

Knutsford Town Council

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Minutes

of the

Planning and Licensing Committee meeting held 7th September 2020

Online, via Zoom

PL19/185 Present

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

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

PL19/186 Apologies for Absence

Apologies were received from Cllr Malloy (personal business).

PL19/187 To note declarations of members' interests

Cllr McCulloch declared a personal interest in application 20/2668M on the grounds of being known to the applicant.

Cllr Gardiner declared a personal interest in application 20/3476M on the grounds of being known to the applicant's agent.

Cllr Gardiner declared a personal interest in applications 20/3684M and 20/3505M on the grounds of the applications being allocated to a former employer.

PL19/188 Public Participation

A representative of the South Knutsford Residents Group spoke in relation to 20/1246M stating the revised plans of the proposal is more acceptable, more spaciouly set, and improved overall, however the revision is unclear on the garage, which would spoil the street scene.

The representative went on to speak in relation to 20/3612M stating the application has had several residents continuing to object to this application based on the almost identical proposal to previously submitted. The application does not comment on the Knutsford Neighbourhood Plan. The proposal does not fit within the low-rise area and residents would be happier with two units, instead of the proposed three, on the site.

A resident spoke in relation to 20/3684M stating the application failed to comply with neighbourhood plan policies T2 and T4, stating that there has been no attempt to include any cycling provision for the proposal, and that the area already suffers with congested parking and will this will be added to by the number of extra households in the property.

The resident also spoke in relation to 20/2775M stating the application is an overdevelopment of the site. The proposal fails to comply with neighbourhood plan policy T2 suggesting there would be no room for any cycle storage.

The resident then spoke in relation to 20/3340M stating the application failed to comply with neighbourhood plan policies T2, T3, T4, SL1, suggesting the open spaces need a landscaping plan and the parking for vehicles and cycles is insufficient along with the connection to public transport links.

The applicant for 20/1389M spoke to the committee stating the revised scheme has been reduced in both scale and mass. The applicant outlined the amendments to the proposal from previous comments stating that the design access statement did not directly reference the neighbourhood plan policies but does meet them.

PL19/189 To receive and confirm the minutes of the meeting held on 20th July
It was **RESOLVED** to approve the minutes.

PL19/190 To consider the latest planning applications
It was **RESOLVED** to send the comments detailed below.

PL19/191 To note the comments sent since the previous meeting
It was **RESOLVED** to approve the comments.

PL19/192 To consider the latest planning decisions
The decisions were noted.

The previously agreed decision to write to the Head of Planning at Cheshire East Council to include reference to applications 20/1492M and 20/1626M.

PL19/193 To review the planning issues log
The log was noted.

It was agreed that that the Planning and Facilities Officer write to the Enforcement Officer at Cheshire East Council to provide an update on when the outstanding issues will be resolved.

PL19/194 To consider the planning actions log
The log was noted.

An update on the Conservation Area Reviews was provided by the Planning and Facilities Officer. It was agreed that that the Planning and Facilities Officer write to the Mr Jordan at Cheshire East Council to assist the appointed consultant undertaking the reviews.

PL19/194 To note the date of the next meeting
The date was noted.

Planning Applications: 07/09/2020

| Application | Address | Application details | Town Council Comment |
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| 20/3223M | 45 Sharston Crescent | Single storey rear extension | The council raises no objections subject to neighbour comments, provided the appropriate tree protection is in place during construction. |
| 20/3396M | Bay Tree House, Parkfield Road | Part single storey, part two storey rear extension, construction of new roof and dormer windows over previous side extension along with internal alterations. | The council raises no objections subject to neighbour comments. |
| 20/3420M | 31 Sandileigh Avenue, | Side and rear extension over 2 floors new rear drive and drop kerb | The council OBJECTS on the grounds that the proposal represents overdevelopment of the site and, whilst not within the conservation area, would result in detrimentally affecting the character of the Heathfield Square Conservation Area. |
| 20/3476M | 1 Cranford Avenue | Single storey rear extension | The council raises no objections subject to neighbour comments. |
| 20/2707M | 46 Grassfield Way | Certificate of lawful proposed use for erection of boundary wall and boundary treatments | The council raises no comment owing to the technical-assessment nature of this application |
| 20/3505M¹ | 4 Victoria Street | Change of use from C1 (Hotel) to C4 (HMO) | The council OBJECTS on the following grounds: a) The proposed development would present an unneighbourly relationship with the adjacent property. |

Commented [KTC1]:

¹ Cllr Gray abstained from voting.

