

Knutsford Town Council

Town Clerk: Adam Keppel-Green

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Minutes of the Planning and Licensing Committee meeting held 3rd June 2019 In the Lower Council Chamber of the Town Council Offices

PL19/001 Present

Cllrs Gardiner, Coan, Dalzell, Gray, McCulloch and Robertson.

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

PL19/002 To receive apologies for absence

Apologies were received Cllrs Houghton and Malloy (personal business)

PL19/003 To note declarations of Members' interests

Cllr Coan	Non-pecuniary	19/2397M	Known to applicant
		19/2409M	Known to applicant
Cllr Gardiner	Non-pecuniary	19/2327T	Applicant is ANSA, a wholly owned company of Cheshire East Council of which he is a member

PL19/004 To note the committee's terms of reference

The terms of reference were noted.

PL19/005 Public Participation

A resident spoke in relation to 19/1632D stating that residents had objected and that the works closely resemble that which was refused under a separate application,

A resident welcomed the new committee and wished members well, thanked officers for the reference to neighbourhood plan policies in the applications lists and concern that the planning officer report for 19/0565M, 47 Grassfield Way, misinterprets the intention of neighbourhood planning policy.

A representative of the Abbeyfields Care Home raised concern in relation to 19/2097M, 23 Bexton Road, noting it appears to have insufficient outdoor amenity space.

PL19/006 To receive and confirm the minutes of the meeting held on 29th April

It was **RESOLVED** to confirm the minutes subject to a typographical correction.

PL19/007 To consider the latest planning applications

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

PL19/008 To consider a licencing application for 94 King Street

It was **RESOLVED** to raise no objections but request that the licence be limited to 1am in common with other licenced premises in the area.

PL19/009 To note comments sent since the previous meeting

The comments were noted.

PL19/010 To consider the latest planning decisions

It was **RESOLVED** to write to Cheshire East Council setting out that it has failed to correctly interpret policy H3 of the Neighbourhood Plan with respect its decision on application 19/0565M, 47 Grassfield Way.

PL19/011 To review the Planning Issues Log

The log was noted.

PL19/012 To consider the Planning Actions Log

The log was noted.

PL19/013 To note the date of the next meeting

The date was noted.

FINAL

Planning Comments: 03/06/2019

Application	Address	Application details	Town Council Comment
<u>19/2119T</u>	59 Beggermans Lane	Removal of two lower laterals of an oak tree and thin by 20%	The council raises no objections.
<u>19/2120T</u>	62 Bexton Road	2 beech trees: Reduce crown by 1-1.5m and thin by 10%	The council raises no objections.
<u>19/2096T</u>	Oaklands, 35a Bexton Road	Reduce top of beech tree by 2.5 m. Crow lift bottom branches from driveway and selective crowd reduction of lower branches by 1.5-2m where possible on lower 2/3 to shape. 10% thin	The council raises no objections.
<u>19/2231M</u>	Unit B3, Cranford Drive	Proposed new entrance doors including canopy, alterations to reception area on front elevation and new external staircase on side elevation	The council raises no objections.
<u>19/2282M</u>	14 Thorneyholme Drive	Single storey side and rear extension and front porch	The council raises no objection, subject to neighbour comments.
<u>19/2277M</u>	17 Parkgate	Various extensions to existing bungalow	The council STRONGLY OBJECTS on the grounds that the proposed development will reduce the availability of single storey accommodation in contravention of Neighbourhood Plan policy H3. Furthermore, the design of the proposed second storey extension is incongruous and fails to complement its surroundings, particularly when viewed from Mobberley Road, contrary to Neighbourhood Plan policy D1.
<u>19/2257M</u>	19 Valley Way	Replacement of green tiling on the front elevation with rendering (including additional insulation) and alteration of flat roof above main entrance door and garage to pitched roof	The council raises no objection, subject to neighbour comments.

<u>19/2335M</u>	2 Lilac Avenue	Single storey utility	The council raises no objection, subject to neighbour comments.
<u>19/2383M</u>	86 Grove Park	Two storey extension to rear elevation with Velux roof window. Additional windows added to side elevations	The council OBJECTS on the grounds that the proposed development, due to it being 4m closer to its rear neighbour would create an unacceptable level of overlooking to the garden and living space of the same, exacerbated by the change in levels between 86 Grove Park and its immediate neighbours. The council notes that the Velux windows in the roof suggest the loft space is habitable accommodation but that this is not shown on the plans.
<u>19/1632D</u>	2 & 4 Croft Lane	Discharge of Conditions of approved application 18/5400M Extension and internal alterations of two existing semi-detached cottages - to consider the discharge of conditions	The council notes that the works relate to land outside the property boundary and therefore require addressing with the landowner and applicant. The council seeks assurances that the Conservation Officer is fully engaged in determining the materials.
<u>19/2247M</u>	12 Ashworth Park	Proposed side-facing first floor extension	The council raises no objection, subject to neighbour comments.
<u>19/2254M</u>	Fernlea, Stanley Road	Construction of 3 detached dwellings following demolition of the existing dwelling	The council OBJECTS on the grounds that the proposals represent overdevelopment of the site which cannot accommodate three houses without detrimentally affecting the character of the neighbouring conservation area. The council is concerned that the proposed parking arrangements would not be sufficient to allow access/egress in a forward gear.
<u>19/2397M</u>	59 King Street	Listed building consent for refurbishment of existing shopfront including minor paintworks to glazing frames and new signage	The council raises no objection.

<u>19/2409M</u>	59 King Street	Individual heritage text onto new fascia board & new heritage-style projecting sign	The council raises no objection.
<u>19/2097M</u>	23 Bexton Road	Demolish existing conservatory and build new single storey rear elevation extension. Split existing single dwelling house into 2 separate units of accommodation.	The council OBJECTS on the grounds that the property does not readily lend itself to subdivision and will create dwellings with a poor relationship to one another without separately defined gardens.
<u>19/2262T</u>	22 Aylesbury Close	T1 - Fell to low stump; G1 - Laurel hedge Laurel next to the old shed - Fell to low stumps; G2 - Laurel Hedge behind garage - reduce to height of adjacent hedge; T3 and T4 - Hornbeams - fell to low stump; T5 Conifers adjacent to Hornbeams - fell to low stump	The council objects to the proposed felling of the protected trees unless it is demonstrated that it is dead, dying or diseased. Should this be demonstrated the council requests a condition that a suitable species replacement tree is planted.
<u>19/2327T</u>	St Johns Parish Church, Church Hill	Section 211 Notice: T1, Beech- reduce main crown on stems l by 3 - 4 meters. Reduce laterals by 2 - 3 meters or growth points. Remove unnecessary branches and deadwood. T2, Holm Oak, reduce crown by 1-3 meters where need to balance crown.	The council raises no objection.