

Knutsford Town Council

Town Clerk: Adam Keppel-Green

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Minutes

of the

Planning and Licensing Committee 15th October 2018

In the Lower Council Chamber of the Town Council Offices

PL18/107 Present

Cllrs Farber, Beswick, Coan, Dean, Gardiner and Gray

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

PL18/108 To receive apologies for absence

Apologies were received from Cllrs Malloy and Wells-Bradshaw (personal business)

PL18/109 To note declarations of Members' interests

Cllr Gardiner	Non-pecuniary	18/4796T	Previously known to agent in professional capacity
Cllr Farber	Non-pecuniary	18/4806M	Known to agent
	Non-pecuniary	18/4937M	Known to applicant
	Non-pecuniary	PL18/113	Known to applicant

PL18/110 Public Participation

A representative of the South Knutsford Residents Group spoke in relation to 18/2564M, thanking the committee for its support in objecting to this application which had been refused. The representative spoke in relation to 18/4796T raising concern about the continued deforestation at this site.

A resident of Tatton Lodge and representative of residents of Tatton Lodge and King Street spoke in objection to the application for variation of a premises licence by the Botanist, explaining that a number of bedroom windows of Tatton Lodge are less than 50 metres away from the Botanist. The residents stated they had only just become aware of the application by the restaurant and have concerns that their previous complaints have not been listened to in relation to noise/nuisance and other issues with delivery vehicles.

PL18/111 To receive and confirm the minutes of the meetings held on 1st October 2018

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

Cllr Dean gave an update in relation to the application for the land South of 18 Gaskell Avenue the application which had been appealed on the grounds of non-determination. He stated that the appeal had come as a surprise to the planning department which considered that they were in ongoing communications with the applicant. Both applications for the Land South of 18 Gaskell Avenue had since been refused at the Northern Planning Committee.

PL18/112 To consider the latest planning applications

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

It was requested that a letter be sent to the chief planning officer re concerns about piecemeal applications for the removal of trees at The Willows and the need to inform owners of properties in the conservation area of their responsibilities in maintaining the character of the area.

PL18/113 To consider the latest licensing applications

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

PL18/114 To consider matters relating to appeals

a) To consider an appeal against the non-determination of application 17/5071M Land South of 18 Gaskell Avenue

b) To consider the outcome of planning appeals for Aldwarden Hill, Legh Road

It was advised that the appeal for the non-determination of application 17/5071M will continue, although the applications have now been refused by Cheshire East Council.

In relation to the successful planning appeals for Aldwarden Hill on Legh Road, the Council has raised no objections to the development and considered that the proposal was of a lesser scale and impact to neighbouring properties extensions, therefore supporting the outcome of the appeal.

PL18/115 To authorise the town clerk to prepare a response to the SADPD consultation in consultation with the Chairman and Deputy Chairman

The Chairman adjourned the meeting for a resident to speak in relation to the loss of the Saved Policies from the Macclesfield Borough Plan. He drew attention to the new policies stating they provided general protection only not specifying characteristics of the Conservation Areas.

A number of policies were highlighted as continuing to be important but not covered in detail adequately in the new plan (e.g. DC42, DC43, H12, BE13, DC42), noting that the saved policies were used as grounds for refusal of the development on the land south of 18 Gaskell Avenue. The new environmental policies relating to landscape, Manchester Airport, noise and pollution were considered to be weaker policies, not identifying the regular air quality reviews which take place and not providing enough protection to local residents from noise disturbance. It was suggested that all these policies should be strengthened.

The Chairman reconvened the meeting and it was **RESOLVED** to authorise the Town Clerk to prepare a response to the consultation in consultation with the Chairman and Deputy Chairman.

The committee guided the response in concurring with the statements from the resident and agreeing that the wording of the policies should ensure that the current protection of the Conservation Areas and heritage assets continues, in recognition of these assets and the diminution in their protection has implications on the wider economics of the town.

