

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 3rd September 2018

In the Lower Council Chamber of the Town Council Offices

PL18/073 Present

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

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

PL18/074 To receive apologies for absence

Apologies were received from Cllrs Farber and Malloy (personal business)

PL18/075 To note declarations of Members' interests

Cllr Gardiner	Non-pecuniary	18/3672M	Known to applicant
	Non-pecuniary	18/3950M	Known to agent as former colleague
	Non-pecuniary	18/3931T	Known to agent through family
	Non-pecuniary	PL18/083	Known to manager of Courthouse Hotel
Cllr Wells-Bradshaw	Non-pecuniary	18/3672M	Known to applicant
Cllr Coan	Non-pecuniary	18/3672M	Known to applicant
Cllr Dean	Non-pecuniary	PL18/083	Known to manager of Courthouse Hotel

PL18/076 Public Participation

A representative of Tatton Estates spoke regarding application 18/3672M, stating that there will be no future development proposal affecting the sports pitches, that the number of dwellings is not fixed but assessed for up to 300 for the purposes of the transport assessment, the mixed-use proposal for the site is mostly in accordance with the LPS with the remainder as per the LPS and saved local plan. It was further stated that access plans have not been submitted in detail at this stage pending discussions with Crown Estates.

A representative of Knutsford Football Club spoke in objection to 18/3672M and requested that more time be given to discussing the application than the meeting would allow. The Chairman advised that Knutsford Town Council was a consultee for the application and that the application would be discussed at the end of the meeting, with the option to have another meeting if required.

A representative of the combined community groups spoke in relation to application 18/3672M stating that the community groups strongly support the development of the site, but have concerns about the proposal which is contrary to the residential led scheme identified in the LPS, seeking a 20% increase from the LPS allocation alongside other mixed uses which jeopardise the requirement for a sympathetic low density residential

development. It was stated that the boundary is inconsistent with the LPS and does not include access detail, detracting from the distinctive character of the northern gateway to the town.

A resident spoke in relation to application 18/3950M noting that it is identified as a building of townscape merit in the conservation area and raising concerns about the works already being underway and risk of altering the appearance of the building if the incorrect materials/methodology are used. The resident spoke on application 18/4052M highlighting it is within 'Character Area Two' as identified in the Knutsford Character Area Assessment and commenting that the new proposal conflicts with the character of the area and the proposal for hardstanding at the front of the property contravenes the policy.

A resident spoke in relation to 18/3672M, highlighting their involvement in the strategic planning process, raising the issue of the prematurity of the application which is a deviation from the local plan and Neighbourhood Plan in relation to open space and getting around. No play space is identified and walking and cycling routes are needed through the site. The resident requested that the applicant guarantees community benefit, holding community consultations and upgrading the application to include access arrangements at a later date, having demonstrated access integration with the other land in this allocation.

PL18/077 To receive and confirm the minutes of the meetings held on 18th June 2018
It was **RESOLVED** to confirm the minutes.

PL18/078 To consider the latest planning applications
It was **RESOLVED** to submit the comments detailed below

PL18/079 To consider the latest licensing applications.
The applications were considered, and it was **RESOLVED** to support Cheshire East Council's action in enforcing the licence conditions at Leicester Warren Hall. It was **RESOLVED** to raise no objections to the Tatton Park application.

PL18/080 To consider the latest planning decisions
The decisions were noted and disappointment was expressed about the approval of the development on Mobberley Road, noting that housing land supply is now not such an ongoing concern. It was requested that the replacement planting be monitored at Stoneleigh to ensure it takes place within 12 months.

PL18/081 To consider the comments made on applications out of meeting
The comments were noted.

PL18/082 To consider matters relating to the Section 106 Agreements
It was highlighted that s106 monies from Five Oaks have not been allocated as specified and the officer involved in the allocation has received a letter from Cllr Gardiner.

PL18/083 To review the Planning Issues Log
The log was discussed and noted with a request that a 'stop notice' be requested for the Courthouse roof terrace.

PL18/084 To consider the Planning Actions Log
The log was considered and noted with an agreement that the Chairman and Deputy Chairman discuss the idea of a Council Planning Surgery and requested that the response

from Cheshire East Council in relation to the difficulty accessing licencing applications be forwarded to Knutsford Ward councillors.

PL18/085 **To note the date of the next meeting**
The date was noted.

FINAL

Planning Comments: 03/09/2018

18/3950M	Roebuck Cottage, Toft Road	Two storey rear extension, replacement porch, alterations and outbuilding	The Council raises no objections in principle to the proposed development, but requests that a full scheme of materials, including mortar, is submitted and approved prior to the commencement of works The Council also requests that a condition is included that prevents the outbuilding from being used for separate residential accommodation.
18/3979M	Reindeer Cottage, Chelford Road	Single storey extension within or below existing ridge heights to provide fourth bedroom and additional living area and oak framed orangery	The Council STRONGLY OBJECTS to the proposal on the grounds that it: - <ul style="list-style-type: none"> • Seeks a back door route to securing planning permissions far larger than green belt policies would allow (Contrary to policy PG3) • By virtue of proximity to the neighbour's property it would be detrimental to the amenity value (Contrary to policy SE1)
18/3884M	25 Mobberley Road	Proposed demolition of existing conservatory and erection of a single storey side & rear extension	<ul style="list-style-type: none"> • The Council OBJECTS to the proposal which is detrimental to the uniformity of the block of properties and therefore is out of character to the street scene. The balcony overlooks neighbouring properties and is an unacceptable loss of privacy to private amenity space. (Contrary to policy SE1)
18/3991M	35 Boothfields	Porch extension to front elevation and replacement of garage door with new window.	The Council raises no objections subject to the officer being satisfied that space remains for the parking of two vehicles following the conversion of the garage.
18/3931T	27 St Johns Road	T1 - Crown reduction in height by 1.5m - 2.0m, laterals by less (0.5m - 1.0m) and T2- Crown clean and reduction by up to 1.5m	The Council raises no objections to the tree works proposed, subject to the arboricultural officer being satisfied with the methodology for the works.

