

# Knutsford Town Council

Town Clerk: Adam Keppel-Green

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

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## Minutes

*of the*

### **Planning and Licensing Committee meeting held 6<sup>th</sup> January 2020**

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

**PL19/109 Present**

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

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

**PL19/110 To receive apologies for absence**

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

**PL19/111 To note declarations of members' interests**

No member declared an interest in any item.

**PL19/112 Public Participation**

A resident commented on application 19/5527M stating it was sensible balancing to the property and 19/5786M highlighting a number of issues which would result in a detrimental effect on the surrounding listed buildings.

A resident reported that due to the appeals on the agenda being for householder applications it was not possible to submit further comments.

**PL19/113 To receive and confirm the minutes of the meeting held on 9<sup>th</sup> December 2019**

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

**PL19/114 To consider the latest planning applications**

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

**PL19/115 To consider submissions in respect of planning appeals**

It was **RESOLVED** not to withdraw objections/comments made in respect of 19/3721M and 19/3490M.

**PL19/116 To note the date of the next meeting**

The date was noted.

## Planning Applications: 06/01/2020

Application	Address	Application details	Town Council Comment
<a href="#">19/5584M</a>	Shaw Heath Post Office, Mobberley Road	Change of use from A1 Retail to D1 Dentist Surgery along with side extension to enclose existing staircase.	The council raises no objections.
<a href="#">19/5527M</a>	Balgownie, Chelford Road	Proposed part single storey and part two storey extension to the north west side	The council raises no objections but requests a condition that the office be solely for use as part of the domestic property.
<a href="#">19/5025M</a>	5 Braidwood Avenue	Side extension above garage	No plans were available for the council to view, but the council raises no objection to the principle.
<a href="#">19/5676M</a>	10 Northwich Road	Loft conversion and single storey rear extension	The council raises no objections subject to neighbour comments.
<a href="#">19/5494M</a>	10 Rockford Lodge	Ground floor rear extension. Ground and first floor front/side extension to dwelling.	The council raises no objections subject to neighbour comments.
<a href="#">19/5570T</a>	4 Stanley Road	Section 211 Notice: Copper beech tree - Reduction via thinning approx. 25%	The council raises no objections.
<a href="#">19/5786M</a>	Pinewood, 1 Legh Gardens	Side extension to existing garage.	The council raises no objections subject to a condition requiring the boundary treatment to be retained and a method statement being approved by the Arboricultural Officer to ensure the health of the relocated trees.
<a href="#">19/5476M</a>	The Lodge, Woodvale, Toft Road	Construction of a detached dwelling	The council <b>OBJECTS</b> on the following grounds  1. The proposed dwelling, by virtue of its size, location and design would cause harm to the character of the Legh Road Conservation Area and the setting of a group of important listed
<a href="#">19/5439M</a>	The Lodge, Woodvale, Toft Road	Listed Building Consent for the construction of a detached dwelling	

			<p>buildings within the Conservation Area and therefore is contrary to policies HE2 and HE3 of the Knutsford Neighbourhood Plan.</p> <ol style="list-style-type: none"> <li>2. The proposed dwelling would, by virtue of height and relation to the adjacent listed cottages result in an unacceptable level of overshadowing to the detriment of the residential amenity and the proposed balcony would provide direct views into the rear windows of the cottages, resulting in additional detriment to residential amenity through loss of privacy and overlooking.</li> <li>3. The council is concerned that no details of garaging is included in the proposals and the future introduction of a scheme for garages would create further harm to the setting of the listed buildings.</li> <li>4. The proposals show a belt of trees behind the cottages which mitigate the impact of the proposed dwelling; these trees do not exist at present based on satellite imagery.</li> </ol>
<a href="#">19/5805M</a>	Land at Parkgate Industrial Estate	Variation of conditions 2 (plans) & 10 (tree protection) on application 19/0732M	The council raises no objection but if the revisions result in any loss of trees requests that a condition requiring mitigation through replacement similar species trees being planted on site.
<a href="#">19/5746M</a>	34 Carrwood	Proposed revised roof dormers, garage link, rear extension and external refurbishment	The council raises no objections subject to neighbour comments.
<a href="#">19/5694M</a>	20 Meadow Drive	Proposed single storey rear facing extension	The council raises no objections subject to neighbour comments.
<a href="#">19/5909M</a>	33 Meadow Drive	Proposed front porch canopy, first floor side extension and associated alterations.	The council raises no objections but notes the dimensions of the garage indicate it is not

			sufficiently sized to be labelled as such and should be regarded as a store and consequently the council requests the planning officer ensure that sufficient on site parking is provided.
<a href="#">19/5844M</a>	3 St Georges Close	Loft conversion with rear dormer windows and velux to side/front elevations	The council raises no objections subject to neighbour comments.
<a href="#">19/5890M</a>	19 Princess Street	Replacement of 1 existing external ATM sign with 1 new external ATM sign.	The council raises no objections.
<a href="#">19/5895M</a>	13A Gaskell Avenue	First floor extension of bay and associated alterations	The council raises no objections subject to neighbour comments and the views of the Conservation Officer.
<a href="#">19/5912M</a>	28 Bexton Road	Single storey rear extension	The council raises no objections subject to neighbour comments.