link new developments with the Town Centre and amenities and enable access to the site for employees.

PL18/179 To note the date of the next meeting (04/02/2019)

The date was noted.

FINAL

Planning Comments: 21/01/2019

Application	Address	Application details	
18/6410M	The Willows, Chelford Road	Two storey side addition and single storey rear addition to provide extra living space at ground and first floor and pitched roof to garage. (Amended scheme to previous approval ref 18/5186M)	The Council raises no objections to the current proposals but notes that given there two front doors on the proposed plans and would therefore request a condition that the use of the extension remains ancillary to the property.
19/0030M	Cheshire House, 50 King Street	New shopfront, alterations to outbuildings including installation of a pizza oven and new mechanicals with a new retractable roof at the rear over the existing rear outdoor siting/dining area.	The Council raises no objections to the proposals subject to the Conservation Officer being satisfied that the works methodology is appropriate having regard to the fabric of the building and its historical status. Officers should also ensure that the pizza oven chimney is appropriate for the intended purpose and that its installation is not detrimental to the surrounding premises and their fire safety.
19/0031M	Cheshire House, 50 King Street	Listed building consent for new shopfront, alterations to outbuildings including installation of a pizza oven and new mechanicals with a new retractable roof at the rear over the existing rear outdoor siting/dining area.	The Council raises no objections to the proposals subject to the Conservation Officer being satisfied that the works methodology is appropriate having regard to the fabric of the building and its historical status. Officers should also ensure that the pizza oven chimney is appropriate for the intended purpose and that its installation is not detrimental to the surrounding premises and their fire safety.
18/6422M	15 Ashworth Park	To extend the existing garage to create a workshop and garage. Front facade alterations including replacement of plastic cladding to timber and changes to the porch.	The Council raises no objections subject to neighbours comments but would request an informative note is placed on any permission requesting that the applicant is mindful of their responsibility to be neighbourly during the proposed

			works not to cause obstruction affecting access and egress at neighbouring properties.
19/0032M	Land West of Manchester Road	Outline planning application with means of access to be determined (all other matters reserved for subsequent approval) for the erection of up to 60 dwellings (Class C3); up to 7.5 hectare business park (Class B1); landscaping and open space; a new roundabout on Manchester Road, new internal highways, car parking and facilities for pedestrians and cyclists incorporating Public Right of Way (FP2); sustainable drainage measures; and all ancillary enabling works.	<p>The Council considers that this application is premature pending the agreement of the applicant and the land owner of planned development to the land on the East Side of Manchester Road regarding the proposed shared access arrangements and would suggest that written assurances are obtained from the parties in this regard prior to the application being decided.</p> <p>Officers should carefully check the drainage plan for the site given the soakaway solution proposed appears to be contrary to the flood risk assessment.</p> <p>If the Primary Authority decided to approve the application in any event, the Council would request the following conditions be added to any permission granted:</p> <ul style="list-style-type: none"> • The commercial premises should not be higher than two stories in accordance with the CELPS LPS 36 Site Specific requirements and reflect the local materials palette in accordance with the Knutsford Neighbourhood Plan (KNP) Design Guide • The residential properties of up to 2.5 stories are contained along the central boulevard of the site and not on the site edges given the edge of green belt location; • The existing ponds should be retained and made a feature of the site landscaping as should the trees and hedgerow surrounding the site where possible to soften the transition between the buildings on site and the adjacent open space in accordance with the CELPS LPS 36 Site

			<p>Specific requirements and the KNP Design Guide 4.5;</p> <ul style="list-style-type: none"> • The provision of a full Green Travel Plan for the Employment site given both the recognised increase on the AQMA site on Manchester Road, to help reduced likely traffic congestion and insufficient parking provision for the commercial premises. • A requirement for s106 contributions to ensure a bus stop and layby close to the entrance of the site including a realtime travel information display. Funds should also be obtained to provide an improved bus service either by diverting and increasing the frequency of existing routes or towards the provision of a town wide service to link new developments with the Town Centre and amenities and enable access to the site for employees. • The provision of an updated Ecology Survey given the current provided version is outdated and there is evidence of a badger sett on the site. • To ensure a minimum distance of 20m between the residential and commercial premises on the both the site and with respect to residential properties surrounding the site.
19/0035T	Council Offices, Toft Road	T1 Large Mature Copper Beech Tree. Reduce canopy to suitable growth points property side by 3-4m and reduce limb 2-3m over main entrance. Maximum diameter branch size to be pruned 100mm.	The Council does not comment on application on its own premises.