

Knutsford Town Council

Town Clerk: Adam Keppel-Green

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Minutes

of the

Planning and Licensing Committee meeting held 8th June 2020

Online, via Zoom

PL19/164 Present

Cllrs Gardiner, Dalzell, Gray, McCulloch and Robertson.

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

PL19/165 Apologies for Absence

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

PL19/166 To note declarations of members' interests

Cllr Gardiner declared a personal interest in application 20/1935M on the grounds of being a former colleague of the agents and 20/1902M on the grounds of living on the same road as the development.

PL19/167 Public Participation

Five residents spoke in objection to 20/1805M stating the proposals were discordant with the Neighbourhood Plan, would create an excessively large property, that its design was not in keeping with the Legh Road Conservation Area and would cause excessive overlooking and loss of privacy to adjoining properties. It was further stated that the increase in density would lead to traffic/parking problems near the junction to Goughs Lane and that this part of Legh Road was not characterised by large mansions.

A resident spoke in relation to 20/2117M stating that they were unhappy that the original scheme had been approved and that they considered the proposed extension fails to respond to the character and building density of the street.

A resident spoke in relation to 20/2045M stating the proposed fence was too tall.

A representative of the South Knutsford Residents Group endorsed the comments of previous speakers in relation to 20/1805M and spoke in relation to 20/1848M stating the application fails to comply with numerous Neighbourhood Plan policies and stated the plans were inconsistent and contradictory making it impossible to ascertain the impact the development will have on the area.

PL19/168 To receive and confirm the minutes of the meeting held on 18th May

It was **RESOLVED** to approve the minutes subject to the correction of typographical errors.

PL19/169 To consider the latest planning applications

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

It was agreed to write to David Malcom requesting that application 20/1848M be

suspended until all supporting plans and paperwork are consistent with one another.

PL19/170 To appoint members to the Conservation Area Review working group

It was **RESOLVED** to re-establish the working group as per the terms of reference provided and to appoint Cllrs Coan, Dalzell and McCulloch and Mrs Chaplin to the working group.

PL19/171 To note the date of the next meeting

The date was noted.

FINAL

Planning Applications: 08/06/2020

Application	Address	Application details	Town Council Comment
20/1902M	2 Queen Street	Single storey rear extension with 'lean to' glazed roof	The council raises no objections subject to neighbour comments.
20/1805M	Pendle Cottage and End Lane, Legh Road	Full planning application with conservation area consent for the erection of a replacement two-storey building comprising four apartments with associated landscaping and access improvements following the demolition of existing dwellings and garages.	<p>The council OBJECTS on the following grounds:</p> <ul style="list-style-type: none"> a) The proposed development fails to enhance the character of the Legh Road Conservation Area and is of a design which is not in keeping and does not reflect the character of this part of the Conservation Area. It is considered contrary to policies D1, D2 and HE3 of the Knutsford Neighbourhood Plan. b) By virtue of its size the property will be overbearing and detrimental to the openness of the Conservation Area. c) The proposal results in the loss of two bungalows, a house type which the Neighbourhood Plan notes are in identified demand. d) The proposed development is likely to lead to increased traffic and parking on the adjacent highway to the detriment of highway safety and the character of the Conservation Area.

			e) The proposed development will result in an unacceptable relationship with the neighbouring properties through overshadowing and significant overlooking from principal living spaces.
20/1935M	Slaters Court, Princess Street	Variation of conditions 2 (plans) and 5 (materials) on approval 17/6336M.	The council raises no objections subject to neighbour comments.
20/1958M	Amaris, 18 Leycester Road	Infill of existing integral car port to create new reception room/living room and the construction of a detached oak framed car port.	The council raises no objections subject to the Arboricultural Officer being satisfied that the mature trees will not be adversely affected by the development.
20/1848M	2 Croft Lane	Erection of a single detached dwelling within the gardens of the adjacent properties (Re-submission of application 18/5271M)	The Council OBJECTS on the grounds that the proposal will result in a loss of mature trees which in addition to being contrary to Policy HE3 of the Knutsford Neighbourhood Plan, will detrimentally affect the Conservation Area and is contrary to the borough council's efforts to tackle the climate emergency. Further, the proposed development Furthermore the proposed dwelling, by virtue of scale, size and design will result in an overbearing relationship to the neighbouring cottages and detrimental to the street scene. The council is concerned that the clearance of vegetation and soil excavation could impact land drainage and surface water run-off in the area.

20/2023M¹	Longview Hotel, 51-55 Manchester Road	Removal of existing chimney stack to number 51 on health and safety grounds	The council raises no objections, subject to neighbour comments.
20/2045M²	Roxburgh, Legh Road	Removal of existing 1.8m high vertical boarded fence to Legh Road and Leycester Road. To erect a new brickwork with sandstone coping dwarf wall 845mm high with a 1.0m vertical boarded timber fence and timber posts above to Legh Road and a 2.0m high timber fence to Leycester Road. . All fencing has natural finish.	The council raises no objections, subject to neighbour comments.
20/1978T	Larwood, Bexton Lane	Works to Protected Trees Works to trees:-T1 Oak reduce crown by 1.2 metres, T2 Oak reduce crown by 1.2 metres	The council raises no objections.
20/1896T	The Mount, Parkfield Road	Part Section 211 Notice/Part works to Protected Trees Horse Chestnut - Crown Raise / Deadwood Copper Beech - Crown Raise / Deadwood Fell Sycamore Saplings	The council raises no objections.
20/1908M	3, Tabley Close	Prior Notification of single storey extension extending 4m from the rear elevation max height of 3.5m and 2.9m to the eaves	The council raises no comment on this legal determination.
20/2100M	Larwood, Bexton Lane	Variation of condition 2 (approved plans) - Demolition of existing dwelling and construction on site of 2no. dwellings	The council raises no objections, subject to neighbour comments.
20/2021M	65 Mobberley Road	1st revision of the approved 19/4750M to introduce two rooflights to the front elevation.	The council raises no objections, subject to neighbour comments.
20/2122M	7 Yewlands Drive	Proposed single storey rear extension, partial garage conversion and associated alterations.	The council raises no objections, subject to neighbour comments.
20/2117M	14 Forester Avenue	Erection of a dwelling, access, and associated works	The council raises no objections, subject to neighbour comments.

¹ Cllr McCulloch voted against this resolution.

² Cllr Dalzell voted against this resolution.

20/2007T	31 Brook Street	Section 211 Notice Fell 3 Leylandii trees.	The council raises no objections but encourages the replanting of suitable size native species, noting that Cheshire East Council has declared a climate emergency.
20/2069M	Booths Park, Chelford Road	Non-material amendment to 19/4711M changes to the spacing and number of fins installed to the south elevation, and introduction of sliding doors at ground floor level to the cafe and gym areas.	The council raises no objections, subject to neighbour comments.

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