

# Knutsford Town Council

Town Clerk: Adam Keppel-Green

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## Minutes

*of the*

### Planning and Licensing Committee meeting held 18<sup>th</sup> February 2019

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

#### **PL18/191 Present**

Cllrs Dean, Beswick, Coan, Gardiner and Gray.

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

#### **PL18/192 To receive apologies for absence**

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

#### **PL18/193 To note declarations of Members' interests**

Cllr Dean	Non-pecuniary	19/0410M	Known to applicant
Cllr Dean	Non-pecuniary	19/0411M	Known to applicant
Cllr Gray	Non-pecuniary	18/6157M	Known to the arboriculturist
Cllr Gardiner	Non-pecuniary	19/0410M	Known to architect
Cllr Gardiner	Non-pecuniary	19/0411M	Known to architect
Cllr Gardiner	Non-pecuniary	19/0382M	Known to applicant
Cllr Gardiner	Non-pecuniary	PL18/197	Member of Friends of the Moor

#### **PL18/194 Public Participation**

A resident spoke with respect to application 18/6157M and advised that whilst the sketch plans had now been replaced the concerns raised by them and the Conservation Officer with respect to the development remained. The resident also noted that Pendle Cottage and Lane End in the vicinity of this property had been sold and there was concern as to a precedent being created that would damage the Conservation Area.

A representative of the Knutsford Conservation and Heritage Group advised that the group had concerns with respect to application 19/0467M and the side extension proposed which would unbalance the symmetry on these properties which were situated in the Town Centre Conservation Area.

A representative of the Knutsford Community Groups welcomed the revisions to application 18/3672M in particular the removal of the hotel/pub/restaurant; the size of the parade of shops commensurate with needs of the development; the provision of the sports pitch and financial contributions to provision on and offsite; the adoption of Active Design Guide principles; and the travel and transport arrangements. It was understood too that the location and access via the proposed roundabout have been accepted. As such in these respects the groups are minded to support the application but remain concerned as to the increase in the number of dwellings and exceptional circumstances have not been demonstrated to include the section of the Protected Open Space in the development area.

A representative of Knutsford Football Club also spoke with respect to application 18/3672M and advised that the club and now reached agreement with Tatton Estate and would be removing their objection and moving to a position of support.

**PL18/195 To receive and confirm the minutes of the meeting held on 4<sup>th</sup> February**  
It was **RESOLVED** to confirm the minutes.

**PL18/196 To consider the latest planning applications**  
It was **RESOLVED** to submit the comments detailed below.

**PL18/197 To consider a street trading consent application from Wildlife Pizza Company for Moorside**

It was **RESOLVED** to object to the application for street trading consent on Moorside, Knutsford on the following grounds:

- a. The detrimental impact on the viability of existing businesses within the town positioned closely to the proposed site;
- b. The litter likely to be created on the adjacent key green space and playground site;
- c. The loss of parking spaces in an already congested area;
- d. The effect on noise, smells and increased traffic in the evening on the residential houses (including sheltered accommodation) located on Moorside

**PL18/198 To consider matters relating to the Section 106 Agreements**  
It was noted that no applications discussed would be subject to s106 agreements.

**PL18/199 To note the date of the next meeting**  
The date was noted.

## Planning Comments: 18/02/2019

Application	Address	Application details	
<a href="#">19/0344T</a>	Green Acre, Parkfield Road	Pruning of Laurel, Rhododendrons, Holly tree and Yew tree	The Council raises no objections.
<a href="#">19/0418M</a>	11 Beggermans Lane	Single storey rear extension, new dormer roof extensions to front and rear, extension to existing side dormer, new material finishes.	The Council raises no objections, subject to neighbours' comments.
<a href="#">19/0440M</a>	20 Sandiway	Proposed single storey rear extension	The Council raises no objections, subject to neighbours' comments, but notes the window position on the houses to be built should be considered to avoid overlooking onto the remaining site.
<a href="#">19/0410M</a>	The Lodge, Alwarden Hill, Legh Road	A studio in the garden.	The Council raises no objections, subject to a condition that the use of the studio be ancillary to the main house to prevent separate occupation of the studio as an independent dwelling. <sup>1</sup>
<a href="#">19/0411M</a>	The Lodge, Alwarden Hill, Legh Road	Listed building consent for a studio in the garden.	The Council raises no objections, subject to a condition that the use of the studio be ancillary to the main house to prevent separate occupation of the studio as an independent dwelling. <sup>1</sup>
<a href="#">19/0434M</a>	26 Tabley Grove	2 Storey side extension, single storey rear extension and property refurbishment	The Council raises no objections, subject to neighbours' comments.

<sup>1</sup> Cllr Beswick voted against this resolution

<a href="#">19/0442M</a>	61 Warren Avenue	Demolition of attached double garage and construction of part single, part double storey side extension with associated internal remodelling.	The Council raises no objections, subject to neighbours' comments.
<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. <b>AMENDED PLANS</b>	<p>The Council continues to <b>OBJECT</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> <li>g. The disproportionate relationship between the building's height, width and depth.</li> </ul> <p>resulting in the proposal being contrary to CELPS policies SE1 and SE7 and Knutsford Neighbourhood Plan policies HE1, HE2 and HE3.</p> <p>Furthermore, the Council remains concerned of the veracity of the information in the Design and Access statement and the lack of detail and accuracy of the plans, noting that the boundaries on at least one side are inaccurate.</p>
<a href="#">19/0444M</a>	1 Ashworth Park	Proposed rear extension	The Council raises no objections, subject to neighbours' comments.

<a href="#">19/0476M</a>	1 Egerton Square	Construction of single storey rear and side extensions	The Council raises no objections, subject to neighbours' comments.
<a href="#">19/0406T</a>	Old Court House, Chelford Road	Works to trees - 1. Reduce c.10 leylandii to approx. 12 feet. 2. clear c.15 (all) from interior of tennis court.	The Council raises no objections, subject to neighbours' comments.
<a href="#">19/0499T</a>	Oakhurst, Toft Road	Works to trees - T1 - Ash Tree.	The Council raises no objections, subject to neighbours' comments.
<a href="#">19/0549M</a>	10 Grassfield Way	Single Storey rear extension, first floor side extension	The Council raises no objections, subject to neighbours' comments.
<a href="#">19/0568M</a>	31 Valley Way	Proposed two storey side extension, single storey rear extension, new mono pitch roof to replace flat roof on existing side extension and proposed changes to façade finishes	The Council raises no objections, subject to neighbours' comments but requests a condition that that obscured glazing and high level opening windows on the dressing room and bathroom on the south facing side elevation.
<a href="#">19/0641M</a>	17 Pevensey Drive	Bedroom/bathroom adaptation of attached garage for disabled use	The Council raises no objections, subject to neighbours' comments.
<a href="#">19/0582M</a>	3 East Terrace	Replacement of two rotten timber access bridges with steel equivalents.	The Council raises no objections, subject to neighbours' comments.