

## PLANNING DECISIONS OUT OF MEETING REPORT – 05/08/2022

Application Ref	Address	Application Detail	Comments
<a href="#">22/2915M</a>	92 Grove Park	Demolition of the existing covered side storage and construction of a single storey side extension	The council raises no objections, subject to neighbour comments.
<a href="#">22/0921M</a>	92a King Street	Listed building consent for proposed air conditioning unit ventilation duct outlets	<p>The council <b>OBJECTS</b> on the grounds that the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• Prior to the installation, appropriate consideration was not given to the impact on the Grade II Listed Building as the installation has resulted in the removal of original materials which have been replaced with an unattractive vent surrounded by grey concrete which is not in keeping with the heritage of the building.</li> <li>• Adequate consideration has not been afforded to the narrow alley way which forms the main entrance through to the Knutsford Heritage Centre, which is frequently in use. The exhaust could have been mounted higher, out of eye-line and to avoid the path of the air escape interfering with pedestrian access and egress from the Heritage Centre.</li> </ul>
<a href="#">22/1122M</a>	92a King Street	Proposed air conditioning unit ventilation duct outlets	<p>The council <b>OBJECTS</b> on the grounds that the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• Prior to the installation, appropriate consideration was not given to the impact on the Grade II Listed Building as the installation has resulted in the removal of original materials which have been replaced with an unattractive vent surrounded by grey concrete which is not in keeping with the heritage of the building.</li> <li>• Adequate consideration has not been afforded to the narrow alley way which forms the main entrance through to the Knutsford Heritage Centre, which is frequently in use. The exhaust could have been mounted higher, out of eye-line and to avoid the path of the air escape interfering with pedestrian access and egress from the Heritage Centre.</li> </ul>

Application Ref	Address	Application Detail	Comments
<a href="#">22/2932M</a>	6 Oakleigh	Two storey extension to side, new roof design	The council asks the Planning Officer to carefully consider the submitted comments by 60 and 62 Goughs Lane which are situated to the rear of the site.
<a href="#">22/2864M</a>	St Cross Church, Mobberley Rd	The removal of the existing 3 no. antennas and their replacement with 2 no. new antennas, the upgrade of radio	The council raises no objections.
<a href="#">22/2878M</a>	11-13 Minshull Street	Replacement of glazed circular headed timber shop display windows and entrance door	The council raises no objections, subject to neighbour comments, and the Conservation Officer being satisfied with the materials and methodology employed, and that the proposal is not detrimental to the Town Centre Conservation Area.
<a href="#">22/2877M</a>	11-13 Minshull Street	Replacement of glazed circular headed timber shop display windows and entrance door	The council raises no objections, subject to neighbour comments, and the Conservation Officer being satisfied with the materials and methodology employed, and that the proposal is not detrimental to the Town Centre Conservation Area.
<a href="#">22/2882M</a>	37 Sharston Crescent	To extend our dorma bungalow: - from a 3 bed 2 reception room, 1 bathroom, - to a 5 bed 3 reception room, 2 bathroom property. This would largely capitalise on unused void space lying within roof, and the external footprint of the house would increase only by 20m2	Whilst the application is in accordance with the parking policies in the Cheshire East Local Plan and the Knutsford Neighbourhood Plan, the council raises concerns over the application regarding the limited on-street parking provision in the immediate area.
<a href="#">22/3022M</a>	3 Oakleigh	Ground floor rear extension, two storey front extension and first floor extension over existing garage and porch	The council raises no objections, subject to neighbour comments.
<a href="#">22/3033M</a>	50 Manor Park South	Single storey extension to the side and rear of the property	The council raises no objections, subject to neighbour comments.
<a href="#">22/3053M</a>	2 Church View	Proposed single storey extension to rear of property	The council requests the Planning Officer carefully considers the impact the proposal will have on the courtyard of 3 Church View, and requests the applicant submit documentation to evidence how the proposal considers the Town Centre Conservation Area.
<a href="#">22/3057M</a>	181 Ashworth Park	First floor rear roof works, ground floor rear extension, modification to garage door arrangement to front elevation of dwelling	The council raises no objections, subject to neighbour comments.

Application Ref	Address	Application Detail	Comments
<a href="#">22/2661M</a>	4 St Peters Avenue	Construction of a dwelling and associated works	<p>The council <b>OBJECTS</b> on the grounds that the application fails to comply with Knutsford Neighbourhood Plan policies D1, D2, D3, H2, and T4 for the following reasons:</p> <p>The proposal does not provide a suitable solution to offset the loss of the large amount of vegetation identified for removal and therefore does not present a biodiversity net gain.</p> <p>The proposal cannot offer an adequate and comparative plot ratio to the surrounding properties if it is to meet a biodiversity net gain on site, which will present a disproportionate amount of amenity space, and therefore constitutes overdevelopment of the site.</p> <p>The proposal presents a 3-bedroom dwelling but fails to provide adequate off-street parking for two motor vehicles</p>
<a href="#">22/2716M</a>	2 Croft Lane	Variation of Condition 2 on 20/1848M - Erection of a single detached dwelling within the gardens of the adjacent properties (re-submission of application 18/5271M)	The council <b>OBJECTS</b> on the grounds that the application seeks to increase the property size and mass beyond that of the limited built form already approved and conditioned to ensure there is no detrimental impact to the neighbouring cottages, therefore the proposal constitutes overdevelopment.
<a href="#">22/3073M</a>	2 Croft Lane	1 No. of Contemporary House at land adjacent to No. 2 Croft Lane, the principle was approved under 20/1848M	The council <b>OBJECTS</b> on the grounds that the application presents an unsuitable scale, mass and particularly height for the plot which constitutes overdevelopment of the site, and would be detrimental to setting of the Grade II Listed Bexton Croft and the Legh Road Conservation Area
<a href="#">22/3107M</a>	42 Warren Avenue	Proposed Single Storey Rear Extension	The council raises no objections, subject to neighbour comments.

