

PLANNING DECISIONS REPORT – 11/10/2021

Application Ref	Address	Application Detail	Town Council Comment	Decision
20/4396M	The Owls, Legh Road	Proposed construction of a self/custom build replacement dwelling	The council OBJECTS on the grounds the proposed development would present an unneighbourly relationship with the adjacent property, resulting in a detrimental impact on the residential amenity of the neighbouring properties, by virtue of the significant bulk of 2-storey building extending for several metres along both boundaries.	approved with conditions
21/0022M	9 Glebelands Road	Garage extension (resubmission)	The council raises no objections subject to neighbour comments.	refused
21/0650M	152 Grove Park	Retention of rear garden terrace more than 0.3m above natural ground level.	The council OBJECTS on the grounds that the development will lead to severe overlooking due to the differing ground levels.	approved with conditions
21/0615M	13 Rockford Lodge	Proposed removal of a rooflight on the top of the side extension and the introduction of a fixed window on the side of the same extension	The council notes the details within the proposal and requests that the non-opening is not below 1.8 metres and the 'frosting' is for the entire window.	approved with conditions
20/5397M	6 Ashworth Park	Removal of 3m+ high conifers alongside house and garden (28m in length), adjacent to pavement and roadside. The conifers have grown so that they now significantly impinge over the adjacent pavement. They are dying and holes forming in the hedge are a risk to security and child safety. Replace conifers with a 2m high feather board wooden fence. Fence to taper towards the front of	The council raises no objections subject to the proposed felling works being completed outside of the bird nesting season and suggest that appropriate structural planting be implemented in front of the proposed fence to 'soften' the impact of the loss of habitat. The council also suggests that access to the streetlamp be considered during any installation.	approved with conditions

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		the house with a 1.5m long Venetian panel x 1.5m high and a second 1.5m long Venetian panel x 1.2m high		
21/0991M	White Bear Hotel, Canute Place	Proposed works to the existing beer garden to relocate existing smoking shelter, form new 'U shape' pergola structure to perimeter boundary wall, construct a new fire pit and making good existing materials, general redecoration and lighting	The council supports the proposal subject to the Conservation Officer being satisfied and that appropriate fire management is implemented in relation to the thatched element of the building and the proposed fire-pit. The council also request appropriate bin storage be addressed.	approved with conditions
21/0992M	White Bear Hotel, Canute Place	Listed Building Consent for proposed works to the existing beer garden to relocate existing smoking shelter, form new 'U shape' pergola structure to perimeter boundary wall, construct a new fire pit and make good existing materials, general redecoration and lighting	The council supports the proposal subject to the Conservation Officer being satisfied and that appropriate fire management is implemented in relation to the thatched element of the building and the proposed fire-pit. The council also request appropriate bin storage be addressed.	approved with conditions
21/1320M	46 Blackhill Lane	Side extension and alternations	The council raises no objections, subject to neighbour comments.	refused
21/1122M	48 Fir Tree Avenue	Variation of condition 2 on application19/5290M - Demolition of existing single storey rear outrigger. Construction of single storey rear extension, single storey side extension, and first floor front extension over Garage, plus internal and external alterations.	The council raises no objections, subject to neighbour comments.	approved with conditions

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21/1425M	10 Glebelands Road	Demolition of double garage, single storey extension & roof alterations	The council raises no objections, subject to neighbour comments.	approved with conditions
21/1017M	30 St John's Avenue	Non-material amendment to application 18/5751M	The council raises no objections, subject to neighbour comments.	approved with conditions
21/1542M	2-3 Montgomery Close	The erection of a dust infiltration plant alongside 3 existing silo's to the rear of the building	The council raises no objections, subject to neighbour comments.	approved with conditions
21/1698M	Lyndhurst, Bexton Lane	Demolish existing dwelling and garage and rebuild new dwelling and garage - Renewal of previous permissions 11/4394M & 15/1065M	The council raises no objections, subject to neighbour comments.	approved with conditions
21/1961M	28 Queensway	First floor gable extension to front. Single storey extensions to front and rear. Additional and replacement doors and windows.	The council raises no objections, subject to neighbour comments.	approved with conditions
21/2020M	23 Valley Way	Single storey rear extension, first floor side extension, front entrance porch and rendering plus internal reconfiguration	The council raises no objections, subject to neighbour comments.	approved with conditions
21/2237M	50 Glebelands Road	Proposed two storey front extension and first floor side extension	The council raises no objections, subject to neighbour comments.	approved with conditions
21/2000M	The Firs, Parkfield Road	Demolition of existing single storey extensions and construction of new single storey rear extension.	The council raises no objections, subject to neighbour comments. The council notes the proposal is sensitive to the heritage of the locally listed building.	approved with conditions