PL18/116 To consider matters relating to the Section 106 Agreements

No matters were raised in relation to Section 106 agreements

PL18/117 To note the date of the next meeting

The date was noted.

Planning Comments: 15/10/2018

18/4747M	18 Willow Green	First floor front bedroom extension, following approved two storey front extension.	The Council raises no objections subject to neighbour comments
18/4749M	23 Meadow Drive	Single storey extension to rear and internal alterations.	The Council raises no objections subject to neighbour comments
18/4721M	72 Grove Park	Proposed demolition of existing dwelling and construction of replacement dwelling.	The Council raises no objections subject to neighbour comments and subject to the planning officer being satisfied that there is sufficient space for two vehicles to be parked on the site due to the narrower than standard road width on Grove Park. It is also requested that a plan for the management of construction traffic is submitted due to the road width.
18/4806M	7 Fir Tree Avenue	Single storey side and rear extension with dormer roof plus external rendering.	The Council raises no objections subject to neighbour comments
18/4796T	The Willows, Chelford Road	Section 211 Notice: Removal and pruning of various ornamental trees in the Legh Road (Knutsford) Conservation Area Refer accompanying Site Plan CW/9092-P-SP for details of the proposed works	The Council raises concern about the piecemeal application for the removal of trees on this property, considering it detrimental to the character of the Legh Road Conservation Area. The Council requests that the tree officer assesses the trees to ascertain if they are worthy of a TPO individually or as a group
18/4901M	133 Mobberley Road	Proposed single storey side and front infill extension.	The Council raises no objections in principle but requests that the advice of Highways is sought to ensure that the line of site for safe egress of the adjoining property is not impeded by the development. It is also requested that a construction method statement is provided detailing the management of site traffic.

18/4937M	The Acorns, Manchester Road	Proposed first floor extension above existing attached garage	The Council raises no objections subject to neighbour comments
18/4860M	13 Oakleigh	First floor front extension and new pitched roof over existing front covered way	The Council raises no objections subject to neighbour comments
18/4939M	13 Beech Drive	Proposed front side and rear single storey extensions to include new pitched roof over existing outbuildings and front bay window and also associated alterations	The Council raises no objections subject to neighbour comments subject to the correct notice being served to the adjoining property

Licensing Comments: 15/10/2018

<p>The Botanist 41A King Street</p>	<p>APPLICATION FOR VARIATION OF A PREMISES LICENCE: LICENSING ACT 2003</p> <p>New World Trading Company (UK) Limited has applied to Cheshire East Council for a variation of the premises licence for The Botanist, 41A King Street, Knutsford, WA16 6DW as follows;</p> <ul style="list-style-type: none"> • To extend the hours for the sale of alcohol to 01:00 Friday and Saturday. • To extend the hours for live music to 01:00 Friday, and add live music until 01:00 Saturday. • To extend the hours for opening and late night refreshment to 01:30 Friday and Saturday. <p>Representations shall be made in writing to the below</p>	<p>The Council OBJECTS to the application for variation of a premises licence by the Botanist in the interests of preventing public nuisance:-</p> <ul style="list-style-type: none"> • The existing hours are satisfactory and are already adversely affecting nearby residents. It is requested that the Licensing Department consult the with environmental health officer about compliance with the existing licence and conditions before any licence is extended. • Live music will have a significant adverse impact in terms of audible noise and bass beats. • Smokers frequently exit the restaurant to the street allowing more noise to escape from the building.
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	<p>address on or before the following date: 2 November 2018.</p> <p>The Licensing Section Municipal Buildings Earle Street Crewe CW1 2BJ</p>	<p>Should the licence be granted it is requested that a condition be applied to restrict the emptying of bottles/refuse outside of the property. The location of the refuse area causes increased disturbance to residents whose bedroom windows are opposite to the rear of the building and just a short distance away.</p>
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