

PLANNING DECISIONS REPORT

21/02/2022

NB: A detailed officer's report for each application can be accessed via the Cheshire East Planning portal, document reference "Officer's Report". The decision notice detailing any conditions can also be found at the portal, document reference "Notice of Decision".

Application Ref	Address	Application Detail	Town Council Comment	Decision
21/1786M	22 Goughs Lane	Dethatched double garage	The council OBJECTS on the grounds that the application will present a terracing effect due to the relationship of the proposed garage and the neighbouring garage. This would be out of keeping with the character of the area and would be detrimental to the street-scene.	approved with conditions The case officer notes that, whilst the proposed garage would be sited close to the neighbour's garage, a terraced street effect would not be created due to the relatively small scale and hipped roof form of the garage.
21/1793M	22 Goughs Lane	Front extension, alterations and gable to hip roof	The council raises no objections, subject to neighbour comments.	approved with conditions
21/3133M	26 Glebelands Road	External Remodelling	The council raises no objections, subject to neighbour comments.	approved with conditions
21/3575M	22 Goughs Lane	Single and double storey rear extension.	The council raises no objections, subject to neighbour comments.	approved with conditions
21/3734M	Lyngmell, Bexton Lane	Front Porch	The council raises no objections, subject to neighbour comments.	approved with conditions
21/4244M	22 Sandleigh Avenue	Erection of single storey side and rear extension following the demolition of existing rear garden sheds.	The council raises no objections, subject to neighbour comments and no detrimental impact to number 24 Sandleigh Avenue.	approved with conditions The case officer noted no detrimental impact to neighbouring properties.

Application Ref	Address	Application Detail	Town Council Comment	Decision
21/4176M	176 Grove Park	Replacement of existing side extension and front porch and addition of rear extended area to lounge and conversion of garage.	The council raises no objections, subject to neighbour comments and the Planning Officer being satisfied the proposal meets policy T4 of the Knutsford Neighbourhood Plan.	approved with conditions The case officer notes the revised plans show the site can accommodate two cars.
21/4341M	Oak Tree Cottages, 5 Sugar Pit Lane	The demolition of the existing house and construction of a new two-and-a-half-storey detached home	<p>The council OBJECTS on the grounds that;</p> <ul style="list-style-type: none"> • The scale and design constitute a three-storey property and not as described. • The proposal presents a property out of character with the surrounding properties. • The proposal would present an unneighbourly relationship with neighbouring properties through overshadowing and overlooking. • The designated garage space does not appear to meet policy T4 of the Knutsford Neighbourhood Plan. <p>The council requests that if in granting consent that the Planning Officer is fully satisfied the proposal meets policy T4 of the Knutsford Neighbourhood Plan.</p>	approved with conditions The case officer notes, the replacement dwelling would be of a similar ridge height and scale to other properties, therefore it would not detrimentally impact the character of the surrounding area, and the development would be in accordance with the set parking standards.

Application Ref	Address	Application Detail	Town Council Comment	Decision
21/4406M	White Howe, Legh Road	Variation of condition 2 on application 20/1520M - Listed building consent for Single storey (kitchen) and subterranean (garden room) extensions together with internal alterations	The council OBJECTS on the grounds that the scale of the proposed extension presents overdevelopment and the alterations to the elevation of the property are detrimental to the character of the building and the setting of the Legh Road Conservation Area, therefore the proposal fails to comply with Knutsford Neighbourhood Plan policies H3 and HE3	approved with conditions The case officer concluded; the works are considered acceptable in impact on the listed building itself. There are no matters relating specifically to the impact on the fabric of the listed building which would be a material consideration that would carry sufficient weight to refuse the application.
21/4400M	White Howe, Legh Road	Variation of condition 2 on existing permission 20/1519M; Single storey (Kitchen) and subterranean (garden room) extensions together with internal alterations	The council OBJECTS on the grounds that the scale of the proposed extension presents overdevelopment and the alterations to the elevation of the property are detrimental to the character of the building and the setting of the Legh Road Conservation Area, therefore the proposal fails to comply with Knutsford Neighbourhood Plan policies H3 and HE3.	Refused Whilst the changes to the building were deemed acceptable, the "submitted site plans do not correspond with the situation on site in terms of trees which are now present, with an absence of trees formally shown for retention under the approved application 20/1519M The application has not been demonstrated to comply with SE5 of the CELPS with regards to trees on the site, including protected trees, and CELPS SE 7, MBLP saved BE 13 and KNP HE 2 and HE 3 with regards to the trees and landscaping on the site and their impact on the significance of the Legh Road Conservation Area and the setting of the listed building White Howe"

