

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 9th December 2019

In the Lower Council Chamber of the Town Council Offices

PL19/099 Present

Cllrs Gray, Coan, Dalzell, Houghton and McCulloch.

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

PL19/100 To receive apologies for absence

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

PL19/101 To note declarations of Members' interests

No member declared an interest in any item.

PL19/102 Public Participation

Four residents spoke in objection to 19/5301M stating the proposal failed to provide adequate parking, was not in keeping with the surrounding street scene, and expressing concern for the safety of access with regards the adjacent footpath.

A resident express regret at the cancellation of the A50 Corridor Study, highlighted that an appeal had been submitted against the refusal of permission for fencing at Roxborough, highlight enforcement action had been undertaken at The Owls, reported that hedges had been planted encroaching on the highway at Pendle Cottage and highlighting that no documents were published online for 19/5439M.

A resident expressed delight at 19/5407M which positively enhances the heritage asset and spoke in objection to 19/5191M highlighting it would significantly detrimentally affect the character of the St John's Conservation Area.

PL19/103 To receive and confirm the minutes of the meeting held on 18th November

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

PL19/104 To consider the latest planning applications

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

The Chairman adjourned the meeting during discussion of 19/5191M to allow a member of the public to raise additional comments which noted that the development would create a three storey wall boundary to Stanley Road.

PL19/105 To consider the latest planning decisions

The decisions were noted.

PL19/106 To review the planning issues log

The log was noted, and it was agreed to write to Cheshire East Council praising the proactive approach of the new enforcement officer.

PL19/107 To consider the planning actions log
The log was noted.

PL19/108 To note the date of the next meeting
The date was noted.

FINAL

Planning Applications: 09/12/2019

Application	Address	Application details	Town Council Comment
19/5235M	41 Queensway	Two storey side extension, single storey rear extension and front porch	The council raises no objection, subject to neighbour comments.
19/5248M	53 Beggarmans Lane	Single storey rear extension & new zinc roof over existing conservatory	The council raises no objection, subject to neighbour comments.
19/5290M	48 Fir Tree Avenue	Demolition of existing single storey rear outrigger. Construction of single storey rear extension, single storey side extension, and first floor front extension over Garage, plus internal and external alterations.	The council raises no objection, subject to neighbour comments.
19/5301M	14 Forester Avenue	Erection of a dwelling, access and associated works	See below.
19/5283M	Bay Tree House, Parkfield Road	Two storey rear extension and alterations to existing property	The council raises no objection, subject to neighbour comments.
19/5343M	72 Grove Park	Proposed refurbishment of property including single- and two-storey rear extension and front extension to replace existing porch and front of garage.	The council raises no objection, subject to neighbour comments.
19/5341M	137 Ashworth Park	Two-storey side extension, single-storey rear extension, and general alterations and refurbishment.	The council raises no objection, subject to neighbour comments.
19/5384M	7 Princess Street	Proposal to redecorate shop front to include window & door frames, fascia boards, replacement of existing shutters, replacement of rear goods entrance door, relocation of existing AC unit, removal of rear yard gate and section of palisade fence.	The council raises no objection.
19/5407M	10 Gaskell Avenue	Addition to previously approved works to now include external boundary railings and changes to 1no internal door. Work on the primary works has been started but not on the elements now seeking approval	The council raises no objection, subject to neighbour comments.

19/5408M	10 Gaskell Avenue	Listed Building Consent for addition to previously approved works to now include external boundary railings and changes to 1no internal door. Work on the primary works has been started but not on the elements now seeking approval	The council raises no objection, subject to neighbour comments.
19/5448M	18 Grebe Close	Double storey rear extension	The council raises no objection, subject to neighbour comments.
19/5191M	3 County Terrace, Stanley Road	Two semi-detached dwellings with associated parking	<p>The council OBJECTS on the grounds that the proposed development fails to protect or enhance the character of the Conservation Area contrary to Policy HE3 of the Knutsford Neighbourhood Plan and saved policy BE3 of the Macclesfield Local Plan. The council considers the proposal is out of keeping with the Conservation Area.</p> <p>The proposals fail to respect the context of the site in terms of scale, height and massing. It introduces a large three storey wall to the boundary of the Conservation Area on Stanley Road which will be overbearing to neighbouring properties and detrimental to the character of the Conservation Area. Policy HE3 requires doors and windows to be painted timber, the proposal is for aluminium and the materials and design will not blend with or complement the materials used in the surrounding properties.</p> <p>Policy HE3 states that the loss of front boundaries and/or front gardens for parking will be resisted. The proposal removes a substantial and prominent garden area contrary to this requirement and to the detriment of the Conservation Area.</p>

