

PLANNING DECISIONS REPORT – 10/05/2021

Application Ref	Address	Application Detail	Town Council Comment	Decision
20/5002M	Old Town Hall, Princess Street	Listed building consent to enhance the external front trading area directly in front of the main building and install a Butterfly Awning shelter approx. 7mtr x 6mtr which has a retractable roof for summer use, heating and lighting.	The council OBJECTS on the grounds that the application fails to meet Knutsford Neighbourhood Plan Policies HE2 and HE3, noting the proposal is inappropriate in this location and will detrimentally impact the historical and archaeological value of the Grade II listed building and its setting in the Town Centre Conservation Area.	approved with conditions
20/5714M	27 Thorneyholme Drive	Two storey rear extension	The council raises no objections subject to neighbour comments.	approved with conditions
20/5866M	18 Bexton Road	Restoration of end terrace and small single storey infill extension	The council raises concern over the proposed fenestration design within the St John's conservation area and request officers seek to secure a more appropriate side window to serve the extension. The council also requests the design feature brick banding be continued into the proposed extension.	approved with conditions
21/0045M	33 Higher Downs	Extension of an existing dwelling to provide a new entrance porch at ground floor level and additional accommodation at first floor level with pitched roof to tie into existing roof. Extension of integral garage at ground floor level only.	The council raises no objections subject to neighbour comments.	approved with conditions
21/0062M	Rose Cottage, Tabley Road	Listed building consent for the re-thatching of Rose Cottage in conjunction with neighbouring Besom Cottage.	The council raises no objections subject to the use of appropriate materials and appropriate methodology employed.	approved with conditions
21/0201M	8 Summers Close	modifications to conditionally approved application (ref: 20/0631M) for an energy efficient Passivhaus retrofit by; - Removing the 'anthracite grey timber cladding' referenced, leaving a plain white render with smaller timber detailing along the lines of attached pictures (specific sample will be provided as per current condition) - Replacement of current roof / internal layout to accommodate & support the required insulation and 'plant room' (I-joint based replacement, subject to structural survey) - Change single attached side building in line with main house (remove grey cladding, white render and light wood detailing) - Minor alterations to window positions (size reductions to front windows to aide energy efficiency, window seat created in ground floor lounge) - Minor internal layout alterations	The council OBJECTS on the grounds that the development will be out of character with the surrounding area and the modifications proposed to not alter this.	approved with conditions
21/0625T	Kirkbeck, 7 Leicester Road	Tree works to various trees	The council raises no objections, subject to neighbour comments but notes that the proposed trees are situated within a conservation area.	Consent for wrks in TPO with conditions

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21/0528M	Bluebell Cottage, Ella Grove	Removal of an external small simple storm porch and erection of a new enclosed brick porch	The council raises no objections, subject to neighbour comments.	approved with conditions
21/0678M	87 King Street	Removal of existing signage letters and projecting Barclay's signage, allow for all holes to masonry and brickwork to be made good, existing ATM to be removed and opening to be infilled with new window frame and glazing to match existing surrounding windows	The council raises no objections.	approved with conditions
21/0851T	11 Westfield, Tabley Road	x2 Ilex Aquifolium- Prune- 3m reduction in height.	The council raises no objections subject to neighbour comments and the Tree Officer being satisfied.	Consent for wrks in TPO with conditions
21/1003T	17 Gaskill Avenue	Large Lawson Cypress rear of the property (growing by the Cedar tree) fell. Pine and large Cherry group located at the rear right hand corner: Pine reduce the large lateral limb over the summerhouse by 2.5m to reduce weight. Cherry reduce approx 4 large upper limbs by 2-2.5m. shorten the large low limb over the neighbours garden by 50% and prune other secondary limbs to shape as required.	The council raises no objections regarding the husbandry works but raises concerns over the lack of evidence to support the proposed felling. The council requests that in granting consent that Cheshire East Council suggests/requests the applicant replant a suitable replacement native species tree due to the declared climate emergency.	Tree 6 week date expired (CA)
21/1056T	Wynthorpe, Legh Road	The number and location of the trees can be found in the sketch plan (5 trees). 5 x Lime Trees - Crown reduction and thinning, reducing the height of the trees by up to 5-10 metres. This is allow for greater light into gardens, reduce black sap that falls into the garden which ruins furniture and makes surfaces slick. Reduce number of branches that can be blown down in high winds.	The council raises no objections, subject to neighbour comments.	Tree 6 week date expired (CA)
21/1344T	Somerford, 19 Leycester Road	Golden Cypress - Fell to ground level	The council OBJECTS on the grounds that there is no evidence to warrant the proposed felling and the council recommend the Tree Officer inspect the tree. If the Tree Officer is satisfied the council requests that in granting consent that Cheshire East Council suggests/requests the applicant replant a suitable replacement native species tree due to the declared climate emergency.	Tree 6 week date expired (CA)
21/1381T	Toft Cottage, Toft Road	Tree works to conifer & oak trees	The council raises no objections, subject to neighbour comments.	Tree 6 week date expired (CA)