

## PLANNING DECISIONS REPORT - 22/12/2020

Application Ref	Address	Application Detail	Town Council Comment	Decision
<a href="#">20/0704D</a>	Land North of Northwich Road	Discharge of Conditions on 17/3853M - Outline planning application with means of access to be determined (all other matters reserved for subsequent approval) for the erection of up to 190 dwellings (Class C3); the provision of serviced land for allotments; a community orchard, a playing pitch, landscaping and open space; new internal highways, car and cycle parking; sustainable drainage measures including surface water retention ponds, provision of utilities infrastructure; earthworks and all ancillary enabling works	The council would prefer a more mixed use of materials for the roads and pavements and particularly for private drives as plain tarmacadam will detract from the character of the designed buildings. The council suggests, for example, the inclusion of stones within the tarmacadam on driveways to add subtlety.	approved with conditions
<a href="#">20/2894M</a>	2 Grassfield Way	demolition of existing garage and store proposed two storey side extension proposed single storey front and rear extension render to existing re roof existing	The Council <b>OBJECTS</b> on the grounds that the proposal would have a detrimental impact resulting in the overlooking of the neighbouring property. The council also considers that the trees omitted from the application form should be covered by a Tree Preservation Order owing to their contribution to the amenity of the area.	approved with conditions
<a href="#">20/3310M</a>	44 Bexton Road	Proposed alterations to previous extension to form first floor balcony, proposed garage conversion and additional render to elevations.	The Council <b>OBJECTS</b> on the grounds that the balcony will lead to unacceptable levels of overlooking into the garden of the neighbouring property, to the detriment of the residential amenity those residents could reasonably hope to enjoy. If approved the planning officer must ensure that parking for at least two cars on site is achievable.	approved with conditions <i>Revised plans keep the balcony but introduce a screen to reduce overlooking.</i>
<a href="#">20/3505M</a>	4 Victoria Street	Change of use from C1 (Hotel) to C4 (HMO)	The council <b>OBJECTS</b> on the following grounds: a) The proposed development would present an unneighbourly relationship with the adjacent property. b) The proposal is out of keeping of the residential character of the other private-residential properties in the area c) The proposal fails to meet policies T2 and T4 of the Knutsford Neighbourhood Plan. d) The accommodation proposed within the application falls below unit-size requirements outlined by the draft supplementary planning policy on HOM's of Cheshire East Council	refused
<a href="#">20/3581M</a>	24 Rowley Way	First floor extension to be built above the existing single storey rear extension along with rendering to the front elevation and grey windows	The council raises no objections subject to neighbour comments.	approved with conditions

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<a href="#">20/3684M</a>	Longview Hotel, 51-55 Manchester Road	Change of use of existing Hotel (C1) to Sui Generis; house in multiple occupation	The council <b>OBJECTS</b> on the following grounds: a) The proposed development would present an unneighbourly relationship with the adjacent property. b) The proposal is out of keeping of the residential character of the other private-residential properties in the area c) The proposal fails to meet policies T2 and T4 of the Knutsford Neighbourhood Plan. d) The accommodation proposed within the application falls below unit-size requirements outlined by the draft supplementary planning policy on HOM's of Cheshire East Council	refused
<a href="#">20/4046M</a>	15 North Downs	Construction of single storey rear and side extension and a full refurbishment of the existing dwelling.	The council raises no objections subject to neighbour comments.	approved with conditions
<a href="#">20/4071M</a>	9, Carrwood	Ground floor rear and side extension to dwelling	The council raises no objections subject to neighbour comments.	approved with conditions
<a href="#">20/4122M</a>	5 Aylesby Close	Proposed single storey rear extension. External wall material change from brick to render. Window change from white UPVC to grey UPVC	The council raises no objections subject to neighbour comments.	approved with conditions
<a href="#">20/4191M</a>	41 Princess Street	Advertisement consent for 3 fascia boards and 1 hanging sign	The council raises no objections but suggests the signage fixtures are re-considered to something similar other signage fixtures in the area.	approved with conditions
<a href="#">20/4237M</a>	52 Manor Park South	Two storey extension to side	The council raises no objections subject to neighbour comments.	approved with conditions
<a href="#">20/4263M</a>	17 Sugar Pit Lane	Two Storey Wrap Around Extension	The council raises no objections subject to neighbour comments.	approved with conditions
<a href="#">20/4208M</a>	Liberal Club, Brook Street	external signage showing the building name	The council raises no objections subject to neighbour comments.	approved with conditions
<a href="#">20/4466M</a>	33 Meadow Drive	Proposed front porch canopy, first floor side extension, two storey rear extension, render whole house and associated alterations	The council raises no objections subject to neighbour comments and the appropriate provision of parking within the site.	approved with conditions
<a href="#">20/4475M</a>	Little Hollow, 7 Molly Potts Close	Side and front extension to existing bungalow. The front extension will house the garage allowing for a new utility room to the rear, and increased sized living and dining room. The side extension will allow for an extra bedroom and 2 extra ensuite with WC	The council raises no objections subject to a condition requiring details of tree protection during construction.	approved with conditions
<a href="#">20/4245T</a>	18 Fir Tree Avenue	Works to trees - Oak and two Lime trees.	The council raises no objections subject to neighbour comments.	Consent for wrks in TPO with conditions
<a href="#">20/4246T</a>	74 Glebelands Road	Works to Sycamore Tree	The council raises no objections subject to neighbour comments.	Consent for wrks in TPO with conditions
<a href="#">20/3819T</a>	19 Hallside Park	Tree works to various trees	The council raises no objections subject to the Tree Officer being satisfied and encourages the replanting of a similar species.	Consent for wrks in TPO with conditions