19/4720M	School House Cottage, Toft Road	Listed Building Consent for replacing existing asbestos gutters with cast metal gutters	The council raises no objection, subject to neighbour comments.
19/5439M	The Lodge, Woodvale Road	Listed Building Consent for construction of a detached dwelling	The council requests consultation once the plans for the proposals are published on the portal.
19/5091M	106 Longridge	To reinstate the use of the property from a commercial office to its original class as a residential property	The council raises no objection.
19/5272M	21 Canute Place	Prior Notification for change of use to restaurant	The council OBJECTS to the proposed change of use on the grounds that it is inappropriate for the property by virtue of the required ventilation and proximity to residential dwellings above. The council is concerned that the use and lack of seating within would result in seating 'spilling out' into the pavement, creating a highway obstruction and that the town economy could not support another Italian restaurant in this location opposite an established similar business.
19/5431T	24 Goughs Lane	Works to Willow tree	The council raises no objection.
19/5445T	5 Brook Lane	Remove branches between 2m & 5m overhanging property boundary	The council raises no objection.
19/5242T	1 Beechwood, Tabley Road	G1 - 2 Beech - Reduce extremities on property side by approx. 2m and remove any major deadwood. T1- Pine - Weight reduce limb overhanging Table Road by approx. 30%	The council raises no objection.

19/5301M 14 Forester Avenue

The council **OBJECTS** to the proposed development on the following grounds:

The proposal fails to meet policy D1 of the Knutsford Neighbourhood Plan (Design Guide) by failing the tests set out in 7.18 and 7.19 of the Knutsford Design Guide:

7.18 In order to protect the verdant nature of private spaces throughout the town, development in gardens will only be permitted where exceptional circumstances have been demonstrated.

The proposal does not demonstrate exceptional circumstances.

7.19 If exceptional circumstances have been demonstrated, development will only be permitted if the proposal:

- Conserves and, where possible, enhances the environmental assets and biodiversity of the site;
- Does not damage gardens that contribute strongly to the street scene and townscape, for example developments associated with the gardens of large Victorian villas;
- Exemplifies high standards of architectural and urban design;
- Does not harm the character of the area, damage the setting or interfere with views within, into or out of the area;
- Conserves and enhances the built environment, particularly in conservation areas, by its respect for existing buildings in the area, their form and spacing, and the materials used;
- Makes effective use of the land in order to minimise water runoff, pollution and noise, particularly from additional traffic;
- Does not change the housing density to the detriment of the character of the area;
- Does not degrade the amenity of existing or new occupiers or their neighbours in the locality with overbearing structures that are too large or too close, that overlook or shade, or create cramped plots, awkward access or provide too little amenity space.

Noting that it has not demonstrated exceptional circumstances, the proposal:

- Fails to conserve or enhance the environmental assets of the site by virtue of removing a hedgerow which connects to a wider green space (St Johns Wood) detrimental to the wider ecology and biodiversity of the area.
- Damages a garden which contributes strongly to the street scene. The proposed development would reduce the openness of this part of the street by bringing development close to the edge of St Johns Wood it further harms the character of the area by damaging the setting and views into the and out of the area, both from Forester Avenue and the adjacent footpath.
- Creates a property with little amenity space. Noting the comments of Cheshire East Council's Highways Officer requiring an 11m driveway, the property would have little back garden amenity creating a cramped plot. As noted in the comments of the Cheshire East Council's Forestry Officer, the garden will be heavily shaded by the surrounding trees. The angle of the driveway to the road would provide awkward access.

The proposal fails to provide sufficient off-road parking as required by Policy T4 of the Knutsford Neighbourhood Plan which requires a three-bedroom property to provide two off road parking

spaces. The proposal only provides a single off-road parking space and due to the site access and the narrowness of Forester Avenue, there is not provision for on-road parking.

The proposed driveway would require vehicles to reverse out onto the road, whilst the road is a quiet cul-de-sac, the adjacent footpath is well used by school children and other pedestrian users. The footpath and proposed driveway meet at an angle on the road and the council is extremely concerned that this presents a serious risk to users of the footpath due to poor visibility for reversing vehicles.

The proposal fails to meet the requirements of Policy H2 of the Knutsford Neighbourhood Plan which sets out that development must:

- Ensure that the proposed scheme has a plot ratio, density, scale, and height which is commensurate with the surrounding townscape
- Preserve all mature vegetation, including trees, hedgerows, and where appropriate woody shrubs, especially where these are part of the street scene or a visually prominent boundary
- Provide appropriate on-site parking (in accordance with policy T4 Parking) and servicing, including bin storage and refuse collection, which does not dominate the street scene.

The proposal fails to achieve a plot ratio and density commensurate with the surrounding landscape which is a series of link-detached properties with front and rear gardens. The proposal involves the removal of a hedgerow which surrounds the garden and forms a natural edge to the surrounding woodland and Forester Avenue. As stated, the proposal fails to provide sufficient on-site parking.

The proposed fence will remove the passive surveillance of the adjacent footpath to the detriment of users' safety and contrary to the intention of Policies SE1 and SC3 of the Cheshire East Local Plan.

The council is concerned that the development could result in damage to the roots of the mature trees contained within St Johns Wood, a site of biological interest. Further the council is concerned that the shading in the garden will result in pressure to remove trees in this important area.

The council is concerned that there is insufficient safe access for construction traffic due to the narrow street, limited turning space and proximity to the well-used footpath.