

Knutsford Town Council

Town Clerk: Adam Keppel-Green

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Minutes

of the

Planning and Licensing Committee 18th June 2018

In the Lower Council Chamber of the Town Council Offices

PL18/032 Present

Cllrs Farber, Beswick, Coan, Dean and Wells-Bradshaw

In attendance: A Keppel-Green (*Town Clerk*)

PL18/033 To receive apologies for absence

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

PL18/034 To note declarations of Members' interests

Cllr Farber	Non-pecuniary	18/2642M	Known to agent and applicant
	Non-pecuniary	18/2379M	Known to agent
	Non-pecuniary	18/2728M	Known to landowner
	Non-pecuniary	18/2757M	Known to agent
	Non-pecuniary	18/2826T	Known to applicant

PL18/035 Public Participation

A resident spoke in relation to 18/2744M and 18/2730M outlining discordance with planning policy particularly in respect of the Conservation Area.

A resident spoke in relation to 18/2546M stating that the new application was little changed from that previously withdrawn and that the height of the building and extent of the basement were considered inappropriate.

A resident spoke in relation to 18/2546M noting there were inconsistencies in the application in relation to measurements and stating that the first-floor window would be particularly obtrusive to the neighbouring property.

PL18/036 To receive and confirm the minutes of the meetings held on 4th and 11th June 2018

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

PL18/037 To appoint members to the Conservation Area Review working group

It was **RESOLVED** to appoint Cllrs Gardiner, Coan and Beswick to the working group.

PL18/038 To consider the latest planning applications

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

PL18/039 To consider the latest planning decisions

The decisions were noted.

- PL18/040** **To consider matters relating to the Section 106 Agreements**
It was noted that no applications would be subject to s106 agreements.
- PL18/041** **To review the Planning Issues Log**
The log was noted.
- PL18/042** **To consider the Planning Actions Log**
The log was noted.
- PL18/043** **To note the date of the next meeting**
The date was noted.

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Planning Comments: 18/06/2018

Application	Address	Application details	Comments
18/2614M	25 Willow Green	Ground floor conversion of part of attached garage to living accommodation, erection of rear single storey extension with flat roof and rooflights, alterations to rear ground floor elevation to include large sliding doors and fixed light window.	The council raises no objections, subject to neighbour comments.
18/2601M	Old Court House, Chelford Road	Listed building consent for alterations to the existing kitchen and cloaks area to provide a new kitchen layout and cloakroom including new external windows and doors. Replacement of two first floor windows.	The council raises no objections, subject to neighbour comments.
18/2600M	Old Court House, Chelford Road	Alterations to the existing kitchen and cloaks area to provide a new kitchen layout and cloakroom including new external windows and doors. Replacement of two first floor windows.	The council raises no objections, subject to neighbour comments.
18/2564M	The Owls, Legh Road	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 on the following grounds:</p> <ol style="list-style-type: none"> 1) Detrimental affect on the privacy of neighbouring properties by virtue of the six windows on the second storey. 2) Reduction in light to the habitable area of the neighbouring properties. 3) The excessive height detrimentally affects the existing street scene. 4) The proposed development fails to fit in, let alone enhance, the street scene and character of the Conservation Area. 5) The loss of a period property. 6) The inconsistency in boundaries as shown on the plans 7) The lack of space between properties

