

# Knutsford Town Council

Town Clerk: Adam Keppel-Green

Council Offices, Toft Road, Knutsford, Cheshire, WA16 6TA

01565 653929      www.knutsfordtowncouncil.gov.uk

townclerk@knutsfordtowncouncil.gov.uk



## Minutes

*of the*

### **Planning and Licensing Committee 2<sup>nd</sup> July 2018**

*In the Lower Council Chamber of the Town Council Offices*

**PL18/044 Present**

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

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

**PL18/045 To receive apologies for absence**

Apologies were received from Cllr Malloy (personal business)

**PL18/046 To note declarations of Members' interests**

Cllr Wells-Bradshaw	Non-pecuniary	18/2685T	Known to applicant
	Non-pecuniary	18/2686T	Known to applicant
	Non-pecuniary	18/2687T	Known to applicant
Cllr Gardiner	Non-pecuniary	18/2685T	Known to applicant
	Non-pecuniary	18/2686T	Known to applicant
	Non-pecuniary	18/2687T	Known to applicant
Cllr Dean	Non-pecuniary	18/2685T	Known to applicant
	Non-pecuniary	18/2686T	Known to applicant
	Non-pecuniary	18/2687T	Known to applicant
Cllr Farber	Non-pecuniary	18/2685T	Known to applicant
	Non-pecuniary	18/2686T	Known to applicant
	Non-pecuniary	18/2687T	Known to applicant
	Non-pecuniary	17/6144M	Known to resident

**PL18/047 Public Participation**

A representative from the South Knutsford Residents Group spoke in relation to applications 18/2685T, 18/2686T and 18/2687T, explaining that the applications had caused dependency in regard to the Legh Road Conservation area, with over nine applications in just over two years for this property. The representative was reassured by the Cheshire East Council Tree Officer that consent for removal is not given lightly to high amenity trees, however sudden bough fractures and descent can occur in older trees often caused by fungal disease. It suggested any required replacements should be like for like or a more disease resistant variety of the same species.

**PL18/048 To receive and confirm the minutes of the meetings held on 18<sup>th</sup> June 2018**

It was **RESOLVED** to confirm the minutes subject to correcting Cllr Gardiner's apologies as being for business not personal business reasons.

**PL18/049 To consider the latest planning applications**

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

**PL18/050 To consider the latest licensing applications**

It was **RESOLVED** to write to the Portfolio Holder at Cheshire East Council concerning the problem of accessing details of applications where no documents are provided in order to assess the applications.

**PL18/051 To consider matters relating to the Section 106 Agreements**  
It was noted that no applications would be subject to s106 agreements.

**PL18/052 To note the date of the next meeting**  
The date was noted.

FINAL

## Planning Comments: 02/07/2018

<a href="#">18/2886M</a>	1 Northwich Road	Construction of rear single storey extension	The Council raises no objection subject to neighbours' comments.
<a href="#">18/2685T</a>	Stonelegh, Legh Road	Works to TPO trees: Removal of Copper Beech Tree	<p>The Council <b>STRONGLY OBJECTS</b> to the removal of the protected tree and those which is on the front boundary of the property in the Legh Road Conservation Area, unless the tree officer is convinced by evidence from assessment that the tree has been damaged beyond retention.</p> <p>The Council would like to see the tree managed to bring it back in to balance and should it be absolutely necessary to remove the tree, to see it replaced with a semi-mature of a similar species, due to the high amenity value of the trees to the street scene both individually and as a group</p>
<a href="#">18/2686T</a>	Stonelegh, Legh Road	Section 211 Notice: Removal of Beech Tree	<p>The Council <b>STRONGLY OBJECTS</b> to the unnecessary removal of the beech tree which is on the front boundary of the property in the Legh Road Conservation Area, where there is no evidence to support the requirement for removal.</p> <p>Should it be absolutely necessary to remove the tree, the Council would like to see it replaced with a semi-mature of a similar species, due to the high amenity value of the trees to the street scene both individually and as a group.</p>
<a href="#">18/2687T</a>	Stonelegh, Legh Road	Section 211 Notice: Removal of Beech Tree near terrace	The Council <b>STRONGLY OBJECTS</b> to the unnecessary removal of the beech tree which is visible from the boundary of the property in the Legh Road

			<p>Conservation Area, where there is no evidence to support the requirement for removal.</p> <p>Should it be absolutely necessary to remove the tree, the Council would like to see it replaced with a semi-mature of a similar species, due to the high amenity value of the trees to the street scene both individually and as a group.</p>
<a href="#">18/2691T</a>	61 Beggarman's Lane	Works to TPO trees: Tree works to Birch tree to reduce top by 2.5m and reduce house side laterals by 1.5m	The Council raises no objection to the tree works proposed, subject to the tree officer being satisfied with the methodology of the works.
<a href="#">18/2972M</a>	72 Grove Park	Proposed refurbishment of property including two storey side and rear extensions.	The Council raises no objection subject to neighbours' comments but adds a comment requesting that the technical officer is confident that the significant change in levels will not have a detrimental effect on neighbouring properties.
<a href="#">18/2946M</a>	35 Springwood Avenue	Proposed two storey side extension.	<p>The Council raises no objection subject to neighbours' comments, but requests that the Technical Officer is assured that there is no encroachment, with the entire development including soffits, eaves and pipework being within the curtilage of the property.</p> <p>The Council also wishes to note that the design could be improved by setting the extension back by a brick width to prevent a terracing effect on the street scene.</p>
<a href="#">17/6144M</a>	Fernlea, Stanley Road	Construction of 3 detached dwellings following demolition of the existing dwelling.	The Council <b>STRONGLY OBJECTS</b> to the overdevelopment of this site by virtue of there being insufficient space for 3 units together with requisite garaging, private amenity space and parking at the front of the properties, where parking already overflows on to the street with the existing single property on the site.

			<p>It is detrimental to the character of the street scene which is adjacent to the St John's Conservation Area, drastically altering the view when compared to the current single storey bungalow home, of which there is short supply in Knutsford.</p> <p>This Council considers the application is contrary to sections DC38, DC41, DC47 of the Macclesfield Borough Local Plan Saved Policies</p> <p>The Council would consider that a design of no more than 2.5 storeys would be appropriate for this site with no more than 2 properties.</p> <p>The Council wishes to add that it does welcome that this design has tried to replicate elements of the architectural style as used in the Conservation Area.</p>
<a href="#">18/2827T</a>	Half Hidden, 5 Astley Close	Section 211 Notice: T1. Weeping Willow. Fell to ground level.	The Council raises no objections but given that the tree is of some age the Council would like to see the tree replaced with one of a native deciduous species.
<a href="#">18/2893T</a>	Park House, Parkfield Road	Section 211 Notice: Proposed works to include: 1) Leylandii trees along east border of property - reduce to 3m height and prune to tidy growth and reduce shading 2) Various trees to south of property - crown lift and prune to tidy growth and reduce shading	The Council raises no objection to the works, subject to the tree officer being satisfied with the methodology of the works.
<a href="#">18/2896T</a>	11 Leicester Road	Section 211 Notice: Proposed crown lift and pruning of neighbour's trees to south to tidy growth, reduce overhanging and reduce shading	The Council raises no objection to the works, subject to the tree officer being satisfied with the methodology of the works.
<a href="#">18/3008M</a>	Glyngaire, Tabley Road	New build replacement dwelling to application 18/0482M.	The Council raises no objection subject to neighbours' comments but note with regret that another bungalow becomes 2 storeys in an area where there is a demand for one storey properties.