

00.Knutsford Town Council

Town Clerk: Adam Keppel-Green

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Minutes

of the

Planning and Licensing Committee 29th October 2018

In the Lower Council Chamber of the Town Council Offices

PL18/118 Present

Cllrs Dean, Beswick, Gardiner, Gray and Wells-Bradshaw

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

PL18/119 To receive apologies for absence

Apologies were received from Cllrs Malloy and Farber (business)

PL18/120 To note declarations of Members' interests

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| Cllr Gardiner | Non-pecuniary | 18/4315M | Has taken part in discussions with the principal planner |
| Cllr Gray | Non-pecuniary | 18/5026M | Acquainted with neighbour |
| | Non-pecuniary | 18/5127T | Acquainted with neighbour |

PL18/121 Public Participation

A resident representing residents of Toft Road and Grassfield Way, whose properties border the site of Oakhurst, spoke in objection to application 18/5026M :-

The resident raised strong objections to the development proposal for this site which is in the Legh Road Conservation Area and considered that the proposed plans break a number of planning policies. Highlighting that the area is characterised by large houses in large plots and that Oakhurst is a building of Townscape merit, it is considered that the development will have a detrimental impact by way of scale and location, proposing plots which are less than half the size than required in the LRCA, causing loss of privacy to neighbours. Policies quoted to support the objection were SE7, H2 (Submitted NP, currently regulation 16) and BE13, DC3, 38, 41 and 42 (Macclesfield Borough Plan Saved Policies)

A representative of the South Knutsford Residents Group spoke in relation application 18/5127T for Oakhurst, mentioning that tree works had been taking place at the property, questioning if the works had been previously approved or starting in advance of the application being determined.

PL18/122 To receive and confirm the minutes of the meetings held on 15th October 2018

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

PL18/123 To consider the latest planning applications

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

- PL18/124 To consider the latest planning decisions**
The decisions were noted. The additional information provided from the officers' reports was considered helpful in understanding the decisions which were contrary to the comments submitted by the council
- PL18/125 To consider matters relating to the Section 106 Agreements**
No matters were raised in relation to Section 106 agreements
- PL18/126 To review the Planning Issues Log**
The planning issues log was noted, and an update was given regarding the Courthouse roof terrace.

It was requested that an update be sought for 2 Mobberley Road.
- PL18/127 To consider the Planning Actions Log**
It was requested that item ref PL18/050 is removed as the action has been completed.
- PL18/128 To note the date of the next meeting**
The date was noted.

Planning Comments: 29/10/2018

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| <p>18/5026M</p> | <p>Oakhurst, Toft Road</p> | <p>Construction of 4no. detached dwellings with new access road</p> | <p>The Council OBJECTS to the proposal on the following grounds: -</p> <ul style="list-style-type: none"> • It represents overdevelopment and is detrimental to the character of the conservation area due to the number of units proposed on the site (contrary to Policy BE13 of the Macclesfield Borough Plan) • It fails to recognise the impact on the building of Townscape Merit, failing to preserve its setting in the design proposal (contrary to Policy SE7) • It introduces 3 new units, causing increased levels of overlooking, not currently afforded to residents of Grassfield Way, thus having a negative impact on the amenity of neighbouring properties (Contrary to policies DC3, 38, 41 and 42 of the Macclesfield Borough Plan) • The distance between the South East elevation of development to Russet House is very narrow, resulting in significant overlooking. • The development is also contrary to Policy H2 of the Submitted Neighbourhood Plan, currently at regulation 16 • Should this application be approved, there will be six houses served by one access, which would need to be modified to a higher grade to meet the requirements and would likely lead to further loss of trees in the conservation area. |
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| 18/5127T | Oakhurst, Toft Road | Works to TPO trees: Sycamore: T1: Fell due to condition One (dead) birch tree within group: G5: Fell due to condition Oak: T9: Fell due to condition Ash: T11: Fell due to condition - see arboricultural report ref: P.1089.18 | The Council raises concern that this site is also subject to a planning application and that this may risk the loss of other trees on the site. If the trees requiring removal are protected by individual TPOs, the Council requests that they are replaced with those of a similar indigenous species. |
| 18/4839M | 6 Norburys Yard | Single storey infill extension | The Council raises no objections subject to neighbour comments |
| 18/4908M | 21 Northwich Road | Single storey extension to side and rear | The Council raises no objections subject to neighbour comments |
| 18/5069M | 28 Fir Tree Avenue | Front elevation entrance porch, first floor side extension over existing structure and single storey rear extension, replacement windows, external rendering and wall cladding | The Council raises no objections subject to neighbour comments |
| 18/4315M | 8 Beechwood | First floor side extension and general alterations | The Council raises no objections subject to neighbour comments ¹ |
| 18/5020M | 29 Grove Park | Proposed front porch & conversion of garage to utility and toilet | The Council raises no objections subject to neighbour comments, but requests that the officer confirms that space remains for the parking of two vehicles within the curtilage of the property once the garage is converted. |
| 18/4914M | 47 Grove Park | Two storey rear extension, single storey rear and side extension at ground floor with first floor front extension and associated alterations. | The Council raises no objections subject to neighbour comments, but requests that the officer confirms that space remains for the parking of two vehicles within the curtilage of the property once the garage is converted. |
| 18/5056M | 8 Wolfe Close | Proposed change of use application from B1/B2/B8 use to D2 Gym. | The Council OBJECTS to the change of use application on the grounds of insufficient car parking on the site in an out of town centre location, where |