			<p>resulting in further detrimental impact to the street scene and character of the Conservation Area.</p> <p>8) Concern of the affect of the large basement with respect drainage and the water table.</p>
18/1737M	21 Princess Street	Advertisement Consent for 1 x Hanging Sign and 2 x Fascia Signs.	The council OBJECTS to the internal illumination of the signage on the grounds of it being detrimental to the character of the Conservation Area but otherwise raises no objections.
18/2642M	29 Tabley Close	Rear single storey and part first floor extension. Demolition of existing conservatory	The council raises no objections, subject to neighbour comments.
18/2379M	1 Summersway	Single storey rear and side extension	The council raises no objections, subject to neighbour comments.
18/2612T	Rear of 31 St Johns Road	Section 211 Notice: T1 Eucalyptus - Fell to ground level and remove resulting stump.	The council raises no objection.
18/2554M	100 King Street	Installation of 4nr external air-conditioning condensers to the flat roof area of the single storey extension to the rear of property	The council raises no objections, subject to neighbour comments.
18/2728M	Land at Canute Place	Retrospective application for the installation of 2no. MAV Automatic Number Plate Recognition Cameras	The council raises no objections, subject to neighbour comments.
18/2730M	Land Adj 2 Croft Lane	Erection of two new residential dwellings in the adjacent gardens of 2 and 4 Croft Road	<p>The council OBJECTS on the following grounds:</p> <ul style="list-style-type: none"> a) it represents the wholesale destruction of the character of the Conservation Area by failing to preserve or enhance its character b) the proposal is not in keeping with the existing street scene which comprises single dwellings on standard sized plots c) The impact on the amenity of Sanctuary Moor

			<p>d) when considered with the proposals for the extension of the adjacent properties it will create a terracing effect.</p> <p>e) It is not in accordance with policies H2 and D1 of the emerging Knutsford Neighbourhood Plan</p>
18/2735M	179 Ashworth Park	Proposed first floor side and rear extension, single storey rear extension, partial garage conversion, front porch canopy and associated alterations.	The council raises no objections, subject to neighbour comments.
18/2757M	Hazelfield, Legh Road	Demolition of existing garage and construction of new two car garage	The council raises no objections subject to a condition that it remain ancillary to Hazelfield.
18/2660M	St Vincent de Paul Catholic Primary School, Manor Park South	Replacement of existing modular building with new single storey building along with associated landscaping works	The council raises no objections, subject to neighbour comments.
18/2606M	Hylands, Mobberley Road	Proposed 2 storey extension of a kitchen and breakfast area with master bedroom en-suite above.	The council raises no objections, subject to neighbour comments.
18/2744M	2 & 4 Croft Lane	Extension of two existing semi-detached cottages.	<p>The Council OBJECTS to this application to this application to reconfigure a pair of rural style cottages into a pair of urban semi - detached houses. The proposed redevelopment fails to enhance or preserve the Conservation Area and, in the opinion of this Council would be detrimental to the character of the Conservation Area.</p> <p>Although the architectural style employed is a pastiche of the original cottage at the front it introduces a mixing a number of faux and modern architectural styles to the rear. The building in taking up the significant majority of the site's frontage fails to recognise the benefit of green spaces within the character of this Conservation Area.</p>

			<p>This Council considers the application represents overdevelopment of the site and as such is contrary to sections 48 and 53 of the NPPF and DC41 of the Macclesfield Local Plan Saved Policies. Although the Council notes that there is a pair of semi-detached properties further along Croft Lane they occupy far large plots than the proposed development, and are far more in keeping with the proportions of their neighbouring plots.</p> <p>Furthermore, the site is opposite Sanctuary Moor a local wildlife site of significance and the development proposed is considered to be at odds with the character of the amenity this site represents. It is noted that no ecology report has been submitted as part of the application documentation and is concerned by this.</p> <p>The Council also understands that there are issues with foul and surface water in this area and therefore a drainage report that fully addresses the proposed development and its affects upon the site and its environs should be submitted before this application is determined.</p> <p>Finally, because the property sits on a very narrow highway representing a country lane the provision of an additional access to the new development could give rise to highway safety issues.</p>
18/2871M	100 Mobberley Road	Conversion of loft to a habitable room including addition of 2 roof windows and the erection of a single storey side extension.	The council raises no objections, subject to neighbour comments.
18/2826T	17 Gaskell Avenue	Works to TPO tree: Cypress - Fell to ground level.	The council objects to the felling of the tree as no reasons have been given for its removal. The council raises no objections should the arboriculturalist

			consider the tree requires felling.
18/2773T	Woodgarth, 6 Leycester Road	Section 211 Notice: Fell 3 Topiary Yew Trees	The council raises no objections.

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