

Knutsford Town Council

Town Clerk: Adam Keppel-Green

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WORKING GROUP MEETING NOTES

Planning Working Group – 10/05/21

PRESENT

Councillors Gray, Dalzell, Gardiner, Houghton, Lowe, McCulloch, Morris and Robertson

B Allen (*Planning and Facilities Officer*)

APOLOGIES FOR ABSENCE

No apologies were received.

DECLARATIONS OF MEMBERS' INTERESTS

Cllr Gray declared a personal interest in application 21/2237M on the grounds of being a neighbour of the applicant.

Cllr Dalzell declared a personal interest in application 21/2181T on the grounds of being a neighbour of the applicant.

Cllr Robertson declared a personal interest in application 21/2184M on the grounds of being contacted by neighbour.

Cllr Lowe declared a personal interest in applications 21/1999T and 21/1994T on the grounds of being a neighbour of the applicants.

Cllr Gardiner declared a personal interest in application 21/2015M on the grounds of having spoken with a resident regarding the factual matters of the development.

PUBLIC PARTICIPATION

A representative of the Nether Ward Community Group wished to speak on a matter not on the agenda to which Cllr Houghton responded with the intention of raising the matter at the All Member Working Group meeting.

PLANNING APPLICATIONS

The working group discuss the applications detailed overleaf.

PLANNING DECISIONS

The latest planning decisions were noted. It was noted that when social distancing allows, the Cheshire East Planning Officer responsible for the Knutsford area should be invited to an in-person meeting to discuss planning decisions.

PLANNING ISSUES LOG

The log was noted.

ACTIONS LOG

The log was noted.

DATE OF NEXT MEETING

The date of the next meeting was noted as 7th June 2021 at 6pm.

DRAFT

PLANNING APPLICATIONS REPORT – 10/05/2021

Application Ref	Address	Application Detail	Working Group Views	Comment to be Submitted (determined by PFO)
21/1895T	Woodlands, Croft Lane	Works to Protected Trees: Works to trees - G1. Three Lime trees. Recent branch failures on neighbour's side - Reduce mid-crown overhang on neighbour's side by 2-3m to reduce risk of failures.	No objection, subject to neighbours.	The council raises no objections, subject to neighbour comments.
21/1999T	Ten Trees, Spinney Lane	Works to Protected Trees: Tree works to 8 Lime trees to remove crossing branches & deadwood and crown lift to 4m	No objection, subject to neighbours.	The council raises no objections, subject to neighbour comments.
21/2237M	50 Glebelands Road	Proposed two storey front extension and first floor side extension	No objection, subject to neighbours.	The council raises no objections, subject to neighbour comments.
21/2161M	12 Beech Drive	Two storey side extension, single storey front extension and internal reconfiguration	No objection, subject to neighbours.	The council raises no objections, subject to neighbour comments.
21/2000M	The Firs, Parkfield Road	Demolition of existing single storey extensions and construction of new single storey rear extension.	No objection, subject to neighbours, note that the proposal is sensitive to the locally listed building.	The council raises no objections, subject to neighbour comments. The council notes the proposal is sensitive to the heritage of the locally listed building.
21/2184M	38 Carrwood	Two storey side extension to existing dwelling including alterations to existing windows, entrance, garage building line and dormers.	Request the Planning Officer pay particular regard to the relationship to neighbouring properties when undertaking a site visit specifically the proximity to the boundary, the overbearing nature of the proposal, and the potential loss of light to the living quarters of the adjacent neighbour property.	The council requests that when undertaking the site visit and assessing this proposal, the Planning Officer pay particular regard to the relationship to neighbouring properties through, the proximity to the boundary, the overbearing nature of the proposal, and the potential loss of light to the living quarters of the adjacent neighbour property.

