

Knutsford Town Council

Town Clerk: Adam Keppel-Green

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Minutes

of the

Planning and Licensing Committee 17th September 2018

In the Lower Council Chamber of the Town Council Offices

PL18/086 Present

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

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

PL18/087 To receive apologies for absence

Apologies were received from Cllr Malloy (personal business)

PL18/088 To note declarations of Members' interests

Cllr Gardiner	Non-pecuniary	PL18/093	Home is within the existing town centre boundary
	Non-pecuniary	18/4315M	Known to agent and has talked with applicant about proposal
	Non-pecuniary	18/4180T	Known to applicant
Cllr Farber	Non-pecuniary	18/4150M	Known to applicant
	Non-pecuniary	18/4398M	Known to applicant and landlord
	Non-pecuniary	18/4142D	Known to applicant
	Non-pecuniary	18/4180T	Known to applicant
	Non-pecuniary	18/4150M	Known to applicant/householder

PL18/089 Public Participation

Two residents spoke in objection to the revised plans for The Owls, highlighting that very little had changed from the original proposal but that more windows had been added that could overlook neighbouring properties, giving rise to concerns about privacy. It was stated that neighbours reported that no planning notice has been displayed in relation to the revised plans and that inaccuracies were found within submitted documents in the comparisons with neighbouring properties.

A representative of the South Knutsford Residents Group spoke in relation to the Site Allocations and Development Policies Document which involves the loss of 200 'saved policies' from the Macclesfield Borough Plan, 85 of which affect Knutsford directly. The importance was stressed of ensuring that the new policies incorporate the saved policies and that there is consistency with the neighbourhood plan, perhaps using the guidance of Urban Imprint.

A resident spoke in relation to the proposed site for Travelling Showpersons on Mobberley Road, raising concerns about the impact of the site on the local area. Clarity was given on the use of the site and the type of community that would be using the site by Cllr Gardiner.

- PL18/090** **To receive and confirm the minutes of the meetings held on 3rd September 2018**
It was **RESOLVED** to confirm the minutes.
- PL18/091** **To consider the latest planning applications**
It was **RESOLVED** to submit the comments detailed below
Cllr Gardiner recommended that neighbours should seek professional advice on the impact of the basement works on the stability of neighbouring properties.
- PL18/092** **To consider the latest licensing applications.**
It was **RESOLVED** to submit the comments detailed below
- PL18/093** **To consider a response to the consultation on the First Draft SADPD (Site Allocations and Development Policies Document**
It was agreed to defer the full response on the consultation, pending further guidance from Urban Imprint on the loss of the saved policies.
- It was agreed that an initial response be sent regarding the loss of the lorry parking facility that has significant use, requesting evidence of an alternative provision for the vehicles.
- The loss of the defined primary and secondary retail frontages raised concerns and further information on this is to be sought. Cllr Gardiner called for members of the public to send in their personal responses to the consultation.
- PL18/094** **To consider matters relating to the Section 106 Agreements**
Cllr Gardiner advised he is still pursuing the appropriate use of local S106 monies that already been allocated.
- PL18/095** **To note the date of the next meeting**
The date was noted. Cllr Gardiner tendered his apologies on personal business.

Planning Comments: 17/09/2018

18/2564M	The Owls, Legh Road	Revised Application: - Demolition of the existing 1920's Cottage on the site of 'The Owls', Legh Road in Knutsford and replacing with a new 5-Bedroom detached family residence including a basement.	<p>The Council OBJECTS to the revised application, repeating the previous comments submitted on 27th June.</p> <p>Additionally, the Council raises concerns about the extra fenestration proposed in the revised plans and express dissatisfaction at the lack of response to the Conservation Officers report shown within the new proposal.</p> <p>It is noted that the applicant has not yet displayed the public notice on the exterior of the site.</p>
18/4243M	16 Manchester Road	Certificate of proposed lawful use for Construction of a single storey side extension to a semi-detached dwelling with pitched roof. No new access required. New foundations to be installed. Drainage from WC and washing machine/dishwasher to be combined with existing property drainage.	The Council does not comment on this type of application
18/4315M	8 Beechwood	First floor side extension and general alterations	The Council raises no objection subject to neighbours' comments.
18/4280M	The Willows, Chelford Road	Two story side addition and single storey rear addition to provide extra living space at ground and first floor.	The Council raises no objection but requests that due weight is given to neighbours' comments regarding the inclusions of a condition for obscured glazing to the first-floor west elevation.

