

PLANNING DECISIONS REPORT

29/11/2022

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
21/2184M	38 Carrwood	Two storey storey side extension to existing dwelling including alterations to existing windows, entrance, garage building line and dormers.	The council requests that when undertaking the site visit and assessing this proposal, the Planning Officer pay regard to the relationship to neighbouring properties through, the proximity to the boundary, the overbearing nature of the proposal, and the potential loss of light to the living quarters of the adjacent neighbour property.	Withdrawn
21/4117M	152 Mobberley Road	Single storey front, side and rear extensions and new roof structure	Following the amendments published 9th November 2022 and noting the comments of the Conservation Officer dated the same day, the Town Council considers its objections have been overcome by the revisions which better preserve the character of the non-designated heritage asset.	Approved with conditions
21/4026D	Land North Of Parkgate Industrial Estate, Parkgate Lane, Knutsford, Cheshire	Discharge of conditions 9, 13, 17, 32, 40 & 44 on 13/2935M	The council raises no objections.	Approved
22/0076M	Moorgarth, Legh Road	2 storey side extension with basement below, replacement garage, garden room	The council raises no objections, subject neighbour comments.	Approved with conditions

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		extension, replacement windows and updated external finishes		
22/0371M	70 Grove Park	Proposed Front and Rear Extensions, alterations and proposed dropped kerb to form vehicular crossing	The council raises no objections, subject to neighbour comments.	Approved with conditions
22/1416D	Land North of Parkgate Industrial Estate, Parkgate Lane	Discharge of condition 36 on approved application 13/2935M - Outline application with all matters reserved except for means of access, for the erection of a high quality residential development (use class C3) with associated woodland buffer, ecological mitigation and enhancements, and open spaces	The council OBJECTS on the grounds the proposal is insufficient in encouraging active transport and fails to comply with Knutsford Neighbourhood Plan policy T1 and T2 and does little to integrate with the wider town.	Approved <i>There is only a decision notice and not an officer's report, the Strategic Highways consultation response approved the discharge.</i>
22/1747M	Molly Potts, 10-12 Croft Lane	Single storey rear extension and associated external alterations to existing detached dwelling.	The council raises no objections, subject to neighbour comments and the Conservation Officer being fully satisfied.	Approved with conditions <i>The Conservation Officer considered the proposed extension to be of a sympathetic design and scale to the host building which will preserve and enhance the character and appearance of the conservation area subject to conditions.</i>
22/1825M	129 & 123 King Street	Listed building consent for replacement windows and skylights and 5 new rooflights to west roof slope of 131	Notwithstanding the lack of sufficient detail within the design and access statement and heritage statement, the council raises no objections.	Withdrawn
22/1904M	1 Lilybrook Drive	Erection of a car port steel structure with x2 aluminium infills to LHS suspended off the garage gable end wall.	The council raises no objections, subject to neighbour comments and the Conservation Officer being fully satisfied.	Approved with conditions <i>The Conservation Officer raised no objections subject to conditions relating to strict accordance with drawings and materials.</i>

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22/1846M	Booths Supermarket, 2B Stanley Road	InstaVolt are proposing to install two rapid electric vehicle charging stations within the car park of Booths, Knutsford. Two existing parking spaces will become EV charging bays, along with associated equipment. This application will overwrite the previous planning approval ref 19/3858M.	The council raises no objections, subject to neighbour comments.	Approved with conditions
22/2479M	7 Forester Avenue	Single storey rear extension & side extension over existing garage	The council raises no objections, subject to neighbour comments.	Approved with conditions
22/3033M	50 Manor Park South	Single storey extension to the side and rear of the property	The council raises no objections, subject to neighbour comments.	Approved with conditions
22/3057M	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.	Approved with conditions
22/3715M	8 Blackhill Lane	Single storey side extension and conversion of existing garage	The council raises no objections subject to neighbour comments and subject to the planning officer being satisfied the complies with Knutsford Neighbourhood Plan policy T4.	Approved with conditions <i>The works would not increase the number of bedrooms within the dwelling however the parking space within the existing garage would be lost, however provision for two parking spaces would remain on the existing driveway. It is not considered the development would increase the parking demand of the site over and above the off-street parking provision available. No change of access or alteration to the public highway would occur, such that there would be no adverse impact on the safety or operation of the adjacent highway.</i>
22/3736M	4 Queen Street	Non-material amendment to approved application 21/2856M - Erection of a single storey porch/conservatory extension to rear/side.	The council raises no objections.	Approved with conditions

