

# Knutsford Town Council

Town Clerk: Adam Keppel-Green

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## Minutes

*of the*

### **Planning and Licensing Committee 16<sup>th</sup> July 2018**

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

**PL18/053 Appointment of Chairman**

In the absence of the Chairman and Deputy Chairman it was **RESOLVED** that Cllr Gray preside.

**PL18/054 Present**

Cllrs Gray, Beswick and Coan

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

**PL18/055 To receive apologies for absence**

Apologies were received from Cllrs Dean, Gardiner, Malloy (personal business), Farber and Wells-Bradshaw (business)

**PL18/056 To note declarations of Members' interests**

Cllr Coan                      Non-pecuniary                      18/2996M                      Known to applicant

**PL18/057 Public Participation**

A resident spoke in relation to application 18/2996M stating that the overall landscape plan has good potential but is unclear when it would be provided due to the lack of a phasing plan. Concern was expressed that public open space was within the Parkgate Industrial Estate noise mitigation area, that public open space including a pitch was shown as being over a sewer, that the pitch was not the right size for a pitch but instead an amenity area, the urban style of development, diversion of the public right of way and that the proposed buy to rent houses would keep house prices high. It was further stated that FP11 should be upgraded to a bridleway and linked to Dog Wood.

A representative of the combined community groups spoke in objection to application 18/2996M expressing the groups' confusion about the number of applications submitted for the site and noting that should the s73 application be approved the scope of the land would be changed. It was suggested that B1 units could replace the apartments which overlook the industrial estate and the lack of a visual impact assessment for this application.

**PL18/058 To receive and confirm the minutes of the meeting held on 2<sup>nd</sup> July 2018**

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

**PL18/059 To consider the latest planning decisions**

The decisions were noted.

**PL18/060 To consider the latest planning applications**

The Chairman adjourned the meeting to ask further questions in response to the resident speaker. The meeting was reconvened and it was **RESOLVED** to submit the comments detailed below.

- PL18/061 To consider matters relating to the Section 106 Agreements**  
Regarding application 18/2996M, 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.
- PL18/062 To review the Planning Issues Log**  
The log was noted.
- PL18/063 To review the Planning Actions Log**  
The log was noted.
- PL18/064 To note the date of the next meeting**  
The date was noted.

FINAL

## Planning Comments: 16/07/2018

<a href="#">18/3029M</a>	Bracklyn, Mobberley Road	Amendments to 18/0530M - First floor side extension, front extension to existing garage and roof lights to loft storage	The Council raises no objection subject to neighbours' comments.
<a href="#">18/3110M</a>	St Cross Church, Mobberley Rd	Re-leveling existing paths, tarmacadam surfacing, new edging	The Council raises no objection subject to neighbours' comments.
<a href="#">18/2996M</a>	Land North of Parkgate Industrial Estate, Parkgate Lane	Reserved matters application pursuant to outline planning consent 13/2935M for siting, design, appearance and landscaping details for residential development (C3 Use Class)	The council considers its comments on application 18/2104M stand and raises no further comments on this application.
<a href="#">18/3126M</a>	46 Grove Park	Double storey side extension and single storey rear extension	The Council raises no objection subject to neighbours' comments.
<a href="#">18/3138M</a>	Mapleton, 5 Chelford Road	Alterations and Extensions	The Council raises no objection subject to neighbours' comments.
<a href="#">18/3137M</a>	74 Bexton Road	Proposed remodelled house with single storey front garage and porch extension and rear sun lounge extension to replace conservatory	The Council raises no objection subject to neighbours' comments.
<a href="#">18/3171M</a>	12 Lowland Way	Single storey side extension	The Council raises no objection subject to neighbours' comments.
<a href="#">18/3167M</a>	22 Hayfields	Rear two storey extension and internal alterations.	The Council raises no objection subject to neighbours' comments.
<a href="#">18/2989T</a>	10 Fir Tree Avenue	Tree works to fell Corsican Pine and Scots Pine tree	The Council raises no objection subject to neighbours' comments.

<a href="#">18/3305M</a>	Lime Cottage, 15 Chelford Road	Demolition of existing single storey rear flat roof area to Kitchen and Utility. Construction of a two-storey rear/side extension.	The Council raises no objection subject to neighbours' comments.
<a href="#">18/3294M</a>	4 Manchester Road	Extension to existing dwelling house to include new master bedroom including en-suite at first floor level and extension/alterations to ground floor kitchen/dining.	The Council <b>OBJECTS</b> to the proposal due to the overall size and external appearance and the roof structure is out of keeping to the existing house.
<a href="#">18/3175M</a>	Egerton Primary School	Retention of an existing Mobile Classroom.	The Council raises no objection subject to neighbours' comments.
<a href="#">18/3165M</a>	27 Lilac Avenue	Two storey side extension and enhancements to elevations	The Council raises no objection subject to neighbours' comments.
<a href="#">18/3121T</a>	The Old Vicarage, St Johns Road	Holly (with dead top). Reduce in height by approximately 50% retaining the shoots at mid-height. Damson. Fell to ground level. Oak. Low limb to the left-hand side if the tree when viewed from the property. Remove the two drooping secondary laterals off the limb. Central limb, remove the lowest limb on this section that extends towards the property (approximately 12cm diameter). Right hand limb remove the stump and the low fork. Reduce other secondary limbs to clear the building line by 1.5 metres. Remove deadwood 3cm+ in diameter.	The Council raises no objections to the works proposed
<a href="#">18/3339M</a>	3 Moorside	Demolition of existing rear Conservatory. Construction of a new single storey rear extension. Refurbishment, alterations and construction of a new roof to the existing detached rear Garage.	The Council raises no objection subject to neighbours' comments.