

# Knutsford Town Council

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## Minutes

*of the*

### **Planning and Licensing Committee 4<sup>th</sup> June 2018**

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

**PL18/016 Present**

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

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

**PL18/017 To receive apologies for absence**

Apologies were received from Cllr Dean (personal business)

**PL18/018 To note declarations of Members' interests**

Cllr Coan	Non-pecuniary	18/2304M	A customer of the bank
Cllr Gardiner	Non-pecuniary	18/2316M	Known to neighbours
Cllr Farber	Pecuniary	18/2316M	Know to applicant personally and commercially
	Non-pecuniary	18/2304M	A customer of the bank
	Non-pecuniary	18/2311M	A customer of the restaurant

**PL18/019 Public Participation**

A representative of the combined community groups spoke in relation to application 18/2104M highlighting that whilst they would like to see the site implemented to meet the requirements of the local plan there were disadvantages of the site in relation to the neighbouring Tatton Park and industrial estate, being under the flight path and inadequate site access. Raising additional concerns about density, cramping, affordable housing provision and lack of visual impact assessments, the community group would support objection to these plans.

**PL18/020 To receive and confirm the minutes of the meeting held on 21<sup>st</sup> May 2018**

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

**PL18/021 To consider the latest planning applications**

It was noted that the late addition of applications 18/2104M and 18/2105D for Land North of Parkgate Industrial Estate had not provide the committee with adequate time to fully review the plans and it was **RESOLVED** to defer this item until next Monday, when an additional meeting will be held for these items only.

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

**PL18/022 To consider matters relating to the Section 106 Agreements**

It was noted that no applications would be subject to s106 agreements.

**PL18/023 To note the date of the next meeting**

The date was noted.

## Planning Comments: 04/06/2018

<a href="#">18/2316M</a>	Lake House, Legh Road	Listed Building Consent for new vehicular access and alterations and new extensions to rear (west) elevation at lower ground levels to provide a garden room, gym and pool room to Grade II listed building	The Council raises no objections to the listed building consent, subject to the Conservation Officer being satisfied with the methodology and materials being employed.
<a href="#">18/2315M</a>	Lake House, Legh Road	New vehicular access and alterations and new extensions to rear (west) elevation at lower ground levels to provide a garden room, gym and pool room to Grade II listed building	The Council <b>OBJECTS</b> to the creation of the second access which requires planning permission rather than listed building consent, in so far as it would be detrimental to the setting of the listed building and the wider street scene
<a href="#">18/2353M</a>	2 Merriman Avenue	Erection of single storey rear and side extension, together with internal alterations.	The Council raises no objection subject to neighbours' comments.
<a href="#">18/2366M</a>	14 Lee Close	Loft conversion - creating 1no. dormer the rear and 2 no. on the front elevation roof changed to gable rather than hipped	The Council raises no objection subject to neighbours' comments.
<a href="#">18/2386M</a>	21 Freshfields	Demolition of existing garage and two storey side extension	The Council raises no objection subject to the officer being satisfied that sufficient space remains for two cars following the removal of the garage.
<a href="#">18/2304M</a>	Canute Square, 2 Canute Place	Removal of ATM and reinstatement of window, cill and brickwork and removal of nightsafe and infilling of aperture with brickwork.	The Council raises no objections to the works, but requests that the Conservation Officer is satisfied that the new brickwork matches, requesting a condition be applied to ensure that that applicants provide a full schedule of materials including mortar to be signed off by the Conservation Officer, before works commence.
<a href="#">18/2304M</a>	131 King Street	T 1, Cypress tree. Reduce the tree by around 4 metres in height and raise the height of the crown to give the fence 1 metre of clearance. T 2, Português Laurel. Reduce the tree by around 2 metres in height. T 3, Cypress tree. Reduce the tree	The Council raises no objections, subject to the Arboriculturalist being satisfied with the works proposed.

		by around 2 metres in height and raise the crown by 1 metre to give clearance to the fence.	
<a href="#">18/2311M</a>	93 King Street	Listed building consent for new rooftop extension, internal alterations and covered dining area located on existing flat roof	The Council raises no objection to the proposed developments, subject to a condition being applied requiring the details of the new extraction system, to ensure it is of appropriate design so as not to damage the listed building
<a href="#">18/2285M</a>	93 King Street	Listed building consent for replacement shopfront to include new timber window frames (to match existing styling) with new clear double glazed, part opening windows.	The Council raises no objections
<a href="#">18/2270M</a>	93 King Street	Listed building consent for new single storey rear extension to existing restaurant to replace existing rear balcony	The Council raises no objections
<a href="#">18/2359T</a>	Green Acre, Parkfield Road	Fell a Leylandii, a Rowan and 3 smaller conifer bushes.	The Council raises no objection to the tree works and does not require a TPO to be applied.
<a href="#">18/2337T</a>	The Hollies, Legh Road	T1. Oak. 2 main limbs making up the width of the tree at the north and south points, both extending over the adjacent Holly trees; reduce these limbs by 50%. Reduce in height by 3 - 4 metres to reduce sail area and shape. Limb low in the canopy with cavity - reduce back in line with the fence.	The Council raises no objections to the works proposed to the protected trees
<a href="#">18/2422M</a>	34 Lilac Avenue	Part single, part two storey side and rear extensions	The Council raises no objection subject to neighbours' comments.
<a href="#">18/2544M</a>	60 King Street	Listed building consent for installation of bird spikes/netting	The Council does not comment on its own applications.