

Knutsford Town Council

Town Clerk: Adam Keppel-Green

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Minutes

of the

Planning and Licensing Committee meeting held 29th July 2019

In the Lower Council Chamber of the Town Council Offices

PL19/040 Present

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

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

PL19/041 To receive apologies for absence

Apologies were received Cllrs Malloy (personal business) and Dalzell (health)

PL19/042 To note declarations of Members' interests

Cllr Gardiner	19/1283M	Personal	Well known to rear neighbour
	19/1284M	Personal	Well known to rear neighbour

PL19/043 Public Participation

The Town Clerk read a submission from a resident in respect of 19/3338M and 19/3342M stating that the proposed structure would be detrimental to the listed building and Conservation Area.

PL19/044 To receive and confirm the minutes of the meeting held on 15th July

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

PL19/045 To consider the latest planning applications

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

PL19/046 To consider the latest planning decisions

The decisions were noted.

PL19/047 To review the Planning Issues Log

The log was noted. It was agreed that the Town Clerk write to the portfolio holder at Cheshire East Council requesting a more robust enforcement regime.

PL19/048 To consider the Planning Actions Log

The log was noted.

PL19/049 To consider the frequency of committee meetings

It was **RESOLVED** to return to meeting every three weeks subject to review in six months' time. It was agreed to look to hold meetings later in the evening where possible including to switch times with committees the committee would usually precede.

PL19/050 To note the date of the next meeting

The date was noted.

Planning Comments: 29/07/2019

Application	Address	Application details	Town Council Comment
19/3338M	4 King Street	Proposed demolition of existing annexe and replacement with a ground floor rear extension with a small extension at first floor to allow for a new staircase, new conservation roof lights to the rear pitch of the roof only and associated alterations	<p>The council OBJECTS on the grounds that:</p> <ul style="list-style-type: none"> a) The proposed structure is inappropriate and detrimental to the character of not only the listed building but the collection of which it forms part; it is considered that it is obtrusive and results in significant harm to heritage assets contrary to policy HE2 of the Knutsford Neighbourhood Plan and SE7 of the Cheshire East Local Plan Strategy. b) The proposal will create an unacceptable relationship with the neighbouring properties to the detriment of their residential amenity and, particularly for nos. 6 and 6a will introduce overlooking and a reduction in light <p>In light of the temporary nature of the proposed structure, it is requested that should the application be approved a condition is attached requiring a method statement be prepared to facilitate the reinstatement of the back wall at a future date should the structure be removed e.g. reuse of the original bricks where possible.</p>
19/3342M	4 King Street	Listed Building Consent for proposed demolition of existing annexe and replace with a ground floor rear extension with a small extension at first floor to allow for a new staircase, new conservation roof lights to the rear pitch of the roof only and associated alterations	The council OBJECTS on the grounds that the proposed structure is inappropriate and detrimental to the character of not only the listed building but the collection of which it forms part; it is considered that it is obtrusive and results in

			<p>significant harm to heritage assets contrary to policy HE2 of the Knutsford Neighbourhood Plan and SE7 of the Cheshire East Local Plan Strategy.</p> <p>In light of the temporary nature of the proposed structure, it is requested that should the application be approved a condition is attached requiring a method statement be prepared to facilitate the reinstatement of the back wall at a future date should the structure be removed e.g. reuse of the original bricks where possible.</p>
19/3386M	7 Bellingham Close	Construction of a Rear Extension	The council raises no objections, subject to neighbour comments.
19/3419M	10 Lee Close	Roof redesign with dormers and internal alterations.	The council raises no objections, subject to neighbour comments.
19/1283M	6A King Street	Listed Building Consent for demolition of existing extension and 2 small brick-built stores, construction of a single and two storey extension, alterations to the existing cottage - Revised plans	<p>The council questions if the application is valid if the requisite notice was not served on the neighbouring property.</p> <p>The council raises no objections subject to the Conservation Officer being satisfied that the proposals are not detrimental to the character and archaeology of the heritage asset.</p>
19/1282M	6A King Street	Demolition of existing extension and 2 small brick-built stores, construction of a single and two storey extension, alterations to the existing cottage - Revised plans	<p>The council questions if the application is valid if the requisite notice was not served on the neighbouring property.</p> <p>The council requests that the proposal is considered alongside 19/3338M and 19/3342M noting that the implementation of both would present logistical problems.</p>

			<p>The council is concerned that the proposed parking space is not usable and therefore questions if the proposal is appropriate given no parking is available.</p> <p>Notwithstanding these concerns, the council raises no objections subject to the Conservation Officer being satisfied that the proposals are not detrimental to the character and archaeology of the heritage asset.</p>
19/3247M	2A Meadow Drive	Rear Single storey lean-to extension and Side Extension Over Garage	The council raises no objections, subject to neighbour comments and, as the property is losing its garage, confirmation that sufficient parking provision is provided on site.
19/3360T	Westfield, 11 Tabley Road	Section 211 Notice OAK (T1) - 1.5 m taken from top to thin sucker growth and provide shaping including dead branches.	The council raises no objections.
19/3335T	Somerford, 19 Leycester Road	Section 211 Notice Leylandii Hedge Grp - G1 - Cut down the medium 18 metre section of Leylandii hedge group located at front right boundary. Twin Stemmed Cypress & adjacent Cypress Grp - G2- Dismantle Golden Cypress - G2 - Dismantle	Notwithstanding the description of the works suggesting the trees are subject to preservation orders, which the council understands is not the case, the council raises no objections.
19/3270M	Booths Supermarket, 2B Stanley Road	Lawful Development Certificate for proposed installation of four electric vehicle charging bays with associated equipment	Whilst the council would not usually comment on a legal determination it supports the application for its wider environmental benefits.