¹ Cllr Gardiner abstained from voting

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| | | | <p>an on-site parking problem already exists. Additional parking on the highway would be to the detriment of highways safety.</p> <p>Due to an identified undersupply of industrial floor space in the parish of Knutsford, the loss of a B unit could also create pressure to release additional green belt.</p> <p>In the event of approval, it is requested that the use is restricted to gym specific use only</p> |
| 18/5101M | 2 Mobberley Road | To amend proposed materials relating to conditions 3 and 4 and to vary the wording of conditions 6, 7 and 9 to planning application 17/5261M - Construction of two detached houses | The Council raises concerns about the insufficient information provided, in particular the lack of boundary treatment plan. Should this result in the loss of further trees from the site, the Council would raise objections to this application to vary conditions. |
| 18/5186M | The Willows, Chelford Road | Two storey side addition and single storey rear addition to provide extra living space at ground and first floor. | The Council raises no objections subject to neighbour comments |
| 18/4996T | 9 Rockford Lodge | Works to TPO tree: Reduction in growth of tree towards property by approximately 8ft | The Council raises no objections, subject to the Arboriculturalist being satisfied with the works proposed. |
| 18/5147T | 70 Glebelands Road | Works to TPO tree: Remove epicormic growth around the main forks of Oak tree to 3 metres out from the main stems Reason: To open up the crown and keep the main trunks clear of congestion | The Council raises no objections, subject to the Arboriculturalist being satisfied with the works proposed. |
| 18/5088T | Kingswood, 15 Leicester Road | Section 211 notice: T1 - Maple - Removal agreed due to potentially dangerous condition T2 - Cherry - Fell to ground level - Due to lean and decay at base T3- Small Hawthorn - Fell to ground level - Heavily decayed in trunk | The Council requests that the maple tree is assessed by the Arboriculturalist to confirm that removal is required, requesting that the tree is retained if it is not considered to be a risk |
| 18/5232M | 7 Mead Close | Side and rear extension to include dormer extension to rear | The Council OBJECTS to the proposal which is out of keeping with the surrounding properties and would be contrary to policy D1 of the Submitted Neighbourhood Plan, currently at regulation 16, causing a loss of amenity by overlooking at the rear |

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| 18/5173T | Oak Lodge, Legh Road | Works to TPO tree: Pine (T1) fell because the tree is leaning towards drive. In addition, the tree is too big for the location. The root plate of the tree has a large bulge at the base of the tree. Replant with cherry tree | The Council requests that replanting takes place with a similar type of semi-mature coniferous tree. |
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