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<a href="#">20/4120D</a>	Tall Timbers, 3 Leicester Road	Discharge of Condition 4 on 20/0426M - Replacement dwelling with attached double garage	The council <b>OBJECTS</b> due to concern over the number of trees being felled. The council does not believe this is necessary to facilitate the development and requests that trees which are required to be felled replaced with an appropriate similar species elsewhere within the site.	approved
<a href="#">20/4559M</a>	St John's Avenue	Demolition of a 4.5 meter section of mixed brick and wood boundary wall separating 1 St Johns Avenue and garden land.	The council raises no objections subject to neighbour comments.	approved with conditions
<a href="#">20/4646M</a>	64 Bexton Road	Proposed rear and side extension with loft conversion	The council raises no objections subject to neighbour comments.	approved with conditions
<a href="#">20/4671M</a>	25 Glebelands Road	Proposed first floor/two storey side extension, single storey rear extension and associated alterations.	The council raises no objections subject to neighbour comments.	approved with conditions
<a href="#">20/1161M</a>	8 Church View	Erection of a 3 storey side extension to the side of an existing end of terrace property.	<p>The council <b>OBJECTS</b> on the grounds the revised proposals do not overcome the council's previous objection.</p> <p>It is considered that the application pays no regard to the character of the existing building and is contrary to Policy H3 of the Knutsford Neighbourhood Plan as the extension would not be subservient to the original property.</p> <p>Furthermore, the proposed second floor fenestration would directly overlook and remove privacy to neighbouring properties.</p>	approved with conditions
<a href="#">20/4484T</a>	Bracklyn, Mobberley Road	Willow tree (labelled on sketch plan) - to be felled as it has been dead for some years and is in a dangerous condition. Not intending to replace it at this time	The council raises no objections and encourages the replanting of a similar species as Cheshire East Council have declared a climate emergency.	approved with conditions
<a href="#">20/4613T</a>	Grainge, 4 Tabley Road	Fell Birch Tree	The council <b>OBJECTS</b> on the grounds there is insufficient evidence to warrant the felling of the tree and request a preservation order be implemented.	Consent for tree works in CA
<a href="#">20/4467T</a>	11 Rockford Lodge	Tree works to fell sycamore tree	The council notes there is insufficient evidence to warrant the felling of the tree and requests the replanting of a similar species if the application is approved as Cheshire East Council have declared a climate emergency.	Refused works to protected tree
<a href="#">20/4668T</a>	Bay Tree House, Parkfield Road	Fell T1 (Lime) - The tree has outgrown its location and is now having a detrimental impact on the usable garden space of the property and neighbouring properties. The recent planning approval has provided the opportunity to relandscape the garden and its felt that its removal and replacement with a more suitable specimen would be a more appropriate long-term resolution to the matter than regular tree management works.	The council raises no objections subject to neighbour comments.	Tree 6 week date expired (CA)

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<a href="#">20/4655T</a>	Firs Coach House, Parkfield Road	Lime & Maple Tree - Removal of one or two lower branches overhanging into garden. Holly Tree - Fell	The council raises no objections subject to neighbour comments.	Tree 6 week date expired (CA)
<a href="#">20/4974M</a>	18 Carrwood	Demolition of existing rear kitchen and extension. Construction of rear single storey extension, and single storey front extension	The council raises no objections subject to neighbour comments.	approved with conditions