

Knutsford Town Council

Town Clerk: Adam Keppel-Green

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Minutes

of the

Planning and Licensing Committee meeting held 18th November 2019

In the Lower Council Chamber of the Town Council Offices

PL19/091 Present

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

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

PL19/092 To receive apologies for absence

Apologies were received Cllrs Malloy and Gardiner (personal business).

PL19/093 To note declarations of Members' interests

No member declared an interest in any item.

PL19/094¹ Public Participation

A resident spoke in objection to the detail of the proposed Mobberley Road roundabout in 19/4995D, stating that it differs from previous plans, results in a loss of amenity and affects the access to the fire station. It was also stated that it reduces the width of the pavement to the detriment of pedestrians and results in the loss of three trees with no mitigation.

A representative of Cycle Knutsford spoke in objection to the detail of the proposed Mobberley Road roundabout stating that it fails to adequately consider cyclists and pedestrians.

A resident spoke in relation to 19/5086M expressing concern that the proposals would detrimentally affect the character of the Town Centre Conservation Area by creating a terracing effect to the rear. The resident also spoke in relation to 19/5113D suggesting that small finds should be catalogued and if possible displayed within the town.

A resident spoke in relation to 19/4339M acknowledging the improvement to the scheme and suggesting the addition of a reticular vertical glazing bar to create a vertical mullion to better match the original windows and fit in with the neighbouring properties and Town Centre Conservation Area. The resident also spoke in relation to 19/5154M noting that the extension is significantly large and creates a terracing effect contrary to policy H3 of the Neighbourhood Plan.

A resident spoke in relation to 19/5142M objecting to the inclusion of opening and overlooking windows in the first-floor bedroom and opening windows to the en suite which would result in a loss of privacy to the neighbouring property.

¹ Cllrs Coan and Dalzell arrived during this item.

A representative of the Tatton Group welcomed the infrastructure investments of 19/4995D.

PL19/095 To receive and confirm the minutes of the meeting held on 4th November
It was **RESOLVED** to confirm the minutes.

PL19/096 To consider a submission in respect of the appeal against refusal for 19/2789M - Reindeer Cottage, Chelford Road
It was **RESOLVED** to raise no further comments.

PL19/097 To consider the latest planning applications
It was **RESOLVED** to submit the comments below.

PL19/098 To note the date of the next meeting
The date was noted.

FINAL

Planning Applications: 18/11/2019

Application	Address	Application details	Town Council Comment
19/4987M	28 Ashworth Park	Two storey side extension and single storey rear extension, inclusive of external alterations forming new windows and doors.	The council raises no objections, subject to neighbour comments.
19/4995D	Land at Parkgate Industrial Estate	Discharge of condition 24 of 19/0732M (approval of roundabout scheme)	The council OBJECTS to the detail of the proposed roundabout on Mobberley Road which fails to adequately provide for pedestrians and cyclists and fails to adequately resolve the issue of parking near the neighbourhood shops.
19/5086M	2 Church View	New single-storey rear infill extension to enlarge kitchen with first floor rear bay extension to existing outrigger providing bathroom facilities	The council raises no objections, subject to neighbour comments.
19/4339M	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 - AMENDED PLANS	The council welcomes the improvements made following its previous comments. The council presumes that the top section of the window is fixed and that it opens below and requests a minor amendment to add a reticular vertical glazing bar to create a vertical mullion to look more like the original window style and better match the Conservation Area and neighbouring property.
19/5142M	44 Glebelands Road	Erection of single-storey rear extension and first floor side elevation	The council OBJECTS to the first-floor bedroom window which is unneighbourly by virtue of overlooking the neighbouring property and requests a condition that the window in the en suite be obscured glazing and non-opening.
19/5095M	21A Tatton Street	Proposed change of use from food outlet (A3) use to clinic (D1).	The council raises no objections.

19/5154M	8 Autumn Avenue	Proposed first floor side extension, single storey rear extension, partial garage conversion and associated alterations	The council OBJECTS on the grounds that the development would create a terracing effect, constitute overdevelopment of the site and accordingly is contrary to policy H3 of the Knutsford Neighbourhood Plan.
19/5117M	Aldwarden Hill, Legh Road	<i>Listed Building Consent</i> Re-roofing of Aldwarden Hill and the replacement of uPVC rainwater goods with more appropriate metal rainwater goods.	The council raises no objections, subject to neighbour comments.
19/4594T	Woodgarth, 6 Leycester Road	<i>S211 Notice</i> T1 - Pine tree. Fell due to the excess level of pine needle drop on to the flat roof as previous pruning has not resulted in the reduction of needle drop even with excess clearing of falling detritus	The council raises no comment.
19/4949M	41B King Street	Advertisement consent for fascia sign and projecting sign (re-submission of 18/5676M)	The council raises no objections, subject to confirmation that there is no internal illumination to the signage.
19/5113D	Booths Hall, Chelford Road	Discharge of Conditions 2, 7, 8, 9, 18, 21, 22, 24 on 13/3293M	In respect of the archaeological survey, the council requests that any small finds are logged and preserved/displayed within Knutsford, either on site at Booths Park or in Knutsford Heritage Centre.