

Knutsford Town Council

Town Clerk: Adam Keppel-Green

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Minutes

of the

Planning and Licensing Committee meeting held 27th January 2020

In the Lower Council Chamber of the Town Council Offices

PL19/117 Present

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

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

PL19/118 To receive apologies for absence

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

PL19/119 To note declarations of members' interests

No member declared an interest in any item.

PL19/120 Public Participation

A resident stated they had attended the Cheshire East Council cabinet meeting to state they felt that the decision to allow the shuttle bus required for the new office at Booths Park to be implemented at 50% occupancy rather than on first occupation let Knutsford down. The resident stated that the committee should have asked for cycle parking as part of its comment on the conversion of the former post office on Mobberley Road to a dentist and that the committee should encourage the replanting of a tree for application 20/0176T.

A resident highlighted that the appeal for 2 Croft Lane had been dismissed but that the Inspector's report stated the reason being the lack of a bat survey and did not consider it would impact on the Legh Road Conservation Area.

PL19/121 To receive and confirm the minutes of the meeting held on 6th January 2020

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

PL19/122 To consider the latest planning applications

Cllr Gardiner left the meeting for the discussion and decisions on 19/1392M and 19/588M. Cllr Gray presided and adjourned the meeting to allow members of the public to address the committee on these applications.

A resident acknowledged that significant improvements had been made to 19/1392M following engagement with the developers but that there remained only two bungalows and that there were only 25 properties with photovoltaic panels all of which were on market housing.

A resident stated they were happy with what had been secured following the revisions to 19/1392M and that Cheshire East Council now need to invest their funds to implement identified improvements to pedestrian and cycle routes to the site.

The meeting was reconvened.

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

PL19/123 To consider the latest planning decisions

The log was noted.

PL19/124 To review the planning issues log

The log was noted.

PL19/125 To consider the planning actions log

The log was noted and it was agreed to reassign the target dates to December 2020.

PL19/126 To note the date of the next meeting

The date was noted.

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Planning Applications: 27/01/2020

| Application | Address | Application details | Town Council Comment |
|--------------------------|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 20/0019M | 19 Moordale Road | Demolition of existing rear extension and replace with new extension to full width | The council raises no objections, subject to neighbour comments. |
| 20/0022M | 56 Ashworth Park | Rear single storey extension. Replace roof lights with Dormer Windows | The council raises no objections, subject to neighbour comments. |
| 20/0026M | 4 County Terrace, Stanley Road | Rear and side ground floor extension | The council raises no objections, subject to the Conservation Officer being satisfied that there is no harm to the Conservation Area and that the Planning Officer confirm that there is no detrimental impact to neighbouring occupiers. |
| 19/5949M | Flats 5 to 7, 17 to 22, 31 to 33, Royce Court | Amending external elevation for Flats 5, 6, 7 & 17, 18, 19 & 20, 21, 22 & 31, 32, 33 (replacing 2no. existing windows to sliding doors and adding 2no Juliet balconies, enlarging 1no. windows, elongating 5no. windows and blocking up 1no. window and 1no. door). | The council raises no objections, subject to neighbour comments. |
| 20/0080M | 8 Woodside | Single-storey rear extension | The council raises no objections, subject to neighbour comments. |
| 20/0072T | Holly Tree House, Parkfield Road | T1 & T11-Beech - crown lift 5.2m and balance remove dead wood, T2-Maple - Fell, T3, T5, T6, T10, T13 & T14-Holly - face up/reduce overhang back shrub bed border, T4-Elm - fell, T8-Holly - fell, T9-Rhododendrom - reduce overhang from driveway and T12-Laburnum - fell | The council considers that T2, T4, T8 and T12 should be subject to a Tree Preservation Order in the interests of preserving the amenity and character of the Legh Road Conservation Area and in recognition that Cheshire East Council has declared a climate emergency with trees being an important part of carbon dioxide and air quality management. |
| 20/0179M | 4 Briar Close | Rear extension, first floor extension over utility room, alterations to porch, garage and drive. | The council raises no objections, subject to neighbour comments. |

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| 20/0220T | The Willows, Parkfield Road | Works to Silver Birch Tree (TPO) and Willow Tree (Section 211) | The council raises no objections. |
| 20/0176T | Cherry Wood, Manor Park South | Remove Deodar Cypress Tree | The council raises no objections subject to a condition requiring a replacement tree of a similar species to be planted. |
| 20/0180T | 72 Bexton Road | Works to tree - Oak | The council raises no objections. |
| 20/0124T | 1 Beechwood, Tabley Road | Tree works to pine tree to reduce overhanging limb by approximately 30% | The council raises no objections. |
| 19/1392M | Land North of Northwich Road | Revised plans – reserved matters application for 190 dwellings | <p>The council appreciates the additional engagement from Redrow that have led to a number of revisions to the scheme. The council raises no objections to the application as revised but raises to comments/requests:</p> <ol style="list-style-type: none"> a. The council remains disappointed by the low number of bungalows provided on the scheme and considers that two is not enough. Bungalows are in short supply in Knutsford and the Knutsford Neighbourhood Plan specifically encourages these to be provided and preserved. b. The council welcomes the number of trees proposed as part of the development but has concerns that once mature there will be significant overhang to the spine road. The council therefore requests that where possible these are planted to allow the trees to mature with minimal overhang i.e. by planting further back from the road edge where possible. |
| 19/5885M | Land off Northwich Road | Construction of a roundabout to facilitate the future housing development. Roundabout to be built on both | The council OBJECTS on the grounds that the design of the access to the roundabout from the new |

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| | | adopted highway and arable land. Access and Development for 190 dwellings granted outline consent - 17/3853M | estate is such that it is likely to result in traffic turning right at the roundabout seeking to cut past queuing traffic resulting in a risk to pedestrians and that this is likely to result in a requirement it to be redesigned reducing the verge/pavement widths. The council considers the roundabout should be redesigned to allow a filter lane for traffic turning right from the new estate. |
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