

PLANNING DECISIONS REPORT - 15/02/2020

Application Ref	Address	Application Detail	Town Council Comment	Decision
20/1848M	2 Croft Lane	Re-submission of application 18/5271M Erection of a single detached dwelling within the gardens of the adjacent properties	The Council OBJECTS on the grounds that the proposal will result in a loss of mature trees which in addition to being contrary to Policy HE3 of the Knutsford Neighbourhood Plan, will detrimentally affect the Conservation Area and is contrary to the borough council's efforts to tackle the climate emergency. Further, the proposed development Furthermore the proposed dwelling, by virtue of scale, size and design will result in an overbearing relationship to the neighbouring cottages and detrimental to the street scene. The council is concerned that the clearance of vegetation and soil excavation could impact land drainage and surface water run-off in the area.	Approved with conditions
20/3420M	31 Sandleigh Avenue,	Side and rear extension over 2 floors new rear drive and drop kerb	The council OBJECTS on the grounds that the proposal represents overdevelopment of the site and, whilst not within the conservation area, would result in detrimentally affecting the character of the Heathfield Square Conservation Area.	Approved with conditions
20/3665M	3 Fairmead, Legh Road	Garage refurbishment & new two storey extension to provide granny annexe including lounge, kitchen/diner, utility & wc, bathroom and two bedrooms and relocated double garage	The council raises no objections subject to a condition requiring the accommodation proposed remaining ancillary to, and not sub-divided from, the primary dwelling.	Refused
20/3906M	30 Ashworth Park	First floor gable extensions, and ground floor infill extension, to front of property. Replacement windows and doors to front elevation.	The council raises no objections subject to neighbour comments.	Refused
20/4008M	22 Marcliffe Grove	Demolition and replacement of the existing side extension.	The council raises no objections subject to a condition requiring the office-space proposed remain ancillary to the dwelling-house.	Approved with conditions

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20/4679M	29 Brook Street	External alterations to block up and form new window and door openings to the side and rear elevations including new aluminium windows and doors	The council raises no objections subject to neighbour comments.	Approved with conditions
20/4609T	2 St Georges Close	Two Lime group rear of the property, reduce the previously reduced stem to 2 metres from ground level, heavily decayed at base so to remove any risk of failure of this stem	The council raises no objections subject to neighbour comments.	Consent for wrks in TPO with conditions
20/4825M	Treetops, 3 Astley Close	Demolition of existing conservatory and construction of single storey rear extension	The council raises no objections subject to neighbour comments.	Approved with conditions
20/4088M	35-37 Princess Street	Variation of condition 2 and 3 to create an extra dwelling on existing permission 18/5892M - Change of use of first and second floors to form 3no apartments with access from Princess Street via 1no existing entrance and 1no proposed new entrance	The council raises no objections subject to Planning Officer being satisfied the style and construction of any fenestration to ensure the integrity of the Town Centre Conservation Area.	Refused
20/4647D	Bay Tree House, Parkfield Road	Discharge of Condition 4 on 20/3396M - Part single storey, part two storey rear extension, construction of new roof and dormer windows over previous side extension along with internal alterations	The council raises no objections subject to Tree Officer being satisfied.	Approved
20/4791M	89 Parkgate	Converting the garage into a utility with an entrance door and small window.	The council raises no objections subject to neighbour comments.	Approved with conditions
20/4914M	7 Hollow Lane	Single storey rear extension	The council raises no objections subject to neighbour comments.	Approved with conditions
20/4962M	12 Goughs Lane	Rear and side extensions and remodel	The council raises no objections subject to neighbour comments.	Approved with conditions
20/4993M	The Coach House, Tabley Road	Solid oak framed car port to existing driveway adjacent to gable of coach house outrigger.	The council raises no objections subject to neighbour comments.	Approved with conditions
20/5016M	6 Valley Way	Single storey rear extension and two storey side extension	The council raises no objections subject to neighbour comments.	Approved with conditions
20/4896T	6 Fir Tree Avenue	Works to Trees - Tree1 - Lime & Tree 2 - Sycamore.	The council raises no objections subject to neighbour comments	Consent for wrks in TPO with conditions
20/5056T	The Ware, Toft Road	Works to Holly, Purple Beech, Lime, Beech, Pine and Sycamore Trees.	The council raises no objections and encourages the replanting of a similar species as Cheshire East Council have declared a climate emergency.	Tree 6 week date expired (CA)

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20/5246T	Sean Baile, Toft Road	x3 Cypress- Prune- Reduce Cypress central in the group by approx. 50% and reduce the two Golden Cypress adjacent to a corresponding height. x1 Blue Cypress- Fell. x1 Cherry- Fell. x3 Golden Cypress- Fell. x1 Rowan- Fell. x1 Weeping Willow- Fell. x1 Japanese Maple- Prune- Shorten the large limb hard back by 50% and shape other limbs.	The council raises no objections and encourages the replanting of a similar species as Cheshire East Council have declared a climate emergency.	Tree 6 week date expired (CA)
20/5399M	Besom Hill Cottage, Tabley Lane	Listed building consent for renovation to include re-thatching of dwelling, alterations to rear porch and internal alterations	The council raises no objections subject to the Conservation Officer being satisfied the materials and methodology employed are appropriate with relation to policy HE2 of the Knutsford Neighbourhood Plan	Approved with conditions