Application Ref	Address	Application Detail	Town Council Comment	Decision
21/4591M	56 Shaw Drive	Single storey extension to side elevation to form utility room. Conversion of existing garage to bedroom 4. New enclosed porch to front elevation. New tiled pitched roof over all proposed work.	The council raises no objections, subject to neighbour comments and the planning officer being satisfied there is sufficient parking available to comply with policy T4 of the Knutsford Neighbourhood Plan.	approved with conditions The case officer noted there is adequate parking for two vehicles.
21/4514M	90A King Street	Removal of existing door, window and cladding. Install glazed door and screens into existing opening.	The council raises no objections, subject to the conservation officer being satisfied with the proposal and the methodology employed. The council notes the application does not appear to include a Design and Access Statement.	approved with conditions The conservation officer noted no objections.
21/4827M	Langdale, Legh Road	Replacement windows and doors	The council raises no objections, subject to the conservation officer being fully satisfied with the design and materials, and with the suitability within the Legh Road Conservation Area.	approved with conditions The conservation officer recommended a condition for the fenestration.
21/4455M	Norwood, Bexton Lane	Double storey rear extension, double storey front extension main front door centralised on property.	The council raises no objections, subject to neighbour comments and a request that the proposed side windows use obscure glazing.	approved with conditions The decision notice includes a condition for obscure glazing.
21/5143M	White Howe, Legh Road	Extension to existing garage including amendments to front driveway and landscaping	The council raises no objections, subject to neighbour comments and to a request that the garage remain ancillary to the main dwelling and not converted to other ancillary uses such as habitable.	refused

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21/5144M	White Howe, Legh Road	Listed building consent for extension to existing garage including amendments to front driveway and landscaping	The council raises no objections, subject to the Conservation Officer being completely satisfied with the methodology and materials employed.	approved with conditions
21/5211T	The Owls, Legh Road	TPO Yew T2006 - FELL. An incongruous, suppressed specimen of limited visual amenity that makes little contribution to the treed character of the Conservation Area. Beech T2007 - Crown lift. Crown lift to give 4 meters clear canopy height of the northern canopy over construction access to minimise any damage from delivery of building materials. CONSERVATION AREA Alder T2011 - FELL. In decline due to drought with no prospect of recovery. Horse-chestnut T2013 - FELL. Extensive Pseudomonas ooze. Split wood. In decline with no prospect of recovery.	<p>The council OBJECTS on the grounds there is no Arboriculture Report as part of the application, which provides sufficient evidence to warrant the removal of the trees or the husbandry to minimise damage to trees for delivery purposes.</p> <p>If the Cheshire East Council are minded to approve this application, the council requests that each tree felled is replaced by three suitable native trees as a result of the declared climate emergency and the submission of the draft Biodiversity Net Gain Supplementary Planning Document.</p>	<p>Consent for wrks in TPO with conditions</p> <p>The case officer noted a submission error, there is in fact no formal protection by a TPO for T2006, but it is covered by a designated Conservation Area, its removal would be beneficial for the nearby mature Beech; A crown lift for T2007 would be appropriate for vehicles and pedestrians entering and leaving the site; T2013 is in extremely poor condition, T2011 has an open wound and evidence of dieback with little hope of recovery.</p>
21/5288M	18 Ashworth Park	Ground floor rear extension and first floor rear extension. Addition of a front porch and associated alterations.	The council raises no objections, subject neighbour comments and the Planning Officer being satisfied there is sufficient parking available to comply with policy T4 of the Knutsford Neighbourhood Plan.	<p>approved with conditions</p> <p>The case officer noted there is adequate parking for two vehicles.</p>

Application Ref	Address	Application Detail	Town Council Comment	Decision
21/5323M	The Coach House, Legh Road	Listed building consent for replacing failing pan tile roof covering to the original remaining parts of the property with new pan tile roof covering to match . Refurbishing gutters and down pipes. Renewal of lead flashing	The council raises no objections, subject to the Conservation Officer being completely satisfied with the methodology and materials employed.	approved with conditions The conservation officer noted the works as acceptable but suggested a condition for work to be strictly in accordance with the submitted documents.
21/5268D	Parkgate Industrial Estate , Haig Road	Discharge of conditions 11 and 24 of app 21/2369M - 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 comment owing to the technical nature of the application.	approved
21/5317T	Oakwell, Legh Road	T1 Pine, reduce end loading on x2 limbs other footpath (tree is heavy leaning towards footpath and road) Reduce limbs by 5m in length.	The council raises no objections, subject to neighbour comments.	Consent for wrks in TPO with conditions
21/4738T	The Moor Park, Moorside/C hurch Walk	Tag 274 - Fell, due to mature tree in decline by busy footpath and roadway. Replant with one standard Sycamore tree in the same position. Tag 355 - Fell, due to crown decline and failed branch by recently renovated building. Replant with one standard Beech or Hornbeam tree in the same position.	The council raises no objections subject to each felled tree being replaced by two suitable native broadleaf trees due to the declared climate emergency.	Tree 6 week date expired (CA)
21/5670T	Norwood, Bexton Lane	Works to trees G31 A) 1 x Oak, & B) 1 x Copper Birch.	The council raises no objections, subject to neighbour comments	Withdrawn
21/5831T	Orchard House, 2 Chelford Road	Works to Cherry Tree (T5)	The council raises no objections subject to the Arboricultural Officer being satisfied	Tree 6 week date expired (CA)

Application Ref	Address	Application Detail	Town Council Comment	Decision
21/5926T	14 Heathfield Square	Tree works to reduce tree more than 2 metres	The council notes the incorrect information in the application form and OBJECTS to proposed works which would be detrimental to the overall health and longevity of the tree and not comply with BS3998, therefore the council recommends that the tree be subject to a Tree Preservation Order as the tree contributes to the character of the conservation area. Whilst the tree is not wholly visible from the roadside, it is visible to a large number of properties and contributes to and provides a strong landscape function being visible to the amenity spaces, providing screening to the area	Tree 6 week date expired (CA)