

PLANNING DECISIONS REPORT

20/02/2023

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
21/2284M	48 Goughs Lane	Erection of a rear garden patio shelter roof structure of 50m2 in post and beam construction featuring brick bbq chimney of 4500mm height, in matching materials to existing house.	The council raises concern over the proposal, and requests that in granting consent Cheshire East Council include conditions: <ul style="list-style-type: none"> • To ensure the physical structure cannot be enclosed without prior consent. • For the proposed structure to remain ancillary in its operation or use to the main dwelling. 	Approved with conditions The officer's report failed to consider the request for conditions.
21/3017M	47 Valley Way	Variation of condition 2 (approved plans) to application 20/0438M - Front single-storey extension and new tile roof to replace the single storey flat roof	The council raises no objections, subject to neighbour comments.	Refused
21/3534M	Clovelly, 47 Bexton Road	Proposed demolition of the existing garages, replace with summer house, along with 2 storey side extension, ridge raise with loft conversion.	The council raises no objections subject to neighbour comments and requests that in granting consent that Cheshire East Council requests the applicant replant two suitable replacement native species tree for the two felled tree due to the declared climate emergency and the lack of supporting evidence to warrant the proposed felling.	Approved with conditions The officer's report notes a replanting schedule was submitted by the applicant.
21/4097D	9 Goughs Lane	Discharge of conditions 3, 4, 7, 8, 9, 10 and 16 for approved app 20/1246M- Demolition of existing dwelling to construct new replacement dwelling	The council raises no objections, subject to neighbour comments.	Approved

Application Ref	Address	Application Detail	Town Council Comment	Decision
21/4812M	9 Goughs Lane	non material amendment to app 20/1246M	The council raises no objections, subject to neighbour comments.	Refused
21/6091M	Land to the North of Parkgate Industrial	Advertisement consent for 3050 x 1500mm post mounted signage	The council raises no objections to the signage employed on the development site but OBJECTS to the signage toward the south of Parkgate Lane as it is detrimental to the character of the Green Belt.	Undecided and removed from planning register under article 40(13) of the Town and Country Planning Order (DMP) 2015
22/0566M	Winstanley House, Northwich Road	Residential redevelopment of former Winstanley House site and demolition of associated garages. Replacement building containing 28 no 100% affordable apartments, car parking and landscaping.	The council requests that the applicant: <ul style="list-style-type: none"> • Revise the transport statement over the incorrect use of transport data sets. • Submit a Construction Management Plan over concerns Racefield Road is unsuitable for a large volume of heavy construction traffic. • Fully considers the Heathfield Square Conservation Area and Town Centre Conservation Area regarding the potential substation. • Make a financial contribution towards pedestrian routes into the town centre as per Knutsford Neighbourhood Plan policy HW1. 	Approved with conditions The committee report notes Heritage and Urban Design were satisfied with the plans, no concerns were raised regarding access, traffic impact or highway safety.
22/1625M	8 Woodvale Road	First floor and ground floor rear and side extensions	The council raises no objections, subject to neighbour comments.	Approved with conditions
22/1851M	9 Parkgate Lane	First floor side extension and new roof over garage to form additional habitable space	The council raises no objections, subject to neighbour comments.	Approved with conditions
22/1925M	1 Warren Avenue	Proposed two storey side extension, single storey rear extensions and internal alterations	The council raises no objections, subject to neighbour comments.	Approved with conditions

Application Ref	Address	Application Detail	Town Council Comment	Decision
22/2084M	15 Delmar Road	First floor side addition and single storey rear extension	The council raises no objections subject to neighbour comments and subject to the planning officer being satisfied that sufficient parking remains on site.	Approved with conditions The officer's report notes the proposal is in accordance with Appendix C of the Local Plan.
22/2432M	2 Teal Avenue	Single storey wraparound extension.	The council raises no objections, subject to neighbour comments and a replacement tree planted with.	Refused
22/0921M	92a King Street	Listed building consent for proposed air conditioning unit ventilation duct outlets	The council OBJECTS on the grounds that the application for the following reasons: <ul style="list-style-type: none"> • 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. • 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. 	Refused

Application Ref	Address	Application Detail	Town Council Comment	Decision
22/1122M	92a King Street	Proposed air conditioning unit ventilation duct outlets	<p>The council OBJECTS on the grounds that the application for the following reasons:</p> <ul style="list-style-type: none"> • 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. • 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. 	Refused
22/2932M	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.	<p>Approved with conditions</p> <p>The officer's report notes nothing significant to justify refusal.</p>
22/3053M	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.	<p>Approved with conditions</p> <p>The officer's report notes the relationship to neighbouring properties and identifies no adverse impacts, also noting the Conservation Officers had no objections.</p>

Application Ref	Address	Application Detail	Town Council Comment	Decision
22/2716M	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 OBJECTS 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.	Approved with conditions The officer's report notes the proposed dwelling would be minimally wider, deeper and taller than that which was approved under application 20/1848M resulting in a negligible impact.
22/3107M	42 Warren Avenue	Proposed single storey extension	The council raises no objections, subject to neighbour comments.	Approved with conditions
22/3223M	12 Goughs Lane	Single storey rear extension, amendments to front porch design, replacement of windows and doors and general alterations and refurbishment to external finishes and features.	The council raises no objections, subject to neighbour comments.	Approved with conditions
22/2718M	36 Cranford Avenue	small pitched front dormer and rear dormer	The council raises no objections, subject to neighbour comments.	Approved with conditions
22/3582M	20 Higher Downs	Part single part two storey rear and side extension	The council raises no objections, subject to neighbour comments.	Approved with conditions
22/3634M	9 Parkgate Lane	First floor side extension	The council raises no objections, subject to neighbour comments and adequate tree root protection is employed to protect the trees impacted by the development.	Approved with conditions
22/3673M	10 Leigh Avenue	2 Storey Side Extension & Single Storey Rear Extension	The council raises no objections, subject to neighbour comments.	Refused
22/3887T	72 Glebelands Road.	T1 Sycamore, Crown clean and deadwood due tree being over footpath, Crown thin tree by 20% to reduce shading of property.	The council raises no objections subject to the arboricultural officer being satisfied that the proposed works are proportionate and required	Refused works to protected trees
22/4160M	13 Willow Green	This is a planning resubmission of a consented scheme involving a single storey rear extension and elevation remodelling including new front entrance.	The council raises no objections, subject to neighbour comments.	Approved with conditions

