

PLANNING DECISIONS REPORT

10/05/2022

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
21/1474M	3 Yewlands Drive	"Proposal: Side and rear extensions with internal layout changes"	"The council OBJECTS on the grounds that; <ul style="list-style-type: none"> • The scale and design constitute overdevelopment and does not comply with the Knutsford Neighbourhood Plan policies D1 and D2. • 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." 	refused
21/5960M	35 Boothfields	Single Storey Side Extension over existing garage, with rear dormer	The council raises no objections, subject to neighbour comments	approved with conditions <i>Neighbours submissions were in support of the proposal.</i>
22/0763T	4 Park Cottages	The two trees are adjacent to the rear fence line of Number 3 and 4 Park Cottages, Drury Lane, Knutsford. Both trees have been advised that these needed to be felled. Fell T1 (Sycamore) & T2 (Oak) T1, Poor condition, much of crown overhanging residential property, history of branch failure, decayed branch crotches due to historic squirrel damage and some crown dieback. T2, Growing in competition with 2 Lawson Cypress. Majority of crown is formed by one limb overhanging	The council raises no objections, subject to neighbour comments	Tree 6 week date expired (CA)

Application Ref	Address	Application Detail	Town Council Comment	Decision
		residential property, limb appears to be poorly attached and greater diameter than parent trunk at union, torsional reaction wood close to union.		
22/0544T	Half Hidden, 5 Astley Close	<p>SYCAMORE (T1) Very Poor Sycamore to the side of the leaning Oak. Sectional dismantle to ground level. Reason: Heavily squirrel damaged limited long term potential. OAK (T3) Large Oak that leans over the barbecue area beneath the canopy of the larger Oak. Section dismantle to approximately 3 metres from ground level. Reason: limited pruning options due to over extended limbs and suppression stability. concerns over heavily used summer area. OAK (T4) Large Oak to the rear of the above Oak. Limb with the animal hole reduce height by 2.5 metres. Limb with cavity close to the base, reduce in height by 4 metres. Reason: to reduce risk of limb failure BEECH (T5) - Beech with extensive decay in the base central in the woodland. Sectional dismantle to ground level. Reason: extensive decay in trunk section limited long term potential. OAK (T2) - Oak that leans heavily over neighbours garden. sectional dismantle to as close to ground level as possible. Reason: Poor specimen causing stability concerns over garden area MIXED TREE (G6) - in the neighbours garden on the side boundary. Reduce in height by 1-1.25 metres - Reason: To control size on boundary</p>	<p>The council OBJECTS to the proposal on the grounds there is insufficient evidence to support the felling and the council requests the Arboricultural Officer confirms they are satisfied that the trees are dead, dying, or diseased and no alternative arboricultural management would appropriate.</p> <p>If Cheshire East Council are minded approving the application, the council requests that each tree felled is replaced by a suitable native species tree.</p>	<p>Consent for wrks in TPO with conditions</p> <p><i>The Tree Officer confirmed the works were appropriate however no replanting conditions were attached.</i></p>

Application Ref	Address	Application Detail	Town Council Comment	Decision
22/0389T	Sandings, Chelford Road	Tree works to various trees	The council questions the lack of an arboricultural report to accompany the application and OBJECTS to the felling of T3 and T6 unless the Cheshire East Council Arboricultural Officer confirms they are satisfied that the trees are dying and no alternative arboricultural management would be appropriate.	Consent for works in TPO with conditions <i>The Tree Officer's report included the recommendation for a crown reduction of T3.</i>
21/1074M	Dovecoat, 1 Lovat Drive	Remove the existing wooden boundary fence and tall conifer hedge. Replace these with a stone wall, topped with black metal railings.	The council raises no objections subject to neighbour comments	Withdrawn.