

# Knutsford Town Council

Town Clerk: Adam Keppel-Green

Council Offices, Toft Road, Knutsford, Cheshire, WA16 6TA

01565 653929      www.knutsfordtowncouncil.gov.uk

townclerk@knutsfordtowncouncil.gov.uk



## Minutes

*of the*

### Planning and Licensing Committee meeting held 14<sup>th</sup> October 2019

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

**PL19/072 Present**

Cllrs Gray, Dalzell, Houghton, McCulloch and Robertson.

In attendance: A Keppel-Green (*Town Clerk*) and Cllr Abel.

**PL19/073 To receive apologies for absence**

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

**PL19/074 To note declarations of Members' interests**

Cllr McCulloch declared a personal interest in 19/4075M on the grounds of being known to the applicant.

**PL19/075 Public Participation**

A neighbour of Oakhurst spoken on behalf of residents in objection to application 19/1395M stating the site does not have the legal right to use the proposed access and that use of this access would be contrary to the Cheshire East Design Guide and detrimental to highway and pedestrian safety.

A representative of the South Knutsford Residents Group spoke further on the application, stating that it was contrary to Local Plan and Neighbourhood Plan policies and detrimental to the character of a building of townscape merit in the Legh Road Conservation Area.

A resident spoke in relation to 19/4297M stating there was a disappointing lack of detail in the accompanying heritage statement and that the town council's historic comments on this property had highlighted it was one of the few to have retained its original lath and plaster walls on the first floor, in relation to 19/4332M stating that again there was a lack of detail on the application preventing the proper consideration of the impact on the Conservation Area and in relation to 19/4439M noting that the application does not appear to give consideration to the Neighbourhood Plan.

The agent for 19/4439M outlined the rationale for the application, stating that it was to support the permitted development rights for change of use to A1 usage and adding that the door will be omitted if it is not necessary to create independent access to the first floor.

A resident spoke in support of the committee holding standalone meetings for consideration of major planning applications, noting that it would enable a proper policy appraisal and suggesting that individual members focus on specific policy areas.

**PL19/076 To receive and confirm the minutes of the meeting held on 23<sup>rd</sup> September**

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

**PL19/077 To consider the latest planning applications**

The meeting was adjourned to allow representations on application 19/1392M.

A resident noted that the Cheshire East Council Design Office objected to the proposals on design grounds and that the application was in conflict with both the Knutsford and Cheshire East Design Guides. It was noted that the rear elevation of properties was particularly poorly designed and that the affordable housing is not adequately distributed through the site.

A resident noted the clock tower had been removed, that the swales/ditches do not appear to meet drainage requirements but that this was now being dealt with under a discharge of conditions application and questioned highlighted that the sustainability measures do not focus on long term habitation.

A resident stated the proposed pitch was only suitable for kickabouts as it does not have drainage, noting that the Neighbourhood Plan requires the pitch to be designed to Sport England standards and that Sport England does not appear to have been consulted. It was further noted that the phasing plan indicates the public open space will not be available until 50% occupation, contrary to the s106 agreement, that it is unclear which areas are to be adopted by the highways authority, that no bus stop is within the vicinity and the lack of clarity as to how the cycleways connect.

The meeting was reconvened.

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

**PL19/078 To consider the latest planning decisions**

The decisions were noted.

**PL19/079 To consider whether to hold standalone meetings to consider major applications**

It was **RESOLVED** that additional committee meetings should be convened to consider major applications to ensure they can be given the required consideration.

**PL19/080 To review the planning issues log**

The log was noted.

**PL19/081 To consider the planning actions log**

The log was noted.

**PL19/082 To note the date of the next meeting**

The date was noted.

## Planning Applications: 14/10/2019

Application	Address	Application details	Town Council Comment
<a href="#">19/1392M</a>	Land off Northwich Road	<p><b>REVISED PLANS</b> Reserved Matters in relation to scale, appearance, landscape and layout for the erection of 190 dwellings including allotments, community orchard, playing pitch, landscaping, open space, car and cycle parking, drainage and associated works pursuant to outline application 17/3853M</p>	Knutsford Town Council continues to <b>OBJECT</b> to the proposals as they are presented. The Town Council does not consider that the reason for deferral at August's Strategic Planning Board meeting has been fulfilled, namely that the concerns raised about the scheme have not been sufficiently addressed.
		<p>Furthermore, whilst a meeting was held in which the speakers from the Strategic Planning Board and Town Clerk attended, a meeting with the wider council has not taken place; it was expected that time would be provided for this once these revised plans had been prepared. The Town Council does not feel it has been adequately consulted.</p> <p>The council's principal objections are as follows:</p> <p>The affordable housing is not sufficiently distributed throughout the development</p> <p>The proposed design is not sufficiently distinctive in character (Neighbourhood Plan Policy D2 Local Distinctiveness) and does not meet the requirements of the Knutsford Design Guide. There has been a failure to create a strong gateway to the development and town.</p> <p>Effort has been made to create a more unique design to the houses, but they remain standard suburban dwellings. Moreover, the side and rear elevations of the proposed dwellings are poor. The design to these elevations should be improved to ensure the quality of design set out in the Knutsford Design Guide and Cheshire East Council Design Guide. The rear views of properties will be prominent for all residents as the majority of gardens view properties from the rear.</p> <p>There continues to only be two bungalows provided. The Neighbourhood Plan identifies the need for more bungalows in Knutsford and it is considered that a greater number of single storey properties should be provided within the development.</p>	

