

# 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 17<sup>th</sup> February 2020

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

#### **PL19/127 Present**

Cllrs Gardiner, Dalzell, Gray, McCulloch and Robertson.

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

#### **PL19/128 To receive apologies for absence**

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

#### **PL19/129 To note declarations of members' interests**

Cllr Gardiner declared personal interests in 20/0069M on the grounds of being known to the applicant, 20/0413M on the grounds of being a member of the St Vincent's congregation and 20/0228M on the grounds of hiring the facility.

Cllr Robertson declared a personal interest in 20/0228M on the grounds of having been consulted by the applicant prior to submission of the application.

Cllr Dalzell declared a personal interest in 20/0426M on the grounds of the development being opposite her residence.

#### **PL19/130 Public Participation**

A representative of Toft Cricket Club spoke in relation to 20/0228M explaining the rationale behind the proposed replacement pavilion and noting that the proposed location with the site has been determined to minimise the loss of trees.

A resident spoke in support of the principle of 20/0228M, expressing concern over the increase in opening windows resulting in increased noise disturbance for neighbouring properties and requesting a condition to restrict noise at night.

A resident spoke in relation to 20/0466D stating that the photographic survey was deficient and missed significant artefacts and noting that the memorial garden proposed the reuse of the plinth and memorial plaque; 20/0029M welcoming the renovation of a building of townscape merit within the Legh Road Conservation Area and noting the world war one memorial board from the building was in the custody of the town council and 20/0546M. noting the application was within the St Johns Conservation Area where wooden windows would be the norm but noted that the proposed basement windows matched the UPVC windows which were already a feature of the building and its neighbours.

A representative of the South Knutsford Residents Group spoke in relation to 20/0228M supporting the principle but raising concern over noise seepage; 20/0455T suggesting the

reasons given for felling were not sufficient; 20/0416M stating the application was at odds with KNP D1 by virtue of the materials and H3 by virtue of the extension being overbearing to the existing dwelling and 20/0426M requesting a condition that the boundary treatment to Leycester Road retains its sylvan character and that any fencing not be close boarded but the more open cleft/riven fencing as per the Knutsford Design Guide and Legh Road Conservation Area Appraisal.

**PL19/131 To receive and confirm the minutes of the meeting held on 27<sup>th</sup> January**

It was **RESOLVED** to confirm the minutes and noted that the meeting has expressed its thanks to the Combined Residents Groups for their work reviewing the Northwich Road development applications.

**PL19/132 To consider the latest planning applications**

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

**PL19/133 To note the date of the next meeting**

The date was noted.

F E N N A L

## Planning Applications: 17/02/2020

Application	Address	Application details	Town Council Comment
<a href="#">20/0453M</a>	9 Heathfield Square	Proposed single-storey rear extension and existing window alterations to the side and rear.	The council raises no objections, subject to neighbour comments.
<a href="#">20/0455T</a>	3 Molly Potts Close	Fell Lime & Sycamore Trees, works to other trees	The council raises no objections to the felling of the lime tree but considers the sycamore trees contribute to the character of the Legh Road Conservation Area and should therefore be subject to a Tree Preservation Order to preserve the character and amenity of this area. Furthermore, it is noted that Cheshire East Council has declared a climate emergency and that the retention of mature trees is vital in absorbing carbon from the environment.
<a href="#">20/0438M</a>	47 Valley Way	Front single-storey extension and new tile roof to replace the single storey flat roof.	The council raises no objections, subject to neighbour comments.
<a href="#">20/0421M</a>	13 Rockford Lodge	The works proposed include a front and rear extension to the property, materials changes to the elevations, internal refurbishment, and the creation of a new bedroom to modernise the existing home.	The council requests a condition requiring a construction plan and detailed statement of work be submitted and approved by officers to ensure the protection of the crown and roots of the trees.
<a href="#">20/0413M</a>	St Vincent School, Manor Park South	Variation of condition 2 (approved plans, landscaping) on approved application 18/2660M	The council raises no comment.
<a href="#">20/0416M</a>	32 Carrwood	Re-modelling of existing dormer bungalow.	The council <b>OBJECTS</b> on the grounds that the proposed development is contrary to policy D1 of the Knutsford Neighbourhood Plan as it does not comply with the Knutsford Design Guide by virtue of

			<p>proposed materials being out of character with the area. It is considered that the proposals are overdevelopment of the site and contrary to policy H3 of the Knutsford Neighbourhood Plan by virtue of the size and bulk of the proposed extension it is not subordinate to the existing dwelling.</p>
<a href="#">20/0376M</a>	1 Ladies Mile	Single storey rear extension to existing property with demolition of existing garage, reconfigured driveway access and new garden storage shed	The council raises no objections, subject to neighbour comments.
<a href="#">20/0426M</a>	Tall Timbers, 3 Leycester Road	Replacement dwelling with attached double garage	<p>The council raises no objection but is concerned by the number of trees to be felled and requests a condition requiring a replanting scheme to mitigate the loss of trees.</p> <p>Whilst it is noted that the existing fencing is being retained, the council encourages the applicant to consider replacing the fencing with open board fencing to allow planting to permeate and to enhance the character of the Legh Road Conservation Area.</p>
<a href="#">20/0466D</a>	Memorial House, Northwich Road	Discharge of Conditions 3, 4, 5, 6, 7, 8, 9, 10, 16, 20, 21, 22, 23 & 24 on 18/0089M - Erection of Retirement Living Housing with associated communal facilities, landscaping and car parking together with a Memorial Garden following demolition of the existing buildings.	The council <b>OBJECTS</b> to the discharge of the condition for the Memorial Garden and considers the proposals to be a diminution of the significance of the site. The council considers that the garden must better reflect the history of the site and would encourage engagement with the town council to design a garden which better reflects the significant sacrifice given by those who gave their lives to the country during the two world wars and those of Knutsford who subscribed to create a war memorial on this site.

<a href="#">20/0444M</a>	Heath House, 19 Gaskell Avenue	Proposed detached dwelling and separate garage	The council raises no objections, subject to neighbour comments.
<a href="#">20/0479M</a>	Oakfield, 25 Leicester Road	Demolition of existing extension, proposed extension and new door openings.	The council raises no objections, subject to neighbour comments.
<a href="#">20/0228M</a>	Toft Cricket Club, Chelford Road	Demolition of existing pavilion building. Construction of new pavilion building.	The council raises no objections subject to a condition requiring the management of noise through the restriction of window opening past 10pm and a scheme protecting on site trees and mitigating any trees lost.
<a href="#">20/0125M</a>	10 Heath Drive	Proposed single storey rear extension	The council raises no objections, subject to neighbour comments.
<a href="#">20/0292M</a>	Liberal Club, Brook Street	Building renovation and refurbishment works	The council raises no objections.
<a href="#">19/3400M</a>	Linden, Tabley Road	Proposed two storey front & side extension, single storey rear extension and general modifications	The council raises no objections, subject to neighbour comments.
<a href="#">19/2782M</a>	2a Manchester Road	Ground floor side extension and car port. Boundary fence and entrance gates, with planting to dwelling	The council raises no objections, subject to neighbour comments.
<a href="#">20/0069M</a>	29 Mereheath Lane	Demolish existing conservatory and construct new, single storey rear extension and alterations to existing porch	The council raises no objections, subject to neighbour comments.
<a href="#">20/0546M</a>	4 Bexton Road	Proposed extension and remodelling	The council raises no objections, subject to neighbour comments.
<a href="#">20/0541M</a>	149 Ashworth Park	Single-storey rear extension and extension to the side on top of a single-storey element.	The council raises no objections, subject to neighbour comments.