

PLANNING DECISIONS REPORT

28/03/2022

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
21/4318M	Russett House, 10 Leycester Road	0.9m high sawn sandstone wall (to match the stone of the house) with 1.05m high black metal railings on top to give a total height of 1.95m. Addition of a 1.9m high x 0.9m wide pedestrian gate adjacent to the existing driveway gates opening Increase the height of the existing driveway gates to 1.9m high (retain existing 4m width) and change gate to new Aluminium gate finished in Anthracite grey. Current height 1.5m	"The council OBJECTS to the proposed gate on the grounds that the industrial nature and materials of the gate detrimentally impact the Legh Road Conservation Area and contradicts the characteristic boundary treatments detailed withing the Legh Road Conservation Area appraisal, therefore failing to comply with policy HE3 of the Knutsford Neighbourhood Plan The council requests the proposal is altered to allow visual permeability of the gate."	refused
21/4693M	16 Parkgate Lane	Proposed Ground Floor Single Storey extension to the side and rear	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 notes that, after carrying out a site visit it is judged that there would still be sufficient space for the parking of 2 cars
21/5153M	5 Oakleigh	Two storey side extension, enlargement of existing side dormer and associated refurbishment works	The council raises no objections, subject to neighbour comments and the Tree Officer being satisfied with the arboriculture report.	approved with conditions The case officer notes that Forestry were consulted but no comments were received, however in the opinion of the case officer that the development is located a significant distance from these trees.
21/5190M	22 Acacia Avenue	Proposed 2 storey side extension, single storey front and rear extensions, associated and internal alternations	The council raises no objections subject to limiting tree removal to those that are essential to the development.	approved with conditions

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				The case officer makes no reference to limiting trees if their report, and there are no conditions relevant to the request.
21/5417M	Land at Beggarmans Lane	Change of use of an agricultural field to a dog exercise area	<p>"The council OBJECTS on the following grounds:</p> <ul style="list-style-type: none"> • Residential amenity will be impacted though noise and disturbance from the unrestricted business hours of the activity and on-street parking in the area. • The proposal has not been fully considered as it presents a highway safety risk through the creation of a new access on to a busy road. • The proposed parking will impact the openness of the green belt. • The field suffers from historic flooding which will force further car parking on-street along Beggarmans Lane." 	<p>Withdrawn</p> <p><i>It has been noted from social media the applicant intends to re-submit the application.</i></p>
21/5176M	St Vincent De Paul Catholic Primary School	Proposed Ramp for Accessible use	The council raises no objections.	approved with conditions
21/5488M	3 Lowland Way	Extension to the rear and alterations to the front facade.	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 notes it is not felt the proposed development would increase the parking demand of the site over and above the off-street parking provision available</p>

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21/5430M	7 Mereheath Park	Continuation of extant approval 18/5525M	The council OBJECTS on the grounds there has been a significant policy change since the original application and therefore this proposal does not comply with Knutsford Neighbourhood Plan policies H1 and D1.	refused
21/5658M	1 Woodlands Drive	Front and rear porches, replacement side conservatory roof, additional velux rooflight to rear	The council raises no objections, subject neighbour comments.	approved with conditions
21/5728D	The Owls, Legh Road	Discharge of conditions 5, 6, 12, 13, 17, 19 & 20 on approval 20/4396M.	The council raises no objections.	part approved/part refused
21/5900T	Woodgarth, Leycester Road	T68 to T87 as per attached tree schedule part 2 and plan	The council raises no objections subject to the Arboricultural Officer being satisfied and the council requests that each tree felled is replaced by two suitable native trees as a result of the declared climate emergency.	Consent for wrks in TPO with conditions The Arboricultural Officer was satisfied with the works but there were no conditioned replacements for the single felled tree.
21/5702M	25 Tabley Close	Two storey side extension and half two storey/ half single storey rear extension to form additional bedroom and ground floor openplay kitchen/living space	The council raises no objections, subject to neighbour comments. Additionally, the council notes the absence of a first-floor safety barrier for the Juliet balcony.	approved with conditions
21/6383T	Norkem House, Bexton Lane	Tree works	The council raises no objections subject to the arboriculture officer being satisfied the husbandry is proportionate and necessary for the longevity of the trees.	Consent for works in TPO with conditions

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22/0209T	Rose Bank, Toft Road	Tree works to remove two leylandi trees and one silver fir tree	The council raises no objections to the works but requests the applicant is encouraged to plant replacement trees.	Tree 6 week date expired