

Knutsford Town Council

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Minutes

of the

Planning and Licensing Committee IIth June 2018

In the Lower Council Chamber of the Town Council Offices

PL18/024 Present

Cllrs Gardiner, Beswick, Coan and Wells-Bradshaw

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

PL18/025 To elect a Chairman

In the absence of the Chairman and Deputy Chairman, it was **RESOLVED** to elect Cllr Gardiner as Chairman for this meeting.

PL18/026 To receive apologies for absence

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

PL18/027 To note declarations of Members' interests

Cllr Coan	Non-pecuniary	18/2104M	Known to landowner
		18/2105D	
Cllr Wells-Bradshaw	Non-pecuniary	18/2104M	Known to landowner
		18/2105D	
Cllr Gardiner	Non-pecuniary	18/2104M	Known to landowner and has met with applicant regarding plans
		18/2105D	Chair of Governors of Manor Park School

PL18/028¹ Public Participation

A representative of the combined community groups spoke in relation to application 18/2104M, wanting to redress the balance from the last meeting where the negatives had been focussed on. The community groups are keen to see the development progress as part of the local strategic plan and the last of the green belt sites. Highlighting the positives such as the green and pleasant gateway with open space and footpaths, an attractive spine road, generous plots and well positioned homes and noting as a whole the good landscaping and trees. It is considered that the noise will be deflected and absorbed by trees and design, homes will be insulated and will meet demand and that it is consistent with the design guide for Cheshire East and Knutsford. It was felt that other weaknesses can be overcome by redesign or mitigation and whilst access has been dealt with in the outline application, there are wider problems and the Getting Around Working Group have identified thirteen improvements through town to help ameliorate problems.

The Council heard a short presentation from the Pegasus Group representative (Applicant's Agent) with the applicant providing additional detail. The agent detailed previous applications and responses to feedback on the current proposal for the site

¹ Cllr Beswick arrived during this item

including the rendering and bay window design. Confusion regarding affordable housing provision has now been responded to clarify the scheme.

Matters relating to Section 73 and section 106 agreements were discussed and it was requested that parking and changing facilities were provided with the sports pitch. The applicant is keen to see the Section 106 monies used to deliver sustainable improved facilities around the town and highlighted that some of this will be allocated to schools. Cycle and pedestrian access to the site was highlighted and a suggestion was made for a pedestrian access bridge alongside the current access bridge, which would require permission from Network Rail.

PL18/029 To consider planning applications 18/2104M and 18/2105D for Land North of Parkgate Industrial Estate

The Chairman read feedback on the applications sent through from Cllrs Malloy and Gray. It was **RESOLVED** to submit the comments detailed below.

PL18/030 To consider matters relating to the Section 106 Agreements

The Council wishes to be consulted on how and where the agreed contributions are to be spent, particularly in relation to school access, with the development currently being sited in the catchment area for Egerton Primary School.

PL18/031 To note the date of the next meeting

The date was noted.

F E M N A L

Planning Comments: 11/06/2018

<p>18/2104M</p>	<p>Land North of Parkgate Industrial Estate, Parkgate Lane</p>	<p>Reserved matters application pursuant to outline planning consent 13/2935M for siting, design, appearance and landscaping details for residential development (C3 Use Class).</p>	<p>While the Council feels that the proposed layout of and design is complimentary to the character of Knutsford, it is requests the following amendments to the scheme: -</p> <ul style="list-style-type: none"> • More brick to be employed for the apartment buildings as opposed to rendering, for the purposes of reduced long-term maintenance. • A dedicated parking provision and changing facilities to be provided alongside the sports pitch to enhance its sustainability and use by non-residents (local clubs etc). • Designated parking spaces for residents. <p>Additionally, the Council would have preferred to see some bungalows in the development (the Knutsford Design Guide makes reference to this, highlighting the benefits of bungalows over apartments including private garden areas)</p> <p>Overall, the Council is in support of the scheme and welcomes the development which is considered to be fairly unique whilst reflecting the character of Knutsford.</p>
<p>18/2105D</p>	<p>Land North of Parkgate Industrial Estate, Parkgate Lane</p>	<p>Discharge of conditions 6, 19, 21, 23, 24, 25, 29, 39 and 41 on application 13/2935M.</p>	<p>The Council raises no objections to the discharge of conditions, subject to the respective qualified experts raising no objections to the relevant details</p>

			submitted NB We are aware that there may be some conflict between Ecology and Manchester airport in regard to the ponds.
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