Application Ref	Address	Application Detail	Town Council Comment	Decision
22/4452M	10, Grassfield Way	Two storey side extension on top of existing garage, single storey side extension and internal remodelling	The council raises no objections, subject to neighbour comments.	Approved with conditions
22/4386T	18, Pevensey Drive	There is an Oak Tree in the rear garden of 18 Pevensey Drive (highlighted in orange on the sketch plan provided.) The homeowner is proposing to reduce the total canopy mass by up to 20 percent or 1m from the branch tips to correct pruning points. The tree will be left with a natural healthy looking canopy. The tree has been regularly pruned in the past by a previous homeowner and the new homeowner would like to continue this maintenance.	The council raises no objections	Consent for works in TPO with conditions
22/4387T	50, Manor Park South	There are 3 pine trees proposing to prune back the limbs that are extending towards the house by up to 2m where necessary to gain clearance from the property and reduce the weight of any lateral limbs to prevent any future failure. there is also a dead standing oak stem to be removed which isn't covered by a TPO but will be removed in the same group of works.	The council raises no objections	Consent for works in TPO with conditions
22/4518M	64 Blackhill Lane	Single storey extensions to front and rear	The council raises no objections, subject to neighbour comments.	Approved with conditions
22/4474M	43-45, King Street	Listed building consent for installation of a floor mounted AC condenser to the rear elevation; Installation of an extract duct to the rear elevation; Installation of a wall mounted AC cassette to the side elevation	Insufficient information has been provided for the wall mounted cassette to the side elevation to assess the impact on the listed building. The council requests that further information is provided (e.g. photographs of the location and proposed unit).	Withdrawn

Application Ref	Address	Application Detail	Town Council Comment	Decision
22/4614M	3, Yewlands Drive	Side and rear extensions with internal layout changes	The council OBJECTS on the grounds that the proposal for a two-storey property constitutes overdevelopment of the site and is out of keeping with the surrounding area, contrary to policy D1 of the Knutsford Neighbourhood Plan and considers that the majority of reasons for dismissal of the appeal have not been addressed.	Approved with conditions The officer's report notes the proposal is in general accordance with the relevant policies of the Development Plan.
22/4067M	7, Warwick Close	Two storey side extension and single storey front and rear extensions	The council raises no objections, subject to neighbour comments.	Approved with conditions
22/4534T	Toft Cricket Club, Chelford Road	The trees in the group of protected trees to the north of the pavilion overhang the cricket clubs boundary and site screens. Those encroaching on the play area by overhanging the play area need to be trimmed back - needing minor removal of lower branches.	The council raises no objections.	Consent for works in TPO with conditions
22/4718M	26 Buckingham Drive	Single and double-storey rear extensions to existing house including the replacement of the roof to the existing single-storey section of the house. External work is limited to the rear and includes a new terrace and modified patio area.	The council raises no objections, subject to neighbour comments.	Approved with conditions
22/4795M	4 Rowley Way	Ground floor front extension & part garage conversion to dwelling	The council raises no objections, subject to neighbour comments.	Approved with conditions

Application Ref	Address	Application Detail	Town Council Comment	Decision
22/4688T	Bryanston, 3, Chelford Road	T1 - Variegated Sycamore - Reduce and reshape by 0.5 - 1 metre all around T2 - Leyalndii, Cottonester, Hornbeam & Purple Prunus group - Large Leylandii rear left boundary, reduce the top and sides hard back to solid form. Cotoneaster rear left boundary, single limb over the garden reduce by 1.5 metres. Reduce and reshape the rest of the shrub to the point of the previous reduction. Hornbeam in the rear corner, cut ivy at the main fork. Reduce and reshape all around to the point of the previous reduction. Purple Prunus, reduce and reshape to the point of the previous reduction and clear the wires. Clip all the trees back on the lane side to solid form.	The council raises no objections.	Tree 6 Week date expired (CA)
22/4734T	The Moor, Moorside	Lime Tag 469 - pollard tree to approximately 6.5m above ground level	The council raises no objections.	Tree 6 Week date expired (CA)
22/5031M	The Old Vicarage, St Johns Road	Demolition of existing carport and garden sheds and construction of a new brick built garage with store over	The council raises no objections, subject to neighbour comments and the proposed garage and space included above remaining ancillary to the main dwelling.	Refused
22/5010T	Eskdale, Legh Road	T1 (Maple) - remove T2 (Hornbeam) - remove T3 (Birch) - remove T4 (Ailanthus) - remove T5 (Sweet Chestnut) - remove T6 (Lime) - Crown reduce back to previous pruning points T7 (Holly) - Re-coppice G1 (Beech x 2, Holly x 2) - remove 2 No Beech and copping 2 No Holly PLEASE REFER TO TREE SURVEY SCHEDULE FOR MORE DETAILS	The council raises no objections.	Tree 6 week date expired (CA)