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22/0889M	95 King Street	Replacement of Existing Kitchen Extract Ductwork	<p>The council requests the following,</p> <ul style="list-style-type: none"> • The applicant explores alternative options due to the exposed nature of the proposed extraction within the Town Centre Conservation Area • A suitably qualified professional confirms the system proposed is appropriate. • And, the Planning Officer considers a condition for the extraction unit to be suitably boxed in. 	<p>approved with conditions</p> <p>Following an objection from the conservation officer the initial proposals were amended from an external duct up the side of the building to an internal duct route up through the building and through the roof. The Conservation Officer has considered the amended proposals and is satisfied that the proposals are acceptable</p>
22/1655M	11 Moorside	Rear and side extension with internal changes	<p>The council STRONGLY OBJECTS on the grounds that the proposal fails to comply with Knutsford Neighbourhood Plan policies D1, D2, H3, and HE3 as follows:</p> <ul style="list-style-type: none"> • The proposal does not respect the height, bulk, and design of the neighbouring properties and is therefore not in-keeping with the street scene and detrimental to the Town Centre Conservation Area. • The proposal constitutes overdevelopment of the site and detrimentally alters the character of the property. • The rear elevation of the proposal will detrimentally affect the small group of distinctly designed houses on Edgerton Square. 	Withdrawn
22/2767M	9 Arundel Close	The erection of a single storey rear extension and partial garage conversion.	The council raises no objections subject to neighbour comments and subject to the planning officer being satisfied that sufficient parking remains on site to comply with Knutsford Neighbourhood	approved with conditions

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			Plan policy T4. The council also requests the planning officer assess if the side windows require obscure glazing.	
22/3315M	Land off, Parkgate Lane	Non-material amendment to approved application 18/2996M - Reserved matters application pursuant to outline planning consent 13/2935M for siting, design, appearance and landscaping details for residential development (C3 Use Class)	The council raises no objections	approved with conditions
21/4525D	Land North of Parkgate Ind. Est, Haig Road	Discharge of Conditions 5, 6, 9 & 12 on 18/2996M - Reserved matters application pursuant to outline planning consent 13/2935M for siting, design, appearance and landscaping details for residential development (C3 Use Class)	The council is unable to comment due to the technical nature of the proposal.	Approved
22/2058M	5 Lynton Close	Ground floor single storey rear extension. First floor rear bedroom extension. Alterations to front dormer. With associated internal and external works.	The council raises no objections, subject to neighbour comments.	approved with conditions
22/3541T	Unitarian Chapel, Adams Hill	Tree works	The council raises no objections, subject to neighbour comments.	Tree 6 week date expired
22/2413M	20 Parkgate Lane	Demolish existing conservatory and lean to structure. Rear ground floor extension with parapet flat roof. With associated internal and external alterations	The council raises no objections, subject to neighbour comments.	Approved with conditions
22/2443M	24 Aylesby Close	Single storey extension to side and rear of existing dwellinghouse	The council raises no objections, subject to neighbour comments	approved with conditions
22/1048M	2 Canute Square	Consent to display an advertisement.	The council raises no objections, subject to neighbour comments.	Refused Adverse impact on visual amenity due to the negative impact it would have on the conservation area.

