

Knutsford Town Council

Town Clerk: Adam Keppel-Green

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Minutes

of the

Planning and Licensing Committee 30th July 2018

In the Lower Council Chamber of the Town Council Offices

PL18/065 Present

Cllrs Farber, Coan, Gardiner, Gray, Wells-Bradshaw

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

PL18/066 To receive apologies for absence

Apologies were received from Cllrs Beswick, Dean and Malloy (personal business)

PL18/067 To note declarations of Members' interests

Cllr Gardiner	Non-pecuniary	18/3361M	Chair of school Governors
Cllr Coan	Non-pecuniary	18/2199M	Known to Landlord
	Non-pecuniary	18/3361M	Former pupil of the school
Cllr Farber	Non-pecuniary	18/2199M	Known to applicant, landlord and agent
	Non-pecuniary	18/3378M	Known to agent
	Non-pecuniary	18/3510M	Known to applicant

PL18/068 Public Participation

A resident spoke on behalf of the Neighbourhood Plan and Heritage Working groups regarding application 18/3205M, highlighting that the proposed development is within the grounds of the locally listed asset, the newly named Hamlet House and that the Heritage Statement relates to the previous proposal in terms of design rather than the newly designed proposal. The resident referred to policy SE7.5 of the Local Plan Strategy and section 8.2 of the Knutsford Conservation Area appraisal referring to the need for high quality design in the Conservation Area and the use of materials to blend/compliment those used in the 18th and 19th centuries. Additionally, the resident mentioned the use of metal materials in the proposal for application 18/3280M, 10 Gaskell Avenue.

A representative of the 5 combined community groups spoke in objection to application 17/6470M, whilst in principle supporting an increase in employment and vitality to the retail estate. It was highlighted that there has been no progress with a second access to the site, which could be achieved by all parties uniting. Also raised was the lack of a visual assessment from inside Tatton Park and concerns for whether the warehouses would be visible from the Grade II* Listed parkland.

A business owner from Parkgate spoke in relation to concerns about 17/6470M and the proposal for residential development to North of Parkgate. In particular, concerns were raised about issues of access in case of an incident, the chaotic nature of traffic trying to move along Parkgate Lane and the narrow pavement on the bridge. The business owner also considered the travel plan to be incorrect in its analysis.

- PL18/069** To receive and confirm the minutes of the meeting held on 16th July 2018
It was **RESOLVED** to confirm the minutes.
- PL18/070** To consider the latest planning applications
It was **RESOLVED** to submit the comments detailed below.
- PL18/071** To consider matters relating to the Section 106 Agreements
It was **RESOLVED** to submit the comments detailed with application 17/6470M
- PL18/072** To note the date of the next meeting
The date was noted.

FINAL

Planning Comments: 30/07/2018

18/3364M	2 Beechwood	<p>The partial demolition and alteration of existing ground floor extensions and garage. The erection of a single storey extension to the rear to enlarge living accommodation. The erection of a first floor side extension to create a new ensuite bedroom. Extensions at ground floor to the front to enlarge the garage, entrance hall and porch. The addition of a bay window to the front elevation. Various internal alterations to improve the layout. The rendering of the external walls. The replacement of the existing windows and doors. The relocation of one bedroom window from the side elevation onto the front elevation. The re-roofing of the property and replacement of roof-line components and rainwater goods.</p>	<p>The Council raises no objection subject to neighbours' comments.</p>
18/2199M	15-15a Minshull Street	<p>Change of use from food shop to bar/restaurant - REVISED PLANS.</p>	<p>The Council OBJECTS to this proposal on the grounds that this is the tipping point for the loss of A1 units in the primary shopping area of Knutsford Town Centre, contrary to policy KTC10 of the Macclesfield Borough Plan.</p>
18/3280M	10 Gaskell Avenue	<p>Proposed infill rear extension; conversion of the basement into a habitable space; conversion of the attic space and creation of 2 No. rear dormers; Internal alterations; demolition of the existing double garage and replacement with a new garage to match the other adjacent garages.</p>	<p>The Council raises no objections to the principle of the proposal but OBJECTS to the metal roof lights on the front elevation as they are detrimental to the historical fabric and character of the listed building in the Conservation Area.</p> <p>The Council requests that the Conservation Officer is satisfied with material samples provided in advance of the commencement of works to ensure that the materials are the matched in terms of texture, size and colour.</p>
18/3281M	10 Gaskell Avenue	<p>Listed Building Consent for proposed infill rear extension; conversion of the basement into a habitable space; conversion of the attic space and creation of 2 No. rear dormers; Internal alterations; demolition of the existing</p>	<p>The Council raises no objections to the principle of the proposal but OBJECTS to the metal roof lights on the front elevation as they are detrimental to the historical fabric and character of the listed building</p>