Application Ref	Address	Application Detail	Working Group Views	Comment to be Submitted (determined by PFO)
21/2015M	The Old Water Tower Roof, Mobberley Road	Installation of 3 no. antennas and supporting steelwork and associated apparatus, removal of 3 no. antennas and redundant steelwork, and ancillary works.	No objection	The council raises no objections.
21/2283M	2 Meadow Drive	Front and rear single/double storey extension. Alteration to façade covering.	No objection, subject to neighbours but request the Planning Officer pay regard to the relationship between the proposal and neighbouring properties, and be satisfied the proposal meets KNP policy T4	The council raises no objections subject to neighbour comments and requests the Planning Officer, pay particular regard to the relationship between the proposal and neighbouring properties, and is satisfied the proposal meets policy T4 of the Knutsford Neighbourhood Plan.
21/2271M	11 Autumn Avenue	Proposed first floor rear extension, single storey rear extension and associated alterations	No objection, subject to neighbours	The council raises no objections, subject to neighbour comments.
21/2113M	4 Bewick Walk	Single storey front extension to form porch and W.C.	No objection subject to neighbours provided the Planning Officer is satisfied the proposal does not detrimentally affect the street scene or the character of the area.	The council raises no objections subject to neighbour comments and to the Planning Officer being satisfied the proposal does not detrimentally affect the street scene or the character of the area.
21/2354M	22 Mereheath Park	Two storey front and rear extensions, single storey side extension, new rendered finish plus internal reconfiguration	No objection, subject to neighbours	The council raises no objections, subject to neighbour comments.
21/1994T	Yarnbury, Tabley Road	Works to Protected Trees: Works to trees - Lime x3 (G2)- Crown clean and remove lower branches which are causing excessive shading on lawn area.	No objection, subject to neighbours	The council raises no objections, subject to neighbour comments.

Application Ref	Address	Application Detail	Working Group Views	Comment to be Submitted (determined by PFO)
21/2118T	Bramley, Legh Road	Works to Protected Trees: T21, T22 & T23 - Lawson Cypress -Prune - Reduce height by approximately 3m.	No objections subject to the Tree Officer being satisfied. Requests that in granting consent CEC requests the works are undertaken outside of the nesting season.	The council raises no objections subject to the Tree Officer being satisfied and requests that in granting consent that Cheshire East Council requests the works are undertaken outside of the nesting season.
21/2139T	Roxburgh, Legh Road	Section 211 notice/ Works to Protected Trees: Various works to 2No. Yew and 1No. Holly trees.	No objections subject to the Tree Officer being satisfied there is sufficient evidence to support the proposed felling. Request that in granting consent CEC requests/suggests the applicant replant a suitable replacement native species tree due to the declared climate emergency.	The council raises no objections subject to the Tree Officer being satisfied there is sufficient evidence to support the proposed felling, and 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.
21/2144M	28 Valley Way	Non-material amendment to application 20/1175M - Proposed side and rear extension and extending of drop kerb.	No objection, subject to neighbours	The council raises no objections, subject to neighbour comments.
21/2181T	Brierwood, 1, Leicester Road	Works to Protected Trees: T1 Reduce the faulted limb to the upper west crown to a suitable growth point. Reduce lateral branch growth by 20% to suitable growth points. Raise low crown growth to provide 5.5m clearance from ground level over the highway. Remove deadwood over 50mm diameter and/or 1m in length. Within 6 months T2 Reduce lateral branch growth by 20% to suitable growth points. Raise low crown growth to provide 5.5m clearance from ground level over the highway.	No objection, subject to neighbours	The council raises no objections, subject to neighbour comments.

Application Ref	Address	Application Detail	Working Group Views	Comment to be Submitted (determined by PFO)
		Remove deadwood over 50mm diameter and/or 1m in length.		
21/2242M	6 Autumn Avenue	Proposed partial garage conversion, single storey rear extension and associated alterations	No objections subject to neighbour comments and to the Planning Officer being satisfied the proposal meets KNP policy T4.	The council raises no objections subject to neighbour comments and to the Planning Officer being satisfied the proposal meets policy T4 of the Knutsford Neighbourhood Plan.
21/2284M	48 Goughs Lane	Erection of a rear garden patio shelter roof structure of 50m2 in post and beam construction featuring brick bbq chimney of 4500mm height, in matching materials to existing house.	Concern over the proposal. Requests that in granting consent Cheshire East Council include conditions to ensure the physical structure cannot be enclosed without prior consent and for the proposed structure to remain ancillary in its operation or use to the main dwelling.	The council raises concern over the proposal, and requests that in granting consent Cheshire East Council include conditions: <ul style="list-style-type: none"> • To ensure the physical structure cannot be enclosed without prior consent. • For the proposed structure to remain ancillary in its operation or use to the main dwelling.