

Knutsford Town Council

Town Clerk: Adam Keppel-Green

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Minutes of the Planning and Licensing Committee 1st October 2018 In the Lower Council Chamber of the Town Council Offices

PL18/096 Present

Cllrs Farber, Beswick, Dean, Coan and Wells-Bradshaw

In attendance: Sarah Morgan (*Deputy Town Clerk*)

PL18/097 To receive apologies for absence

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

PL18/098 To note declarations of Members' interests

No members declared an interest in any item

PL18/099 Public Participation

A member the Heritage working group for the Neighbourhood Plan spoke in relation to the applications for Marble Arch, highlighting that the group is impressed with the heritage statement which is in line with current policies and pleased that a consultation that has taken place.

A representative of the South Knutsford Residents Group spoke in relation to the Site Allocations and Development Policies Document, having reviewed the relationship between the Macclesfield and Local Borough Plan Policies, it was considered very difficult to make a proper judgement on the loss of the Knutsford specific policies and recommendation was given that professional help may be required.

Speaking further about application 17/5071M, it was highlighted that a recent appeal to Cheshire East regarding the non-determination of planning application has been submitted. A subsequent application was submitted for the Land South of Gaskell Avenue which is also yet to be determined. It was suggested that this could be included on the next agenda in time for a response to be submitted on the appeal.

Cllr Dean responded that he had received notice of the appeal and would try to find out why the application was not dealt with on time.

PL18/100 To receive and confirm the minutes of the meetings held on 17th September 2018

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

PL18/101 To consider the latest planning applications

It was **RESOLVED** to submit the comments detailed below

PL18/102 To consider the latest planning decisions

The decisions were noted, and it was highlighted that a number of applications had been

refused in accordance with the response from the Council.

PL18/103 To consider matters relating to the Section 106 Agreements
No matters were raised in relation to Section 106 agreements

PL18/104 To review the planning issues log
The issues of the Piccolino's PROW was raised in relation to the pending definitive map modification order and process for this being made. The importance of considering heritage aspects of developments was raised by Cllr Coan as the works at Piccolino's caused the loss of an important stonework

PL18/105 To review the planning actions log
The actions log was noted and it was agreed to defer item PL17/031 until 31st December.

PL18/106 To note the date of the next meeting
The date was noted.

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Planning Comments: 01/10/2018

18/4585M	23 Beechwood	First floor side extension. Part store conversion into utility room. Pitched roof to replace flat roof to front elevation of dwelling.	The Council raises no objection subject to neighbours' comments.
18/4601M	40 Meadow Drive	Single storey rear extension.	The Council raises no objection subject to neighbours' comments.
18/4545M	Commercial Offices, Marble Arch, King Street	Listed Building Consent for alterations to the interior of the property.	The Council raises no objection, subject to the condition that any item of architectural or heritage value (such as a fireplace) be uncovered during the works, that the items may be retained in accordance with the Heritage Statement.
18/4613M	Marble Arch, King Street	Internal and external alterations	The Council raises no objection, subject to the condition that any item of architectural or heritage value, such as a fireplace, be uncovered during the works, that they may be retained in accordance with the Heritage Statement.
18/4167M	8 Tabley Grove	Erection of a first floor, rear extension	The Council raises no objection subject to neighbours' comments
18/4673M	20 Hayton Street	Proposed second storey side extension and internal alterations together with two storey front extension and single storey rear extension with front and rear canopy.	The Council raises no objection subject to neighbours' comments but considers that the proposed cladding is detrimental to the character of the street scene.
18/3137M	74 Bexton Road	Proposed remodelled house with alterations to the roof, single storey front garage extension, two storey front extension, and rear sun lounge extension to replace conservatory	The Council raises no objection subject to neighbours' comments and the inclusion of a condition requiring the retention of the oak tree, along with method statement for the protection of the tree during the construction.

18/4679T	9 Parkgate Lane	Works to TPO trees: Reduce crown by approximately 2m and remove any major deadwood	The Council raises no objections to the tree works proposed subject to the arboricultural officer being satisfied with the methodology for the works.
18/4609T	60 Goughs Lane	Works to TPO trees: Tree works to crown reduce Red Oak and Robinia tree by up to 3m	The Council raises no objections to the tree works proposed, subject to the arboricultural officer being satisfied with the methodology for the works, to ensure they will not adversely affect the health, wellbeing and survival of the tree, given the extent of the crown reduction proposed.

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