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| | | | <ul style="list-style-type: none"> b) The proposal is out of keeping of the residential character of the other private-residential properties in the area c) The proposal fails to meet policies T2 and T4 of the Knutsford Neighbourhood Plan. d) The accommodation proposed within the application falls below unit-size requirements outlined by the draft supplementary planning policy on HOM's of Cheshire East Council |
| 20/3340M | Land at Parkgate Ind Est | The erection of 21 no. units with access and servicing arrangements, car parking, landscaping and associated works (use classes B1 (c) , B2 and B8) - alternative phase 2 details to those approved under full planning permission 19/5805M as amended by non-material amendment approval 20/1834M. | The council OBJECTS on the grounds that the current scheme requires further improvements to meet Knutsford Neighbourhood Plan policies. The proposal is contrary to policies E2, T2, T3, T4 and SL1 of the Knutsford Neighbourhood Plan, as such the scheme fails to provide sufficient access to public transport and cycle networks. Furthermore, the proposal does not outline how the use of renewable energies will be included. |
| 20/3581M | 24 Rowley Way | First floor extension to be built above the existing single storey rear extension along with rendering to the front elevation and grey windows | The council raises no objections subject to neighbour comments. |
| 20/3590M | 29 Tabley Close | Rear single storey & part first floor extension. Demolition of existing conservatory. | The council raises no objections subject to neighbour comments. |

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| 20/3612M² | Fernlea, Stanley Road | Demolition of existing bungalow and construction of one detached and a pair of semi-detached dwellings | The council OBJECTS on the grounds that: a) The amended proposal continues represent an overdevelopment of the site leading to unacceptable relationships within and adjoining the site b) The materials palette chosen are not sympathetic to the character of the adjacent Conservation Areas. |
| 20/3250T | Silvercraig, 9 Leicester Road | Part Works to Protected Trees/Part Section 211 Notice - Tree works to Ash tree to lower by 30% & lower growth removed and Copper Beech tree to lower & shape by one third | The council raises no objections subject to neighbour comments. |
| 20/3489T | 35 Goughs Lane | Works to Protected Trees - Prune Scots Pine located at the rear right hand boundary of the property. To reduce risk of failure and reduce encroachment on to neighbours garden. | The council raises no objections subject to neighbour comments. |
| 20/3667M | 22 Buckingham Drive | First floor extension over existing garage | The council raises no objections subject to Planning Officer being satisfied the proposed window of the side elevation meets distancing requirements. |
| 20/3684M | Longview Hotel, 51-55 Manchester Road | Change of use of existing Hotel (C1) to Sui Generis; house in multiple occupation | The council OBJECTS on the following grounds: a) The proposed development would present an unneighbourly relationship with the adjacent property. |

² Cllr Gray voted against this resolution

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| | | | <ul style="list-style-type: none"> b) The proposal is out of keeping of the residential character of the other private-residential properties in the area c) The proposal fails to meet policies T2 and T4 of the Knutsford Neighbourhood Plan. d) The accommodation proposed within the application falls below unit-size requirements outlined by the draft supplementary planning policy on HOM's of Cheshire East Council |
| 20/3665M | 3 Fairmead, Legh Road | Garage refurbishment & new two storey extension to provide granny annexe including lounge, kitchen/diner, utility & wc, bathroom and two bedrooms and relocated double garage | The council raises no objections subject to a condition requiring the accommodation proposed remaining ancillary to, and not sub-divided from, the primary dwelling. |
| 20/1246M | 9 Gough's Lane | Revised Plans to 20/1246M Demolition of existing dwelling to construct new replacement dwelling | The council raises no objections subject to neighbour comments as per the revised plans (<i>ref. 2560 001 – Proposed Site Plan</i>). These plans do not include the previously proposed garage which the council continues to raise objections to. |
| 20/3609T | Molly Potts, 10-12 Croft Lane | Section 211 Notice - Works to trees - Fell -2 Holly Trees both with severe die-back. | The council raises no objections subject to the Tree Officer being satisfied and encourages the replanting of a similar species. |
| 20/3604T | 39 Sharston Crescent | Works to Protected Trees - Trees A, B and C lie within the boundary of the property and are the trees we are applying for. Tree A1 references a large overhanging branch that is part of Tree A. Tree: A and branch Labelled: A1 - Crown Lift and 20% overall crown reduction. Branch A1 will be reduced back to maintain the profile of the tree. Excessive shading and passive light value. Tree (Labelled B) | The council raises no objections subject to the Conservation Officer being satisfied with the methodology. |

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| | | - Crown lift and 20% overall crown reduction. Excessive shading, passive light value, street light is partially blocked by leaves/branches and the garden pathway is obstructed by low hanging branches. Tree: C - Crown lift and 20% overall crown reduction. Excessive shading and passive light value. | |
| 20/2775M | 8 Heath Lodge Close | Single storey extensions to rear of properties Nos.8 & 9 Heath Lodge Close Knutsford | The council raises no objections subject to neighbour comments and the consideration of the differentiation in ground levels. |

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