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22/2429M	Lyndhurst, Bexton Lane	Roof lifted to gain first floor head height, ground floor remodelling and rear extension	The council raises no objections, subject to neighbour comments and subject to the arboricultural officer being satisfied with the necessity to fell the tree	approved with conditions The Arboricultural officer has considered that the limited lateral growth to the north is likely due to suppression by vegetation reportedly removed from inside the site boundary relatively recently. The tree has been shown on proposed plans to be retained with the construction of the proposal being just outside the RPA with provision for installation of ground protection. The Arboricultural Officer has considered that the proposals to the dwelling itself would not result in a significantly inferior relationship to that which has already been approved.
21/4748M	9 Goughs Lane	Proposed new site entrance and gated access for security purposes	The council raises no objections, subject to neighbour comments and the integration of a soft landscaping screen to minimise the impact to the street scene.	Withdrawn
22/1099M	17 Oakfield Avenue	Proposed 2-storey Side + Single-storey Rear Extensions to provide additional living accommodation + Internal and External Alterations.	The council raises no objections, subject to neighbour comments and the Planning Officer being satisfied the development will not be detrimental to the adjoining property or the relationships to the neighbouring properties on both sides.	approved with conditions Report contained detailed appraisal of the impact on neighbouring properties.
22/2138M	7 Bracken Way	Single storey rear extension and 2 storey side extension	The council raises no objections, subject to neighbour comments.	approved with conditions
22/2153M	3 Briar Close	Proposed Single Storey Side Extension and Conservatory Conversion	The council raises no objections, subject to neighbour comments.	Approved with Conditions

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22/2107M	Elsterne House, Toft Road	Amendments to planning permission 19/1409M and 20/0357M to create 4 apartments and associated external alterations.	The council raises no objections, subject to neighbour comments.	approved with conditions
22/2179M	First and second Floor 75a King Street	Change of use of 2nd floor to 1no. bed flat from previous office/storage space and change of use of 1st floor office/storage space to 2no. bed flat	The council raises no objections, subject to neighbour comments.	approved with conditions
22/2436D	9 Goughs Lane	Discharge of conditions 11, 13 & 14 on approved application 20/1246M - Demolition of existing dwelling to construct new replacement dwelling	The council requests the Conservation Officer is satisfied the proposal is not detrimental to the Legh Road Conservation Area and the Tree Officer is satisfied the proposal meets policy D3 of the Knutsford Neighbourhood Plan.	Part approved/part refused
22/2878M	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.	approved with conditions Conservation Officer raised no objections.
22/2877M	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.	approved with conditions Conservation Officer raised no objections.
22/2888T	Hazelfield, Legh Road	Permission is requested to work on six trees at Hazelfield. The reason for the application is to remove dead or damaged limbs adjacent to the highway, rebalancing the tree canopy and undertake broader general tree maintenance. Copper Beech & Sycamore adjacent to the highway: Crown thin and reduce by 15-20% and reduce	The council raises no objections subject to the arboricultural officer being satisfied that works are necessary and proportionate	Consent for wrks in TPO with conditions The works prescribed which were described as both thinning and crown reduction works were not considered to be necessary or justified to all of the trees at the present time. An alternative and slightly reduced specification was

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		secondary laterals overhanging Legh Road by 1.5m Sycamore, Copper Beech and Silver Birch on the northerly boundary to the front of the property: Crown thin and reduce by 15-20% Sycamore at the north east boundary to the property: Crown thin and reduce by 15-20% All trees are owned by the applicant.		submitted to the tree owner for discussion and consideration with his agent and the works were confirmed by return email as agreeable to achieve increased ground clearance, remove dead, diseased and broken branches and improve the relationship of trees with property.
22/3068T	Knutsford Golf Club House	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 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	Tree 6 week date expired (CA)
22/3067T	Wolseley Lodge, Legh Road	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	Refused works to protected tree The Council was unable to assess the proposals sufficiently due to a lack of reasons submitted in support of the application. The description of the works submitted was insufficient to determine the impact of the works on trees and their contribution to the wider amenity of the area
22/3163T	19 Manchester Road	[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:	The council raises no objections subject to the tree officer being satisfied	Tree 6 week date expired (CA)

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		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.		
22/3162T	2 Ruskin Court	[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.	The council raises no objections subject to the tree officer being satisfied	Tree 6 week date expired (CA)
22/3721T	8 Ladies Mile	Tree works to oak tree to cut back tree and branches, remove dead branches and remove low branches	The council notes the husbandry and requests the Oak tree be subject to a Tree Preservation Order as the Oak contributes to the character of the conservation area, contributes to and provides a strong landscape function being visible to the public, and provides screening.	Tree 6 week date expired (CA)
21/2161M	12 Beech Drive	Two storey side extension, single storey front extension and internal reconfiguration. *The council should note that the application was amended to a single storey (27/10/22 - TR)	The council raises no objections, subject to neighbour comments.	approved with conditions