

Knutsford Town Council

Town Clerk: Adam Keppel-Green

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Minutes

of the

Planning and Licensing Committee meeting held 21st April 2020

Online, via Zoom

PL19/145 Present

Cllrs Gardiner, Dalzell, Houghton, McCulloch and Robertson.

In attendance: A Keppel-Green (*Town Clerk*) and B Allen (*Planning and Facilities Officer*)

PL19/146 Apologies for Absence

Apologies were received from Cllrs Gray (business) and Malloy (personal business).

PL19/147 To note declarations of members' interests

Cllr Dalzell declared a personal interest in 20/1359M on the grounds of being known to the applicant. Cllr McCulloch declared a personal interest in 20/1100M on the grounds of being known to the landlady. Cllr Gardiner declared a personal interest in 20/1109M on the grounds of being known to the applicant and 20/1359M on the grounds of being known to an immediate neighbour.

PL19/148 Public Participation

A resident spoke in relation to 19/5191M stating that whilst the roofline had been lowered in the revised proposals the development would still be discordant with the surrounding Conservation Area and streetscene and as such was contrary to Neighbourhood Plan policies HE3, D1 and D2. The resident spoke in relation to 20/1253M stating that the proposal was contrary to policy HE2 by virtue of dominating the listed building.

A representative of the South Knutsford Residents Group spoke in relation to 20/1246M highlighting that the proposal was a very large building on only a modest site and 20/1520M and 20/1521M stating that whilst KNP policy HE2 supports conservation and restoration it resists development which would detrimentally affect the historical integrity of a building and as such the Conservation Officer's reviews would be especially important.

The representative further expressed concern that Cheshire East Council officers were over enthusiastically applying the requirement to work proactively with developers and both risked predetermination prior to the Town Council being consulted on proposals and were not prepared to consider pastiche developments and appeared to insist on radical changes often within Conservation Areas and established streets and terraces. The Chairman undertook to write to the Chief Planning Officer in his capacity as Deputy Chairman of the Cheshire East Council Strategic Planning Board.

PL19/149 To receive and confirm the minutes of the meeting held on 9th March

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

PL19/150 To consider the latest planning applications
It was **RESOLVED** to send the comments detailed below.

PL19/151 To note comments sent since the previous meeting
The comments were noted.

PL19/152 To note the date of the next meeting
The date was noted.

FINAL

Planning Applications: 21/04/2020

Application	Address	Application details	Town Council Comment
20/0704D	Land North Of Northwich Road	Discharge of Conditions on 17/3853M (Hard Landscaping)	The council would prefer a more mixed use of materials for the roads and pavements and particularly for private drives as plain tarmac will detract from the character of the designed buildings. The council suggests, for example, the inclusion of stones within the tarmac on driveways to add subtlety.
20/1073M	67, Beggarmans Lane	Proposed Garage Conversion. Two storey and single storey front extensions and associated alterations.	The council raises no objections subject to neighbour comments and the planning officer confirming that there is no significant detrimental impact on light to the neighbouring property and that there remains sufficient off road parking within the curtilage of the site as required by Policy T4 of the Knutsford Neighbourhood Plan.
20/1079M	56, Boothfields	Dormer Roof Extension & Single Storey Rear Extension	The council OBJECTS on the grounds that extension results in an unacceptable relationship with the neighbouring property by virtue of overlooking and that the design of the dormer is incongruous in terms of mass and appearance and provides an unacceptable introduction of brutalist design in this location.
20/1096M	Bentley Manchester, Mobberley Road	Advertisement Consent for 3 fascia and 3 totem signs	The council raises no objections.
20/1109M	22, Queensway	2 storey rear extension and first floor side extension. Porch extension to front. Hipped roof alterations to existing garage and side outrigger, and general replacement/refurbishment.	The council raises no objections, subject to neighbour comments.

20/1117T	Little Hollow, 7, Molly Potts Close	Works to Silver Birch, Fir, Holly, Sycamore & Oak Trees	It is noted that the online portal only shows a sketch plan and not the detail of the proposed works, the council therefore requests that these documents are provided and that it is reconulted with three weeks to provide a comment.
20/1100M	Legh Arms, Brook Street	Non illuminated double sided corex sign	<p>The council OBJECTS on the following grounds:</p> <ul style="list-style-type: none"> a) The proposed sign is of an unsympathetic design and will detract from a the character of a building within the Legh Road Conservation Area. b) The public house is situated at a significant junction with a staggered crossroads and the proposed sign would likely detract the attention of vehicular traffic to the detriment of highway safety c) The signage is unnecessary as the existing signage, particularly on the gable ends of the public house, as approached from both directions is already prominent. <p>The council notes that the plans indicate that one of the posts for the proposed sign encroaches onto the public highway and would impede pedestrian movement.</p>
20/1297M	40 Springwood Avenue	Double Storey Side Extension Single Storey Rear Extension	The council raises no objections, subject to neighbour comments.
20/1314M	16 St John's Road	Replacement of existing conservatory with new extension	The council raises no objections, subject to neighbour comments and a condition requiring a suitable drainage strategy be prepared and implemented.

