

PLANNING DECISIONS REPORT

10/01/2023

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
22/0743M	75 Boothfields	Two storey side extension	<p>"The council requests the Planning Officer is completely satisfied that:</p> <ul style="list-style-type: none"> • There is sufficient space for waste removal. • The proposal will not result in a terracing effect but if it does the council suggests altering the height of the roofline • There is sufficient parking available to comply with policy T4 of the Knutsford Neighbourhood Plan." 	refused
22/2206M	16 Valley Way	Part single part double storey side extension	The council raises no objections, subject to neighbour comments.	Approved with Conditions
22/2326M	8 Oakleigh	Ground floor rear extension, new porch to front entrance and first floor extension over existing garage and side extension	The council OBJECTS to the development on the grounds of the proposed balcony resulting in a loss of privacy to neighbouring properties.	<p>approved with conditions</p> <p><i>The Officer states: The additional front elevation windows at first floor would be 22.2m from the front elevation of No.5. This separation distance exceeds the spacing requirement front to front of buildings outlined in Policy DC38 and thus it is not felt the additional fenestration to the principle elevation would have a significant impact on privacy. Balconies since removed. No side elevation windows are proposed to</i></p>

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				<i>face No 6 and no first-floor side windows are proposed to face the dwellings to the south, resulting in a limited impact on privacy and overlooking.</i>
22/2397M	16 Willow Green	Demolish existing car port. Single storey front extension to the garage with new pitched roof. Single Storey rear extensions.	The council raises no objections, subject to neighbour comments.	approved with conditions
22/2297M	17 Lodge Road	Proposed Double Storey Side Extension Works	The council raises no objections, subject to neighbour comments.	approved with conditions
22/3570T	2 Buckingham Drive	1) Beech tree - Inspection of crown and removal of any deadwood. Minor trimming to ensure 3 metres clearance from chimney on Park Cottage, 19 Chelford Rd. Inspection of small branch overhanging Chelford Rd where cavity is present. Trim back if required to cavity position to maintain safety of Highway users. Minor pruning of crown. 2) Lime Tree - Inspection of tree and removal of any deadwood. Inspection of cavity in right hand branch, which over hangs Park Cottage, 19 Chelford Rd and removal of branch down to cavity position if advisable for safety to Park Cottage.	The council raises no objections, subject to neighbour comments.	Consent for works in TPO with conditions
22/3576T	188 Grove Park	T1 Sycamore - Fell T2 Beech - Overall reduction by 1.5-2m and 10% thin	The council requests the arboricultural officer is satisfied that works are necessary and proportionate and request that the felled Sycamore is replaced with a suitable native broadleaf species.	Consent for works in TPO with conditions <i>The Tree Officer states: Replacement planting - In the first planting season following felling of the Sycamore , 1 replacement Sycamore 10/12 cm girth shall be planted as close as possible to the base of the felled tree</i>

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22/3954T	Humbug Cottage, 4 Leycester Road	T1 - Sycamore - remove 3 stem growing from the base of the tree leaving the main stem, 1m full reduction of canopy, crown lift branches overhanging public footpath	The council raises no objections.	Tree 6 week date expired (CA)
22/4084T	Woodleigh Cottage, Legh Road	1 x Cypress to front of property : Request to reduce in height approximately 5 meters	The council raises no objections.	Tree 6 week date expired (CA)
22/4087T	25 Hallside Park	Beech Tree - Reduce longer laterals by 2 - 3m	The council raises no objections.	Consent for wrks in TPO with conditions
22/4134T	Tree references as follows:T11, T12, T18, Church Walk, WA16 6D, Knutsford,, WA16 6DR	The following trees are proposed for minor pruning only to BS3998, by crown lifting to highway specification giving a 5 metre clearance to facilitate access and safe vehicle clearance to drilling points for ground investigation points. See Arboricultural Assessment 9202.02.001, tree references as follows: T11, T12, T18, T37 to T52 And groups of trees G7, G8, G11, G28, G29, G32, G33 The crown raising will be achieved by removal of only secondary limbs and no limbs greater than 3 inches will be removed. The reason for the tree works is to provide access for vehicles and machinery to undertake site investigation works to assess ground conditions for sewer upgrade works.	The council raises no objections subject to the arboriculturist being satisfied the works are proportionate.	Tree 6 week date expired (CA)
22/3831M	29 Sharston Crescent	Proposed front porch and extended frontage	The council raises no objections	Approved with conditions
22/4753M	1-5 Tatton Street	Non Material Amendment on application 21/5285M: Fire escape door to rear elevation at first-floor level moved to new opening, and existing door opening converted to a window.	The council raises no objections subject to neighbour comments.	Approved

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22/1731M	The White House, Tabley Road	Amendment of front driveway entrance	<p>The council raises no objections, subject to neighbour comments, and the Planning Officer being satisfied the proposal will not detrimentally affect the adjacent highway, and the Conservation Officer being fully satisfied.</p> <p>The council also notes there are trees which are not on the submitted plans.</p>	<p>Approved with conditions</p> <p><i>The Officer states: The proposal does not alter the parking demand on site and there are no highway implications associated with this proposal. Trees protected by preservation orders are situated to the rear of the site. These would be situated over 20m from the proposed development, and it is therefore not considered that the works would have significant arboricultural implications.</i></p>