

Knutsford Town Council

Town Clerk: Adam Keppel-Green

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Minutes

of the

Planning and Licensing Committee meeting held 17th June 2019

In the Lower Council Chamber of the Town Council Offices

PL19/014 Present

Cllrs Gardiner, Dalzell, Gray, McCulloch and Robertson.

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

PL19/015 To receive apologies for absence

Apologies were received Cllrs Houghton, Coan and Malloy (personal business)

PL19/016 To note declarations of Members' interests

Cllr Gardiner	Non-pecuniary	19/2716T	Known to applicant
All members	Non-pecuniary	19/2577M	Applicant is Council Employee
All members	Non-pecuniary	19/2602M	Council is adjoining Landowner

PL19/017 Public Participation

A representative of the South Knutsford Residents Group raised concerns with respect to applications 19/2715T and 19/2635T and the proposed felling of trees in the Legh Road Conservation Area.

PL19/018 To receive and confirm the minutes of the meeting held on 3rd June 2019

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

PL19/019 To consider the latest planning applications

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

PL19/020 To note the date of the next meeting

The date was noted.

Planning Comments: 17/06/2019

Application	Address	Application details	Town Council Comment
19/2577M	22 Lilac Avenue	Demolition of garage; new porch; two storey and single storey rear extension	The Council raises no objection, subject to neighbour comments.
19/2403T	Wolseley Lodge, Legh Road	<i>Section 211 Notice</i> Tree Works	The Council raises no objection.
19/2431T	High Morland, Legh Road	<i>Section 211 Notice</i> Tree Works	The Council raises no objection.
19/2377T	19 Heathfield Square	<i>Section 211 Notice</i> Tree Works	The Council raises no objection.
19/2603M	17 Summersway	Removal of existing side entrance and all existing flat roofs. Construction of single storey side kitchen extension, single storey infill extension to rear, conversion of existing garage to habitable space, and new flat roof to single storey wrap around accommodation. Removal of existing front porch. Construction of new front porch canopy, plus replacement windows & doors, and general refurb of external materials all round.	The Council raises no objection, subject to neighbour comments.
19/2526M	Cranford House, 48A King Street	Change of Use of a building from Office Use (Class B1(a)) to a Dwellinghouse (C1)	Whilst the Council has no objection to the principle of the change of use, the proposed mitigation submitted does not counter the previous reasons for refusal.
19/2678M	21 Hillside Road	First floor side extension over existing garage	In light of the appeal decision the Council requests that the Primary Authority pay particular regard to the relationship of the property to 2 Briar Close and ensure that they are satisfied the amendments to

			the scheme overcome the original objections which were supported by the inspector.
19/2602M	Cemetery Lodge, Tabley Hill Lane	Listed building consent for refurbishment of existing cemetery lodge building and addition of a dormer extension to outbuilding and link between	The Council OBJECTS to the application on the grounds that the proposed works are out of character, overdevelopment, incongruous to the setting of a heritage asset and contrary to Knutsford Neighbourhood Plan policy HE3.
19/2608T	14 Blackhill Lane	Oak; crown lift over the highway to 6m & select reduce to achieve a 2.5m clearance from property & remove deadwood as necessary.	The Council raises no objection.
19/2635T	Hill Flats, Parkfield Road	<i>Section 211 Notice</i> Work to trees	The Council does not object to the husbandry works but is concerned about the proposed felling of trees within a prominent location in the Conservation area and requests that the Arboriculturist ensure they are satisfied that the trees proposed to be felled would not cause detriment to the character of the Conservation Area.
19/2658M	25 Churchfields	Prior Notification for a single-storey rear extension	The Council does not comment on prior approval applications.
19/2668T	The Vicarage, Mobberley Road	<i>Section 211 Notice</i> T1 Holly - Fell T2 Purple Plum - Fell G3 Minor crown lift	The Council raises no objection but requests that the Church consider planting replacement species.
19/2680M	Land of Northwich Road	Advertisement consent for 8x Direction Leader Boards, 1x V Stack and 20x Flag poles	The Council OBJECTS to the application and considers 20 flagpoles excessive in a rural location where the development is alongside the road in any event. Furthermore, the application is incredibly premature given that the road layout shown on the plans does not exist at present nor does the development have approval. The application should be withdrawn.

19/2715T	Legh Cottage, Legh Road	<i>Section 211 Notice</i> Copper beach tree- crown prune by 3 metres yew tree 1 - fell yew tree 2 - fell yew tree 3 - fell	The Council OBJECTS to the felling of the yew trees which are not diseased, dead or dying and are in important setting adding value to the Conservation Area and requests the Primary Authority protects the trees with a TPO.
19/2716T	Stonelegh, Legh Road	<i>Section 211 Notice</i> Beech tree crown reduce by 3 metres beech tree crown reduce and crown lift by 6 metres pine tree - crown lift by 6 metres	The Council raises no objection.
19/2782M	2a Manchester Road	Ground floor side extension and car port. Boundary fence and entrance gates, with planting to dwelling	The Council raises no objection, subject to neighbour comments.