

Knutsford Town Council

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Minutes

of the

Planning and Licensing Committee meeting held 4th February 2019

In the Lower Council Chamber of the Town Council Offices

PL18/180 Present

Cllrs Dean, Gardiner and Gray.

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

PL18/181 To receive apologies for absence

Apologies were received from Cllrs Malloy, Beswick and Wells-Bradshaw (business), Cllr Farber (personal business) and Cllr Coan (civic business)

PL18/182 To note declarations of Members' interests

Cllr Gardiner Non-pecuniary 18/3672M Known to applicant

PL18/183 Public Participation

A representative of Knutsford Football Club spoke with respect to application 18/3672M advised that the club had ongoing concerns with respect to the application and would be maintaining their objection, although hoped the issues could be resolved by discussion with the applicant. They also indicated the club would be seeking investment from s106 monies.

A representative of the combined community groups advised that they continue to object to application 18/3672M on the grounds that the proposals don't comply with the Local Plan as they are required to in accordance with NPPF Para 12 unless noting that the Local Authority could depart from the plan 'only if material considerations....indicate that the plan should not be followed' which did not apply in this case. It was also noted that the application was considered premature until access from the A50 was agreed between the applicant and the applicant under 19/0032M.

A representative of the Knutsford Conservation and Heritage Group advised that the group objected to application 19/0225M as it failed to comply with policy HE2 of the Neighbourhood Plan and the Cross Town Character assessment. Furthermore, concern was raised with respect to the likely applications by the ultimate homeowners for the removal of trees in the Conservation Area due to overshadowing of the proposed gardens.

PL18/184 To receive and confirm the minutes of the meeting held on 7th January

It was **RESOLVED** to confirm the minutes subject to amendment of PL18/172.

PL18/185 To consider the latest planning applications

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

The Chairman adjourned the meeting during the discussion of 18/3672M to allow the agent for the applicant to speak with respect to the application and answer questions from

members. The meeting was then reconvened.

PL18/186 To consider the latest planning decisions

The decisions were noted.

PL18/187 To consider matters relating to the Section 106 Agreements

It was **RESOLVED** that contributions should be requested in respect of application 18/3672M for Highway works, Health, Education and Improved public transport.

PL18/188 To review the Planning Issues Log

Members noted their dissatisfaction with the lack of progress by CEC Planning Enforcement with respect to a number of applications which had been on the Issues Log for a considerable period of time and raised concerns as to potential deemed consent for some of the advertisement signage. Members requested the Town Clerk write to Peter Hooley with respect to this issue.

PL18/189 To consider the Planning Actions Log

It was **RESOLVED** to strike action PL17/031 from the log and update the date for PL16/213 to June 2020.

PL18/190 To note the date of the next meeting (18/02/2019)

The date was noted.

Planning Comments: 04/02/2019

Application	Address	Application details	
19/0102M	10 Stanley Road	Kitchen extension, store and WC to rear	The Council raises no objections, subject to neighbour comments.
18/6340M	33 Boothfields	To demolish the existing garage and ginnel of No. 33 Boothfields and construct two new dwellings in the garden.	The Council raises no objections, subject to neighbour comments.
18/3672M	Tatton Bluebell Village, Land East of Manchester Road	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 recreational space, car parking, cycle parking, landscaping, and other associated works for all proposed uses - REVISED PLANS	<p>The Council OBJECTS to the current application on the grounds that it fails to comply with the housing numbers for the CELPS LPS 36(C) site and is therefore contrary to the provisions of NPPF Para 12. The Council supports the principle of an application for 250 residential units to include sheltered accommodation or a small boutique hotel and a local centre comprising A1, A4 and community facilities.</p> <p>Should the application be approved the Council requests that the following conditions be added to any permission granted;</p> <ul style="list-style-type: none"> • A requirement for a single point of access for this site and CELPS LPS 36(B) being considered under application 19/0032M to be formalised in a s106 and s278 agreement. • A satisfactory agreement being reached with the Sports Club and Football Club adjacent to the site and provision of funding via s106 monies • Further provision for s106 monies in respect of Health, Education and Improved public transport.

18/5892M	37 Princess Street	Change of use of first and second floors to form 3no apartments with access from Princess Street via 1no existing entrance and 1no proposed new entrance.	The Council raises no objections, subject to neighbour comments.
19/0225M	4 Mobberley Road	2 dwellings	The Council OBJECTS to the application due to the provision of insufficient recreational amenity space to be provided without overshadowing from retained trees which is therefore likely to result in home owner applications for the removal of trees at a later date contrary to policy HE3 and H2 of the Knutsford Neighbourhood Plan. Furthermore the development is clearly back land development contrary to retained policy DC41 of the Macclesfield Borough Local Plan and fails to comply with the requirements of Knutsford Neighbourhood Plan Policy H2.
19/0215M	Keisley, Parkfield Road	To increase the size of external basement access well to comply with building regulations. The addition of escape hatch and light well.	The Council raises no objections, subject to neighbour comments.
19/0310M	47 Beggermans Lane	Updated dormers, new roof coverings, rendering and bathroom refurbishments	The Council raises no objections, subject to neighbour comments.
18/6388M	3 Beechwood	First floor extension above existing garage and rear extension to create additional bedroom and increase the kitchen/dining and utility/garage space - REVISED PLANS	The Council raises no objections, subject to neighbour comments.
19/0252T	Pine Tops, Parkfield Road	Fell large beech tree in the garden	The Council OBJECTS to the felling of a healthy, large mature, significant, deciduous tree within the Conservation Area and request a TPO to be put in place to protect the beech tree.
19/0145T	Kingswood, 15 Leicester Road	Works to trees	Whilst the Council does not object to the husbandry works proposed, Officers should check that appropriate notices have been provided to the owners of the trees.

19/0355M	125 Warren Avenue	Enlargement of existing porch to provide emergency access	The Council raises no objections and considers this is likely to be permitted development.
19/0351M	28 Teal Avenue	Proposed partial garage conversion, single storey side/rear extension and associated alterations.	The Council raises no objection provided the Local Authority is convinced parking for two vehicles can be maintained within the curtilage of the property in accordance with CELPS Appendix 3 and Knutsford Neighbourhood Plan policy T4.

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