

Knutsford Town Council

Town Clerk: Adam Keppel-Green

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Minutes

of the

Planning and Licensing Committee meeting held 18th May 2020

Online, via Zoom

PL19/153 Present

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

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

PL19/154 Apologies for Absence

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

PL19/155 To note declarations of members' interests

Cllr Gardiner declared a personal interest in applications 20/1502M, 20/1389M and 20/1795M on the grounds of being a former colleague of the agents; 20/1795M on the grounds of having a working relationship with a member of the public who has submitted representations to the council on the application and in 20/1527M on the grounds of living on the same road as the development.

PL19/156 Public Participation

A resident spoke in relation to 20/1569M stating the application failed to comply with neighbourhood plan policies D2, HE1 and HE3 and suggesting the development would be overbearing.

A resident spoke in relation to 20/1795M stating the application failed to comply with neighbourhood plan policies D1, D2 and HE3 and suggesting the development doesn't follow the street pattern of the neighbouring properties and that the area is confirmed as a protected open space.

The resident then spoke in relation to 20/1582M stating the application positively met neighbourhood plan policies D1 and ER1 suggesting the development would be beneficial for employment.

A representative of the South Knutsford Residents Group spoke in relation to 20/1569M stating the application failed to comply with neighbourhood plan policies D1, D2 and HE3 and suggesting the proposed development is situated further forward and is monolithic in design, also stating the proposal afford the best use of space.

A resident spoke in relation to 20/1389M stating the application failed to comply with neighbourhood plan policies H3 and HE3 and suggesting the development would be overbearing to the adjacent property. The resident then spoke in relation to 20/1569M stating the application failed to comply with neighbourhood plan policies D1 and HE3 and suggesting the choice of material was inappropriate and development would be

overbearing.

PL19/157 To receive and confirm the minutes of the meeting held on 9th March

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

PL19/158 To consider the latest planning applications

It was **RESOLVED** to send the comments detailed below.

PL19/159 To consider the latest planning decisions

The decisions were noted.

It was agreed that that the Town Clerk write to the Head of Planning at Cheshire East Council in relation to 19/5301M citing the level of detail with which the council objected to the development.

PL19/160 To review the planning issues log

The Planning and Facilities Officer provided an update on the four outstanding issues.

PL19/161 To consider the planning actions log

The log was noted, and it was **RESOLVED** that the target dates for the outstanding actions be amended to June 2021

PL19/163 To note the date of the next meeting

The date was noted.

Planning Applications: 18/05/2020

Application	Address	Application details	Town Council Comment
20/1092D¹	The Old Library, 2A, Brook Street	Discharge of conditions 2,3,4,5 and 6 on existing permission 18/2083M to enable works to start	The council raises no objections.
20/1502M	Slaters Court, Princess Street	Non-material amendment to approval 17/6336M	The council raises no objections.
20/1581M	4 King Street	Demolition of existing extension, proposed new single storey rear extension with associated works and general repair work internally and externally.	The council raises no objections subject to neighbour comments.
20/1582M	4 King Street	Listed building consent for demolition of existing extension, proposed new single storey rear extension with associated works and general repair work internally and externally	The council raises no objections subject to neighbour comments.
20/1527M	12 Queen Street	Single storey extension.	The council raises no objections subject to neighbour comments.
20/1626M	3 Heath Lodge	Conversion of a garage into a home office.	The council OBJECTS on the grounds that insufficient evidence has been provided to confirm that the office will be for the exclusive user of the occupiers. If it is confirmed that it will be used solely by the occupier with no commercial visitors then the council will raise no objections but requests the Planning Officer ensure that there is sufficient parking space for two vehicles within the curtilage of the site, noting that there is no available on street parking in this area.

¹ Cllr Gray arrived during the discussion of this item.

<p>20/1569M</p>	<p>The Owls, Legh Road</p>	<p>The construction of a self/custom build replacement dwelling</p>	<p>The council OBJECTS on the grounds that the proposals represent overdevelopment of the site and would result detrimentally affect the character of the Legh Road Conservation Area.</p> <p>The proposals introduce a two-storey frontage across a greater proportion of the site and introduces a separate building into the front of the site which impedes the openness of the site which is characteristic of the Legh Road Conservation Area and as such contrary to policies HE1 and HE3 of the Knutsford Neighbourhood Plan.</p> <p>It is considered that the frontage of a domestic scale property should be its largest feature and consequently the proposal that the depth of the property is excessively longer than its frontage is poor planning and unneighbourly.</p> <p>Furthermore, the proposed materials (yellow brick) are not in keeping with the conservation area or local vernacular, causing further detriment to the character of the conservation area and contrary to policies D1, D2 and HE1 of the Knutsford Neighbourhood Plan.</p>
<p>20/1389M</p>	<p>Toft Cottage, Toft Road</p>	<p>Single storey rear and two storey side and rear extension.</p>	<p>The council raises no objections subject to neighbour comments. The council further requests that careful consideration is given to the materials chosen, recognising the building is a building of townscape merit in the Legh Road Conservation</p>

			Area Appraisal and requests a condition that a landscaping plan is prepared for the boundary along Goughs Lane.
20/1117T	Little Hollow, 7, Molly Potts Close	Part Section 211 Notice/Part works to Protected Trees Works to Silver Birch, Fir, Holly, Sycamore & Oak Trees	The council raises no objections subject to conditions that the replanting of replacement trees be the same or similar indigenous species, and that the works to be completed outside the nesting season.
20/1792M	19 Grove Park	Enlarging the driveway and hard standing inclusive of the highway access to Grove Park	The council raises no objections with the condition that a suitable permeable surface is used in accordance with policy D4 of the Knutsford Neighbourhood Plan
20/1795M	Sunnyhurst, 4 Mobberley Road	Erection of two dwellings and associated access (resubmission)	<p>The council considers that the revised application does not overcome its previous objections and continues to OBJECT on the grounds that insufficient residential amenity space will be provided free from overshadowing from retained trees which is therefore likely to result in home owner applications for the removal of trees at a later date contrary to policy HE3 and H2 of the Knutsford Neighbourhood Plan and that the development is clearly back land development contrary to retained policy DC41 of the Macclesfield Borough Local Plan and fails to comply with the requirements of Knutsford Neighbourhood Plan Policy H2.</p> <p>The council wishes to see this piece of land protected for future generations as an open space which has public amenity benefit.</p>

20/1743D	Canute Square, 2 Canute Place	Discharge of Condition 5 on approval 19/4339M for amendments to shopfront including new glazing and lowered string course and reinstatement of doorway to enable separate first floor access	The council raises no objections but notes that the installation has already taken place.
20/1797T	West Court, Chelford Road	Section 211 Notice Tree works to various trees	The council considers that the trees should be covered by a Tree Preservation Order owing to their contribution to the amenity of the area.
20/1834M	Land at Parkgate Industrial Estate, Haig Road	Non-material amendment to approved application 19/5805M - Variation of conditions 2 & 10 on application 19/0732M - The erection of 14 no. units with access and servicing arrangements, car parking, landscaping and associated works (Use Classes B1(C)/B2/B8)	The council raises no objections.