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21/2283M	2 Meadow Drive	Front and rear single/double storey extension. Alteration to façade covering.	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.	approved with conditions
21/2271M	11 Autumn Avenue	Proposed first floor rear extension, single storey rear extension and associated alterations	The council raises no objections, subject to neighbour comments.	approved with conditions
21/2354M	22 Mereheath Park	Two storey front and rear extensions, single storey side extension, new rendered finish plus internal reconfiguration	The council raises no objections, subject to neighbour comments.	approved with conditions
21/2517M	58 Blackhill Lane	Proposed side & rear extensions to ground & first floor.	The council raises no objections, subject to neighbour comments.	approved with conditions
21/2369M	Land at Parkgate Industrial Estate, Haig Road	The erection of 1 no. unit for use Class B8 purposes with ancillary offices and 8 no. units for use Class B2, B8 and E(g) (iii) purposes all with access and servicing arrangements, car parking, landscaping and associated works – alternative phase 2 details to those approved under full planning permission 19/5805M as amended by non material amendment approval 20/1834M	The council raises no objections, subject to neighbour comments.	approved with conditions

Application Ref	Address	Application Detail	Town Council Comment	Decision
20/4396M	The Owls, Legh Road	REVISED PLANS Proposed construction of a self/custom build replacement dwelling	<p>The council cannot fully consider this application due to insufficient information.</p> <p>The council considers that proposal is an improvement on previous submissions, however there are inconsistencies and erroneous elements to the submitted sketch plans.</p> <p>The council asks to be reconsulted after more detailed drawings and landscape plans are submitted, and any encroachment facilitated by the planting of trees beyond the site boundary is addressed to overcome neighbour concerns.</p>	approved with conditions
21/3103T	1 Cranford Avenue	Removal of Lawsons Cypress Tree and replacement with a tree of more suitable species and size	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 the nesting season and the applicant replant a suitable replacement native species tree for the felled tree due to the declared climate emergency.	Consent for wrks in TPO with conditions
21/3116T	Sharston House Nursing Home, Manor Park South	x1 Large Beech- Prune- Crown thin by 20%. x1 Beech- Prune- Crown thin by 10% and remove 4 laterals growing towards house roof.	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 the nesting season unless a bat and bird survey is completed prior to commencing works.	Consent for wrks in TPO with conditions
21/3117T	19 Rockford Lodge	x1 Oak- Remove two laterals pointing down hedge boundary- To raise crown to allow air space. A reduce 2m overall.	The council were unable to comment as the Planning Portal has no uploaded documents	Consent for wrks in TPO with conditions

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21/3407M	31 Ashworth Park	Proposed full span single storey rear extension with pitched roof. Internal remodelling, front elevation remodelling and associated external landscaping. The approximate footprint of the rear extension would be 45sq/m.	The council raises no objections, subject to neighbour comments.	approved with conditions
21/3549T	63 Beggarmans Lane	T1 Oak - Remove deadwood plus reduce crown by 15% in order to gain more light	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 the nesting season unless a bat and bird survey is completed prior to commencing works	Consent for wrks in TPO with conditions
21/3658D	Longview Hotel. 51-55 Manchester Road	Discharge of Conditions 3, 4, 5, 6 & 7 on application 20/3684M (appeal APP/R0660/W/21/3268440) for change of use of existing Hotel (C1) to Sui Generis, house in multiple occupation and two residential apartments (C3)	The council raises no objections subject to the Planning Officer being satisfied.	approved
21/3691T	4 Fir Tree Avenue	Tree Species - Sycamore Number used on Sketch Plan - TREE 2 on Sketch Plan Proposed Works - Crown Thinning by 20% to reduce wind pressure, excessive shading and density to allow more light into the property and very close neighbours behind the tree. Last thinned in 2015. Removal of any deadwood. Clearing secondary branches upon to	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 the nesting season unless a bat and bird survey is completed prior to commencing works.	Consent for wrks in TPO with conditions

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		6 metres to regain shape as in 2008 application		
21/1017M	30 St John's Avenue	Revised Plans - Install two sets of bi-fold doors to the Northwest and Southwest facing elevations.	The council raises no objections, subject to neighbour comments.	approved with conditions
21/4057T	3 Brook Lane	Works to tree - Elder	The council raises no objections subject to a request that a bird survey is completed prior to works commencing.	Tree 6 week date expired (CA)
21/4080T	Orchard Cottage, St Johns Avenue	Tree works to Flowering Cherry tree and Laburnum tree	The council raises no objections subject to the Arboricultural Officer being satisfied with the proposal and the methodology employed, especially pertaining to works to the Cherry tree	Tree 6 week date expired (CA)
21/4349D	Broad Terraces, Legh Road	Discharge of Condition 6 on approval 21/1183M for Listed Building Consent for erection of a single storey rear extension to the lower ground floor with internal alterations to the lower ground floor	The council raises no objections subject neighbours and to the Conservation Officer being satisfied with the methodology employed.	approved
21/4307T	Oakwell, Legh Road	Tree works	The council raises no objections, subject to neighbour comments.	Consent for wrks in TPO with conditions
21/4353D	Broad Terraces, Legh Road	Discharge of conditions 6 and 8A of app 21/1182M - Erection of a single storey rear extension to the lower ground floor with internal alterations to the lower ground floor.	The council are unable to comment on the discharge of condition 6 due to the technical nature, and the council raises no objections to the discharge of condition 8A subject to the tree officer being fully satisfied with the methodology employed.	approved
21/4506T	Knutsford Golf Clubhouse, Mereheath Lane	Works to trees	The council raises no objections subject to neighbour comments.	Tree 6 week date expired (CA)

