

Knutsford Town Council

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Minutes

of the

Planning and Licensing Committee meeting held 29th June 2020

Online, via Zoom

PL19/172 Present

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

In attendance: B Allen (*Planning and Facilities Officer*)

PL19/173 Apologies for Absence

Apologies were received from Cllr Malloy (personal business).

PL19/174 To note declarations of members' interests

Cllr Dalzell declared a personal interest in application 20/0246M on the grounds of living on the same road as the development.

PL19/175 Public Participation

A representative of the South Knutsford Residents Group spoke in relation to 20/0426M stating they welcomed the landscape design and the proposed fencing within the application however they considered the proposal failed to comply with neighbourhood plan policy HE3 and would be detrimental to the conservation area.

A resident spoke in relation to 20/2328M stating the application was not favourable and does not fit within the area, but the proposal does suit the individual building. In relation to 20/2401M the resident stated the application does not include a design and access statement and fails to meet neighbourhood plan policy HE3 as the use of UPVC windows is not suitable within the conservation area. The resident believes the initial development of the plot was a concern for the former Macclesfield Borough Council and as such was made a single level dwelling to prevent the overlooking on Croft Lane.

The Chairman read a submission received on behalf of a group of residents from Groves Town Planning in relation to 20/0426M. It was stated that the proposal would adversely affect the area, the ecological impact had not been fully recognised, the development would overlook the private spaces of neighbouring properties and the development would detrimentally affect the character of the conservation area. It was suggested the design requires a reduction in width and mass and that the proposal is not an accurate representation of the street scene.

PL19/176 To receive and confirm the minutes of the meeting held on 8th June

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

PL19/177 To consider the latest planning applications

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

PL19/178 To consider a submission in respect of the appeal against refusal for 19/1395M - Oakhurst, Toft Road

It was **RESOLVED** that the Planning and Facilities Officer review the council's original submission and if it does not reference the policies of the Neighbourhood Plan that he prepare a submission drawing the Inspector's attention to the relevant policies.

PL19/179 To consider the latest planning decisions

The decisions were noted.

The Planning and Facilities Officer was requested to write to Network Rail regarding the tree felling along the Knutsford line.

PL19/180 To receive an update from the Conservation Area Review working group

Cllr Dalzell reported on a meeting with the council's consultant, outlining the information being collated by the working group and reporting that it had been agreed that the first review would be for the Legh Road Conservation Area due to the readily available information.

PL19/181 To review the planning issues log

The log was noted.

PL19/182 To consider the planning actions log

The log was noted.

PL19/183 To note the date of the next meeting

The date was noted.

Planning Applications: 29/06/2020

Application	Address	Application details	Town Council Comment
20/2153M	23 Garden Road	Replacement of existing detached garage with new ancillary dwelling, including dropped kerb to allow for off-road parking provision	The council raises no objections subject to the inclusion of the following suggested conditions. a) The proposed dwelling remains ancillary to the original dwelling. b) A full assessment of surface water drainage is undertaken to ensure that the proposed new building does not result in flooding in Victoria Street.
20/2268M	82 Mobberley Road	Single Storey Rear extension with central glazed separation corridor to original house.	The council raises no objections, subject to neighbour comments.
20/2328M	The Mount, Parkfield Road	A dormer to existing house.	The council raises no objections, subject to neighbour comments.
20/0426M	Tall Timbers, 3 Leicester Road	Amended Plans Replacement dwelling with attached double garage	The council continues to OBJECT on the grounds that the proposal detrimentally affects the character of the Legh Road Conservation Area by virtue of introducing an excessive building to plot ratio. The artificial reduction in height by changing the roof design does not accord with the character of the Legh Road Conservation Area and the proposal presents built form across the full width of the site. As such the proposal remains contrary to policies D1, D2, H2 and HE3 of the Knutsford Neighbourhood Plan.

20/2348M	4 Canute Place	Prior Approval for change of use from office B1a to residential C3	The council raises no objections.
20/2355M	25 Valley Way	Proposed single storey front extension, first floor side extension and associated alterations.	The council raises no objections, subject to neighbour comments.
20/2398M	Rose Cottage, 1a, Meadow Drive	To demolish the existing bungalow and garage on site, and construct two semi-detached houses	The council OBJECTS on the grounds that the loss of a single storey dwelling is contrary to policy H3 of the Knutsford Neighbourhood plan, and that the proposed development is out of character with the area by virtue of its size and mass contrary to policy H2 of the Knutsford Neighbourhood plan.
20/0882M	Peel House, 20A, Princess Street	Amended Plans The development will convert 3 floors of office space in the Centre of Knutsford into 3 apartments, comprising of 2 No. two bedroom apartments and 1No. one-bedroom apartments	The council raises no objections subject to the condition that an appropriate noise pollution strategy is prepared and approved.
20/2401M	Little Hollow, 7, Molly Potts Close	Proposed single storey front & side extensions; with part 2 storey front extension & part raising of roof line.	The council OBJECTS on the grounds that the proposed two storey design will result in unacceptable levels of overlooking to Molly Potts Cottage, exacerbated by the cottage being on a lower level.
20/2447T	Yarnbury, Tabley Road	The work which is needed on the 3 Lime trees (marked 1, 3 and 4 on the sketch plan) is taking 3 metres off low hanging limbs (on the house side only)	The council raises no objections, subject to neighbour comments.
20/2446T	59, Beggarmans Lane	Tree works to cedar tree to remove 3 branches	The council raises no objections, subject to neighbour comments.