

Knutsford Town Council

Town Clerk: Adam Keppel-Green

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Minutes

of the

Planning and Licensing Committee meeting held 4th November 2019

In the Lower Council Chamber of the Town Council Offices

PL19/083 Present

Cllrs Gray, McCulloch and Robertson.

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

PL19/084 To receive apologies for absence

Apologies were received Cllrs Malloy, Coan, Houghton (personal business) Gardiner (civic business) and Dalzell (health)

PL19/085 To note declarations of Members' interests

Cllr McCulloch declared a personal interest in 19/4750M on the grounds of being known to owner of the property to the rear of the development.

PL19/086 Public Participation

A resident spoke in relation to 19/4680M stating it would be good to see a landscaping scheme and 19/4791M noting that there are two TPO groups affected, that the design and access statement has a number of inaccuracies and that it has failed to appraise impact on the Conservation Area or compliance with Neighbourhood Plan policy.

A resident spoke in relation to 19/4303D and 19/4711M expressing concern that the travel plan will not be in place until final occupation and that that the upgrade to the existing footpath had not yet taken place.

The agent for 19/4303D and 19/4711M provided a background to the proposed use of the building expressing the desire to have it built by 2021.

PL19/087 To receive and confirm the minutes of the meeting held on 14th October

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

PL19/088 To consider the latest planning applications

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

PL19/089 To consider a licencing application for Shell Garage, Toft Road

It was **RESOLVED** to raise no comment.

PL19/090 To note the date of the next meeting

The date was noted.

Planning Applications: 14/10/2019

Application	Address	Application details	Town Council Comment
19/4603D	Booths Park, Chelford Road	Discharge of conditions 4, 5, 15, 16, 19, 23 on application 13/3293M.	The council OBJECTS to the discharge of conditions 15 and 16 on the grounds that the travel plan proposes the shuttle bus is not implemented until full occupation. This must be introduced on first occupation to ensure that travel behaviour is developed with the first employees at the site.
19/4711M	Booths Park, Chelford Road	Reserved matters on application 13/3293M - (Appearance, scale and landscaping for an office building comprising 6,566 sq m floorspace (gross internal))	The council raises no objections subject to conditions 15 and 16 of 13/3293M being satisfied with a shuttle bus from first occupation.
19/4442M	12 Roxby Way	Proposed ground floor extension to front and conversion of garage to study / utility room.	The council raises no objections, subject to neighbour comments.
19/4680M	17 Northwich Road	Demolition of existing dwelling followed by the erection of 4 new dwellings	<p>The council considers the principle of redevelopment of the site acceptable but OBJECTS to the proposed development which fails to comply with Policies D1 and H2 of the Knutsford Neighbourhood Plan.</p> <p>The proposed scheme does not deliver a plot ratio commensurate with the surrounding landscape by virtue of the failure to provide sufficient rear gardens. Further, the housing appears to be a set of four three-bedroom family homes. The Knutsford Design Guide requires "good-sized" back gardens for family housing.</p>
19/4750M	65 Mobberley Road	The proposal is for a contemporary single storey extension to the rear, including a rear dormer loft conversion.	The council raises no objections, subject to neighbour comments.

19/4618T	Wentworth House, Bexton Lane	Oak - remove dead branches and trim excessive ones	The council raises no objections.
19/4620T	Balgownie, Chelford Road	T1 Beech - Fell. T2 Beech - Lift crown by 2m. T3 cherry - Lift crown by 2m. T4 birch - Remove. T5 Sycamore - cut back form house side 3m. T6 Pines - Clear overhanging branches due to fallen limbs. T7 Plum tree - Reduce 10% and crown clean. T8 Leyland - remove 10ft from top. T9 Hollies - Remove 6ft from top	The council raises no objections.
19/4622T	2 Rutherford Drive	T1 - OAK - Prune Oak located at the roadside corner of the property - Remove Ivy from ground level to the main fork. T2 - Hornbeam x2 - Crown raise by the removal of secondary laterals to approximately 60cm above the height of the hedge. clip back limbs over the garden to shorten by approximately 1.5 metres. T3 - Cherry - Reduce the tall sections by approximately 4 metres and undertake crown lifting over the garden/hedge. T4 - Birch - Clip out sections of deadwood and shorten limbs over the drive by 1 metre. T5 - Goat Willow & Bamboo group - Reduce & reshape the Goat Willow by approx. 1 metre all around. Reduce the bamboo to control size.	The council raises no objections.
19/4721T	Craig House, 5 Tabley Road	<i>Section 211 Notice</i> Fell Conifer	The council raises no objections.
19/4771M	3 Valley Way	Variation of condition 2 (approved plans) on application 16/2827M - First floor side extension over existing garage/utility, lounge bay window, front elevation canopy and single storey rear extension	The council raises no objections, subject to neighbour comments.
19/4787M	Bexton Fold, Bexton Lane	Variation of condition No 2 & 3 on existing permission 17/4541M; Demolition of existing dwelling and construction on site of 2no. dwellings	The council raises no objections, subject to neighbour comments.
19/4791M	Sylvan Lodge, 8 Leycester Road	Demolition of existing dwelling house and construction of replacement dwelling and replacement of existing garden building with new garden building	The council raises no objections subject to neighbour comments and subject to the Conservation Officer appraising the scheme's impact on the Legh Road Conservation Area.

19/4753T	The Old Vicarage, St Johns Road	<i>Section 211 Notice</i> Lime (T1) - Crown lift to clear the Hollies beneath the tree by 0.5 of a metre. 3 limbs extending out of the crown on the carport side of the tree, reduce by 1.5-2 metres back in line with crown. Crown thin 20% by the removal of epicormic growth throughout the canopy. Remove deadwood 2cm+ in diameter	The council raises no objections.
19/4750M	65 Mobberley Road	The proposal is for a contemporary single storey extension to the rear, including a rear dormer loft conversion.	The council raises no objections, subject to neighbour comments.
19/4922M	30 Freshfields	Proposed single storey wrap around extension and associated alterations.	The council raises no objections, subject to neighbour comments.
19/4880M	30 St Johns Avenue	Variation of condition 2 (approved plans) on application 18/5751M - Rear ground floor infill extension	The council raises no objections, subject to neighbour comments.
19/4828T	The Field, 35 Goughs Lane	<i>Section 211 Notice</i> Work to trees - Prune back trees overhanging property.	The council raises no objections.