## TREE WORKS DECISIONS OUT OF MEETING REPORT – 15/08/2022

Application Ref	Address	Application Detail	Comments
<a href="#">22/3024T</a>	19 St Johns Road	<p><b>Section 211 notice:</b></p> <p>Conifer tree at the back of the garden. This is a concern of causing damage to our neighbour's house. As there is no TPO on this tree we would like to remove the tree.</p>	The council raises no objections but notes the lack of evidence.

Application Ref	Address	Application Detail	Comments
<a href="#">22/3162T</a>	2 Ruskin Court	<p><b>Section 211 notice:</b>  [G1] 4no. Multistem Sycamore group: Located within border strip across road from 2 Ruskin Court Proposal: Reduce group height by approx 5m. Reason: Fast growing group client would like to control height of group.</p>	The council raises no objections subject to the tree officer being satisfied.
<a href="#">22/3163T</a>	19 Manchester Road	<p><b>Section 211 notice:</b>  [T1] Holly: At the rear left border. Proposal: Reduce height to 3m from ground level. Prune overhanging growth to neighbour approx 0.5m back to wall level. Trim remaining growth approx 30cm all round to shape. Reason: To control height and spread. [T2] Yew: At the rear left border. Proposal: Reduce height to 3m from ground level. Reduce overhanging lateral spread to lane by approx 1m back to within 0.5m of wall. Prune lateral spread by up to 1.5m to tidy/shape and trim low growth up to 0.5m to tidy. Reason: To control height and spread.</p>	The council raises no objections subject to the tree officer being satisfied.
<a href="#">22/3110T</a>	Cedarwood, 20 Goughs Lane	<p><b>Works to Protected Trees:</b>  T1 - Beech - Crown reduction of the canopy by 2-2.5 metres T2 - Beech - Crown reduction of the canopy by 2 - 2.5 metres, one over-extended limb over the car park area to be reduced a bit more, circa 4 metres. T3 - Beech - Previously poorly pruned, turn into a monolith for nature, leaving a 3 metre stem. T4 - Beech - No works - Previously pruned fairly severely and still re-developing. T5 - Beech - Light crown reduction reducing the canopy by 1- 1.5 metres. T6 - Beech - Previously poorly pruned, turn into a monolith for nature, leaving a 3 metre stem. T7 - Beech - Light crown reduction reducing the canopy by 1- 1.5 metres. T8 - Beech - Very expansive canopy, looking to reduce the garden side laterals by 3 - 3.5metres and the upper crown by 2-2.5 metres. T9 - Beech - Crown reduction of the canopy by 2 - 2-5 metres, remove previously poorly pruned stubby branches, removal of some of the lowest limbs give a crown lift to match the there trees. T10 - Oak - Sections of the canopy overhanging the property to be reduced back appropriately to good quality growth points to give separation between the property and the Oak, pruning limbs back to the footpath/walkway around the property. T12 - Oak - Sections of the canopy overhanging the</p>	The council raises no objections, subject to neighbour comments.

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		property to be reduced back appropriately to good quality growth points to give separation between the property and the Oak, pruning limbs back to the footpath/walkway around the property.	
<a href="#">22/3103T</a>	19, Manor Park South	<b>Works to Protected Trees:</b> T1 - Pine - The recommendation is to fell the Pine tree to as close to ground level as possible.	The council <b>OBJECTS</b> to the proposal on the grounds there is insufficient evidence from any engineer or technical specialist that details subsidence or structural damage caused by the tree, to support the recommended felling. The council also notes there is no suggested replacement or planting plan to offset the loss of the tree.
<a href="#">22/3068T</a>	Knutsford Golf Club House, Mereheath Lane	<b>Section 211 notice:</b> Removal of several small self set sycamore. removal of heavily leaning Coniferous specimens set next to a road and any heavily leaning co-dominant stems from the area marked with a yellow boundary on the sketch plan. crown reduction by 2m of a cherry on the boundary of the woodland marked with a blue dot to prevent the tree from further racing for light and becoming over extended. crown lift up to 4m a sycamore marked in purple to allow for more light and space in the understory.	The council raises no objections to the husbandry but asks that the applicant consider only removing the minimum amount of the self-set sycamore.
<a href="#">22/3067T</a>	Wolseley Lodge, Legh Road	<b>Works to Protected Trees:</b> 1 x Lime (overhang from next door) : trim back toward boundary 1x Beech (Next to gate) request for 25% reduction 1 x Lime (Next to beech) request for 25% reduction 4 x Lime and 1 x Chestnut (Along Leycester road) request for 25% reduction Request to trim back various small trees/shrubs from next door	The council raise no objections subject to the tree officer being satisfied.
<a href="#">22/2894H</a>	5 County Terrace	Hedgerow Removal	The council <b>OBJECTS</b> to the removal of the hedge on the grounds the suggested replacement is not in keeping with the historical setting of the property and the area. The council suggests the applicant could remove the ivy and bindweed from the hedge and encourage it to thrive. The ivy will be adding additional weight, which once removed will dramatically reduce the likelihood of the hedge collapsing. Privet is a vigorous semi-evergreen species and will grow back but sections could be supplemented with additional planted privet.