		<p>The applicant focuses on the sustainability of the development phase and not the future occupation of the houses. Whilst solar panels have been introduced on some properties, the development fails to meet the requirements of Neighbourhood Plan Policy D4 Sustainable Residential Design which requires that all development seeks to reduce the overall carbon footprint of the building throughout its life, for example grey water management systems and on-site energy generation.</p> <p>Neighbourhood Plan Policy SL3 requires that new sports facilities are delivered in accordance with Sport England design and cost guidance. The proposed pitch does not include drainage, a storage building for equipment nor toilets meaning it will only be usable as a kickabout pitch, not a formal playing pitch. The Town Council is not aware that Sport England has been consulted on this application; the NPPF recommends that Sport England is consulted on any proposal that creates a playing pitch and questions why they have not been consulted.</p> <p>The proposal does not appear to accommodate the provision of public transport.</p> <p>The council fully supports the conclusions of Cheshire East Council's Senior Design Officer that in its present form the development cannot be supported on design terms alone.</p>	
<a href="#">19/4075M</a>	121 Mobberley Road	Single storey rear extension to flat roof element.	The council raises no objections, subject to neighbour comments.
<a href="#">19/4297M</a>	19 King Street	Change of use of the ground floor from Shop Class A1 to Cafe Class A3 use. This proposal also details the minor internal alterations to a listed grade II commercial property that used to be a clothing store as well as a change of use to a coffee shop on the ground floor of a three-storey building.	The council <b>OBJECTS</b> on the grounds of the lack of detail contained within the heritage statement, noting the building retains original lath and plaster walls to the first floor, and concern that insufficient information has been provided on bin storage. The council requests re-consultation once this additional information is received.
<a href="#">19/4332M</a>	St Annes House, 1 Old Market Place	Minor modifications to existing office block, works include changes to windows, shopfront and entrance canopy. With change of use to create one A1 unit	The council considers there is insufficient information provided to assess the application, endorsing the view of the Conservation Office that due to its prominent location within the town centre additional detail of the proposed shop front

			must be provided. The council requests re-consultation once this is received.
<a href="#">19/4339M</a>	Canute Square, 2 Canute Place	Amendments to existing shopfront including new glazing and lowered string course and reinstatement of doorway to enable separate first floor access	The council raises no objections to the principle but requests a style of window more in keeping with the character of the building in the interests of preserving the character of the Conservation Area.
<a href="#">19/4427M</a>	22 Tabley Grove	Proposed two storey side extension, single storey front and rear extensions and associated alterations	The council raises no objections, subject to neighbour comments but comments that development appears to have commenced.
<a href="#">19/4444M</a>	42 Glebelands Road	Proposed alterations to existing porch, new roof over existing garage, render front elevation and part of side elevations, and alterations to front garden.	The council raises no objections, subject to neighbour comments.
<a href="#">19/4467M</a>	13 Willow Green	Single storey rear extension and elevation remodelling including new front entrance.	The council raises no objections, subject to neighbour comments.
<a href="#">19/1395M</a>	Oakhurst, Toft Road	Partial demolition and rebuilding of existing stone wall at site entrance; construction of new detached dwelling with gates and gateposts and construction of new access road - <b>REVISED PLANS</b>	<p>The council <b>OBJECTS</b> on the grounds that the application has not demonstrated an appropriate access to the site. The proposed access would be detrimental to highway and pedestrian safety, contrary to the Cheshire East Design Guide by virtue of making a private drive the access for six properties and being of an insufficient width. Furthermore it is considered the development is detrimental to the character of the Legh Road Conservation Area by virtue of its negative impact on a building of townscape merit.</p> <p>The council questions the validity of the application noting that it has not demonstrated the site has access, noting that the proposed access is outside the applicants ownership and the appropriate notices have not been served on the owners, who state that no permission will be provided.</p>

<a href="#">19/4474M</a>	86 Mereheath Park	Proposed single storey front extension to create new porch with pitched roof over new porch and existing garage along with proposed single storey rear extension.	The council raises no objections, subject to neighbour comments.
<a href="#">19/4490M</a>	22 Aylesbury Close	Extension to the front elevation to form staircase enclosure to facilitate provision of passenger lift, roof pediment above first floor window, and construction of screen wall. Single storey rear extension.	The council raises no objections, subject to neighbour comments.
<a href="#">19/4385T</a>	11 Parkhill Court, Manor Park South	Works to trees - T1, T2, T3 Lime trees - reduce crown by 2m all round and thin crown by 10%, T4 Conifer - trim sides to reduce spread.	The council raises no objections.
<a href="#">19/4400T</a>	Gate House, Bexton Lane	Early Mature Oak - Reduction of crown to less than 15%	The council raises no objections.
<a href="#">19/4422T</a>	1a Molly Potts Close	Front of Property - 3 Oaks - Remove visible dead wood branch and work to reduce overhang by up to approx 3.6m. Rear of Property - 3 Oaks require work to reduce overhang by up to approx 4.5m	The council raises no objections.
<a href="#">19/4606M</a>	183 Ashworth Park	Ground floor side extension and internal alterations to dwelling.	The council raises no objections, subject to neighbour comments.