18/4398M	Public Toilet, Northwich Road	Flexible change of use from currently public conveniences to category A5 food takeaway as a fish and chip shop	The Council raises no objection subject to neighbours' comments. ¹
18/4425M	3 St Georges Close	Single storey oak framed orangery extension to rear following demolition of existing conservatory	The Council raises no objection subject to neighbours' comments
18/4142D	Land adjacent to Hylands	Discharge of conditions 7 & 9 on existing permission 17/5262M; Construction of two detached houses	The Council raises no objections to the discharge of condition for the purposes of construction, providing that the area is not used for the turning of HGVs or other vehicles once the construction is completed. The Council OBJECTS It is considered that the boundary treatments do not represent a true picture and request that an enforcement officer assesses the site.
18/4286T	10 Rutherford Drive	T1 & T2 Beech overhanging driveway (one belonging to neighbour) - Crown lift to approx 5m, G3 Two Cypress left side of drive - Reduce height by approx 2m T4 Birch in left border (possibly in decline) - Remove major dead wood T5 Oak (possibly in slow decline) - Remove major dead wood & reduce exposed sections in upper crown by 2-3m G6 Cherry - Light crown lift Sycamore - Crown lift to approx 5m & remove epicormic growth & suckers Three small, dying/unsightly Conifers - Fell to low stumps Purple Plum - Crown lift/reduce overhang on drive side T7 Dying Horn beam on rear boundary - Fell to low stump G8 Two Silver Birches - Crown lift to approx 5m	The Council requests that the tree officer assesses the trees to verify that they require felling. If the trees do require felling, the Council requests that each tree that is removed is replaced with one of a similar species
18/4180T	18, Pevensey Drive	1 x Oak tree requires pruning by 20% maximum.	The Council raises no objections, subject to the Arboriculturalist being satisfied with the works proposed.

¹ Cllr Beswick voted against this resolution

18/4288T	Wychwood, 4 Leycester Close	Works to trees T1. Oak - T2. Oak -T3. Beech - T4. Pine - T5. Oak - G6. Two Oaks (one crown) - T7. Sycamore	The Council request that the tree officer assesses the trees to verify that they require felling. If the oak tree does require felling, the Council requests that it is replaced with one of a semi-mature broadleaf species, preferably oak.
18/4516M	Unitarian Chapel, Adams Hill	Listed building consent for proposals relating to the demolition of a redundant boiler house located against the south west corner of the 17th century chapel and the installation of a french drain against the west elevation.	The Council raises no objection subject to the Conservation Officer being satisfied that the method statement employed in the works is not detrimental to the fabric or character of the building.
18/4314M	2 St Peters Avenue	Non-material amendment to approval 12/0808M to alter the proposed Garden Room position and combine with partial reconstruction of existing store to form a single outbuilding	The Council raises no objection subject to neighbours' comments
18/4337T	Green Acre, Parkfield Road	Yew tree; Spruce tree; Leylandi x 2; Holly tree and Apple tree - Fell all and replace with a small shrub/bush	The Council OBJECTS to the removal of the yew and spruce trees and requests that these are investigated for protection by tree preservation orders. The Yew tree is of particular street scene merit due to its position on the corner of 2 roads giving it greater visual amenity.
18/4150M	5 Hillside Road	Extension over garage at first floor. Extension at rear at ground floor. Internal alterations. Relocation of front door	The Council raises no objection subject to neighbours' comments, requesting that due regard be given to ensuring that privacy of the neighbours is maintained by the proposal.

Licensing Applications: 17/09/2018

<p>Co-op Food 12 Parkgate Lane Knutsford Cheshire WA16 8HG</p>	<p>Notice is hereby given that The Co-operative Group Food Limited have applied to Cheshire East Council for a minor variation of the Premises License in respect of premises Co-op Food, 12 Parkgate Lane, Knutsford, Cheshire, WA16 8HG. The proposed variation is:</p> <ul style="list-style-type: none">• To make changes to the layout <p>Representations shall be made in writing to the below address on or before the following date: 18 September 2018.</p> <p>The Licensing Section Municipal Buildings Earle Street Crewe CW1 2BJ</p>	<p>The Council raises no objection to the proposed variation to the existing Premises License.</p>
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