20/1246M	9 Gough's Lane	Demolition of existing dwelling to construct new replacement dwelling	The council OBJECTS on the grounds that the proposed replacement dwelling would detract from the character of the Legh Road Conservation Area which is characterised by large houses within large spacious plots and as such is contrary to Neighbourhood Plan Policy HE3.
19/5191M	3, County Terrace, Stanley Road	REVISED PLANS: Two semi-detached dwellings with associated parking	The revised plans fail to overcome the council's previously submitted objections.
20/1138M	103 Mereheath Park	Proposed front facing first floor extension	The council raises no objections, subject to neighbour comments.
20/1143M	8 Mead Close	Rear facing single storey extensions and roof alterations to existing garage	The council raises no objections, subject to neighbour comments.
20/1359M	Woodlea, 18 Tatton Street	Single storey side & rear extension, loft conversion and alterations	The council notes that the dormers will directly overlook the rear garden of 1 George Street resulting in a loss of privacy. The council raises no objection on the condition that the dormers are removed to resolve this privacy issue.
20/1233M	26, Northwich Road	Proposed extension to existing rear garage to create a 1 bedroom bungalow	<p>The council notes that the internal layout of the proposed dwelling suggests that the room labelled as a dining room, which is accessed off a small corridor with the bathroom and bedroom, would more likely be utilised as a second bedroom which would require two parking spaces to be provided.</p> <p>The council OBJECTS on the grounds that the proposed development would: diminish the character and setting of an important listed building, contrary to policy HE2 of the Knutsford Neighbourhood Plan; fail to provide sufficient on site parking for two 2-bedroom properties contrary to policy T4 of the Knutsford Neighbourhood Plan</p>

			and fails to provide sufficient outdoor amenity space for both resultant properties, contrary to the Knutsford Design Guide and policy D1 of the Knutsford Neighbourhood Plan.
20/1492M	18 Woodvale Road	Demolition of detached garage, 2 storey rear extensions over kitchen area, and conservatory. Construction of 2 storey extension to front/side, 2 storey extension over new kitchen area and single storey extensions across rear. Amendments to front entrance and general refurbishment of external finishes.	<p>The council OBJECTS on the grounds that the combination of the proposed extensions would result in overdevelopment of the site to the detriment of the character of the property and wider streetscene and that the proposed extensions would result in a loss of light to 16 Woodvale Road.</p> <p>It is noted that the council has been advised that there are issues with respect the stability of land in this location and that the extension could cause damage to adjacent properties.</p>
20/1397M ¹	Sylvan Lodge, 8 Leicester Road	Demolition of existing dwelling house and construction of replacement dwelling and replacement of existing garden building with new garden building Amendments to previously approved 19/4791M	The council raises no objection subject to the Conservation Officer having no objection with having considered whether the development will have an adverse impact on the building or area and being satisfied with the methods to be employed during development.
20/1520M	White Howe, Legh Road	Listed building consent for Single storey (kitchen) and subterranean (garden room) extensions together with internal alterations	The council OBJECTS on the grounds that the cumulative impact of the proposed modifications will have a detrimental impact and result in unacceptable harm to the heritage of the listed

¹ Cllr McCulloch voted against this resolution.

			building contrary to policy HE2 of the Knutsford Neighbourhood Plan.
20/1519M	White Howe, Legh Road	Single storey (kitchen) and subterranean (garden room) extensions together with internal alterations	The council OBJECTS on the grounds that the cumulative impact of the proposed modifications will have a detrimental impact and result in unacceptable harm to the heritage of the listed building contrary to policy HE2 of the Knutsford Neighbourhood Plan.
20/1251M ²	50 King Street	Change of Use from Sui-Generis Mixed-Use wine merchant / wine bar to a Sui-Generis Mixed-Use homeware, giftware and accessories shop / café.	The council raises no objection subject to a condition restricting the total floor area to be used as a café to 50% in the interests of maximising retail floorspace within the town centre.

² Cllr Houghton voted against this resolution.