		double garage and replacement with a new garage to match the other adjacent garages.	in the Conservation Area. The Council requests that the Conservation Officer is satisfied with material samples provided in advance of the commencement of works to ensure that the materials are the matched in terms of texture, size and colour.
18/3205M	Land To The South Of, Gaskell Avenue, Knutsford	Construction of a single dwelling (Victorian Garden Walled Dwelling)	The Council OBJECTS to the proposal for which neither blends nor compliments the area of grounds of the locally listed heritage asset. The proposal must pay due regard to the heritage asset, having some relationship in terms of material and architectural merit. The proposed development fails to enhance or preserve the locally listed Heritage Asset or the Conservation Area, contrary to Policies SE7.5 of the Local Plan Strategy and section 8.2 in the Knutsford Conservation area appraisal
18/3024M	33 Tatton Street	Change of use from domestic dwelling to commercial office use only.	The Council OBJECTS STRONGLY to the loss of a small residential property in the Town Centre. The Council emphasises the need to retain a mix of units and that the loss of a residential property is not acceptable, ultimately putting greater pressure on the use of green belt land for development.
18/3355M	67 Grove Park	First floor front extension and new wider vehicle access	The Council raises no objection subject to neighbours' comments.
18/3378M	The Old Vicarage, St Johns Road	Demolition of existing single storey extension and creation of new single storey extensions and other alterations	The Council raises no objection subject to neighbours' comments.
18/3361M	Manor Park School & Nursery, Manor Park North	Construction of an artificial grass surface and associated fencing on an area of the school playing field to complement and increase the sporting provision, outdoor education facility and community outreach of sport. The proposal includes a artificial grass pathway for access.	Having contributed funding to this well needed resource for the school, the Town Council entirely supports this proposal.

18/3510M	17 Mellor Crescent	Rear and side extension	The Council raises no objection subject to neighbours' comments.
18/3524M	7 Acacia Avenue	Proposed single story rear extension and associated alterations	The Council raises no objection subject to neighbours' comments.
17/6470M	Land at Parkgate Industrial Estate	The erection of 16no. units with access and servicing arrangements, car parking, landscaping and associated works (Use Classes B1(C)/B2/B8) - REVISED PLANS	<p>Notwithstanding the extant planning permission, the Council OBJECTS due to the insufficient information provided to demonstrate that the scheme would not have a detrimental impact on the highway.</p> <p>In considering the impact on the highway, the Council requests that contributions are sought for the following highways improvements: -</p> <ul style="list-style-type: none"> • A pedestrian bridge running adjacent to the existing railway bridge which affords access to the site. The current pavement is narrow and does not allow pedestrians to pass without stepping into the road. • Widening of the current roundabout proposal at Mobberley Road and also the road along Parkgate Lane opposite the shops. • A road traffic order to be implemented to prevent parking opposite the shops. Without this order, the traffic flow on to the lane will continue to be obstructed and cause traffic build up at the junction. <p>The Council considers that the proposed classes of use are not appropriate to enhance employment opportunities in Knutsford and would encourage significantly more HGV movements. It is therefore</p>

			<p>requested that the scheme be amended to increase the level of B1 usage (A, B and C), rather than B2 or B8. B8 usage would generate significant levels of articulated HGV traffic (see above comments)</p> <p>The Council additionally requests for it to be noted that there is no ecological survey, no visual assessment of development from Tatton Park and no assessment of impact of development from the new housing proposal adjacent to the site and due to the 13m height of the proposal, the details of any buffer need to be carefully thought-out.</p>
18/3431M	18 Willow Green	2 storey front extension	The Council raises no objection subject to neighbours' comments.
18/3435T	5 Beechwood, Tabley Road	Tree works to Beech and Horse Chestnut	The Council raises no objection to the tree works proposed, subject to the tree officer being satisfied with the methodology of the works.
18/3570M	48 Fir Tree Avenue	Demolition of existing single storey rear outrigger. Construction of single storey rear extension, two storey side extension and first floor front extension over garage, plus internal and external alterations.	The Council raises no objection subject to neighbours' comments.