18/4052M	Rose Cottage, 1A Meadow Drive	Demolish the existing bungalow and garage on site, and construct three terraced houses.	The Council STRONGLY OBJECTS to the proposal on the following grounds: - <ul style="list-style-type: none"> • The proposal is overdevelopment by virtue of the number of units provided, the size of the gardens being unsuitable for family homes and the failure to provide adequate parking (with turning space) • It is detrimental to the character and street scene which was identified as character area 2 of the Neighbourhood plan, characterised by bungalows and semi-detached properties. • The parking proposal also involves the unacceptable loss of a protected tree.
18/4099M¹	7 Yewlands Drive	Proposed single storey rear extension partial garage conversion and associated alterations.	The Council raises no objections subject to neighbour comments
18/4064T	31 Carrwood	T1. - Dismantle the large Sycamore hollow at the base located at the rear of the fence in the wooded area to the left of the property. T2. - Dismantle the large Golden Cypress located at the front right hand corner of the property.	The Council OBJECTS to the proposal, unless the Arboriculturalist is satisfied that removal is necessary for the reasons given by the applicant.
18/4141M	1 School Close	Proposed two storey and single storey front, side and rear elevation extension, Raised timber decking and detached single garage.	The Council raises no objections subject to neighbour comments
18/4225M	8 Heath Drive	Side and rear extension and alterations to connect garage/annexe to main dwelling	The Council raises no objections subject to neighbour comments
18/4244M²	One Oak, Manchester Road	Proposed first floor extension above existing attached garage	The Council raises no objections subject to neighbour comments

¹ Cllr Wells-Bradshaw left the meeting after this item for personal reasons

² Cllr Gardiner voted against the resolution

18/4108T	Langdale, Legh Road	Beech (T1) crown thin 10%, Beech (T2), Crown thin 10% (thin both trees due excessive shading) Birch (T3) crown clean, maintenance of tree.	The Council raises no objections to the tree works proposed subject to the arboricultural officer being satisfied with the methodology for the works.
18/4151T	72 Glebelands Road	T1. Sycamore. Low damaged limb, remove. Crossing branch just up from this limb (8cm diameter) remove. Lowest limb (8cm diameter) over the garden, remove. Reduce the remaining portion of the canopy over the garden by 1-1.25 metre to reduce overhang. Remove epicormic growth on the trunk.	The Council raises no objections to the tree works proposed subject to the arboricultural officer being satisfied with the methodology for the works.
18/4147T	Brae Cottage, Legh Road	T1. Horse Chestnut located at the right hand side of the property - reduce in height by approximately 3 metres and prune side limbs to balance. Remove epicormic growth on the lowest 2 metres of the trunk. T2. Blue Cedar located at the front right hand boundary - remove hanging and broken limbs throughout the canopy. Check the large mass of twigs in the branch over the footpath and remove if possible	The Council raises no objections to the tree works proposed subject to the arboricultural officer being satisfied with the methodology for the works.
18/3672M	Tatton Bluebell Village, Land East of Manchester Road	Outline application (with all matters reserved for future approval) for a residential-led (Use Class C3), mixed-use development, including a local centre comprising of flexible Use Classes (A1, A2, A3, A4, A5, D1 and D2); a mixed commercial use area of flexible Use Classes to allow for a C1 (Hotel) with A3/A4 (Pub/Restaurant); and/or a C2 Care Home with D1 Medical Centre; and/or Sui Generis (car showroom); alongside any associated ancillary office and service space, recreational space, car parking, cycle parking, landscaping, and other associated works for all proposed uses	The Council OBJECTS to the outline proposal on the following grounds: - <ul style="list-style-type: none"> • It includes land otherwise identified for protected open space which, if the application is approved, will weaken that very important protection for the Football Club and Sports Clubs • The proposal is considered premature as it has failed to provide details of the vehicular access to the site. A joint application should be submitted including access arrangements for the Land West of Manchester Road (Site LPS 36(B)) to ensure that access arrangements do not prejudice either site • The applicant seeks permission for a mixed development incorporating uses that are not compatible with a predominantly residential development. The application is thus at odds

			<p>with the type of development prescribed in the LPS. The scale is as such also at odds with the residential development set out in the LPS, impacting detrimentally on the density of the site.</p> <ul style="list-style-type: none">• The proposal seeks permission for 300 units, which is 20% higher than the indicative figure quoted in the LPS, impacting detrimentally on the density of the site. The application is thus ignoring the intentions of the LPS in terms of the total number of new homes to be built in Knutsford and would have the effect of increasing traffic volumes beyond those modelled to inform the road infrastructure improvements required as a result of the LPS. <p>The Town Council does not object to this site being developed for housing along the lines proposed in the LPS</p>
--	--	--	---

FINAL