

Knutsford Town Council

Town Clerk: Adam Keppel-Green

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Minutes of the meeting of the Planning and Licensing Committee held 27th February 2023 in the Lower Council Chamber

PL22/116 PRESENT

Councillors McCulloch, Houghton, Gray, and Lowe.

B Allen (*Planning and Facilities Officer*)

PL22/117 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Morris (health), and Cllrs Dalzell and Robertson (personal business).

PL22/118 DECLARATIONS OF MEMBERS' INTERESTS

Cllr Lowe declared a personal interest in application 23/0318M after receiving complaints from neighbours of the application.

PL22/119 PUBLIC PARTICIPATION

Two residents spoke in relation to applications; 23/0347M stating the committee had previously supported the Conservation Officer's objections surrounding policy HE3 of the Knutsford Neighbourhood Plan, also noting that roof terraces are not part of the conservation area; 21/5803M and 21/5804M stating that there has been positive consultation with the Conservation Officer and the revisions are more suitable but asked if there was more that could be done to frame the view of the conservation area with the rear elevation; 23/0350M stating the application is evenly balanced, the positives being the proposal conforms to housing policy needs, but there is no design and access statement and the area is made up of modest semi-detached homes whilst this will be the only detached, and the white render finish is at odds with the neighbouring brick properties; and 23/0605M stating the application is in conflict with policy H3 of the Knutsford Neighbourhood Plan and does not present any lifetime accessibility benefits.

PL22/120 CONFIRMATION OF PREVIOUS MINUTES

It was **RESOLVED** to approve the minutes of the meeting held on 6th February 2023

PL22/121 PLANNING APPLICATIONS

It was **RESOLVED** to submit the comments detailed below. Comments for four applications absent

from the digital agenda would be sent by members to the Planning and Facilities Officer via email in order to form representations for submission due to a clerical error.

PL22/122 TREE APPLICATIONS

Comments would be sent by members to the Planning and Facilities Officer via email in order to form representations for submission due to a clerical error.

PL22/123 PLANNING DECISIONS

The decisions were noted.

PL22/124 PLANNING ENFORCEMENT LOG

The log was noted.

PL22/125 OUTSTANDING MATTERS LOG

The log was noted.

PL22/126 DATE OF NEXT MEETING

It was noted that the next meeting would be held on Monday 20th March at 6pm.

DRAFT

PLANNING APPLICATION COMMENTS

Application Ref	Address	Application Detail	Town Council Comment
23/0318M	Corner Oak, Tabley Road	Demolition of existing dwelling and construction of new 7 bedroom detached dwelling	The council raises no objections, subject to neighbour comments.
23/0347M	St James Court, 48A, King Street	Installation of a roof terrace including perimeter glazed guarding and rooflight access. Installation of Photovoltaic panels on roof.	The council raises no objections, subject to neighbour comments and the Conservation Officer is satisfied the proposal will not detrimentally affect the neighbouring Cross Town Conservation Area.
23/0315M	1 Albert Street	Single storey rear extension	The council raises no objections, subject to neighbour comments.
23/0350M	11 Moorside	Remodelling of two dwellings into single dwelling	The council OBJECTS to the rendered finish included as part of the proposal and request the applicant reconsider elevations utilising brick, to be more in keeping with the neighbouring properties.
23/0463M	36 Willow Green	Demolition of existing garage, carport, front porch, and chimney, and construction of two storey side extension, single storey side extension, single storey rear extension, and single storey front extension.	The council raises no objections, subject to neighbour comments.
23/0578M	18 Ashworth Park	Ground floor rear and side extension with first floor rear and side extension	The council raises no objections, subject to neighbour comments.
23/0545M	Tatton Park, Knutsford Drive	Listed Building Consent for decarbonisation scheme which includes new installation of secondary glazing and insulation at Knutsford Lodge	The council raises no objections
23/0622M	3 Yewlands Drive	Single storey extensions and new dormer to bathroom.	The council raises no objections, subject to neighbour comments.
21/5803M	Marshall House, Church Hill	(1) Change of use of former auctioneers and valuers office/sales room to be used for flexible use purposes to allow weddings, celebratory events, conferencing, offices, bar and restaurant (sui generis) (2) Part single storey and part two storey rear and side extension (3) Internal and external alterations to listed building in association with the proposed change of use (4) Associated external works including to landscaping, garden area, car parking and	The council raises no objections subject to the applicant addressing the previously submitted comment surrounding the provision of cycle parking in order to comply with Knutsford Neighbourhood Plan policy T2.

Application Ref	Address	Application Detail	Town Council Comment
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21/5804M	Marshall House, Church Hill	Listed building consent to (1) Change of use of former auctioneers and valuers office/sales room to be used for flexible use purposes to allow weddings, celebratory events, conferencing, offices, bar and restaurant (sui generis) (2) Part single storey and part two storey rear and side extension (3) Internal and external alterations to listed building in association with the proposed change of use (4) Associated external works including to landscaping, garden area, car parking and servicing	The council raises no objections subject to the applicant addressing the previously submitted comment surrounding the provision of cycle parking in order to comply with Knutsford Neighbourhood Plan policy T2.
23/0553M	22 Roxby Way	Demolition of existing garage and replacement with two storey side extension and single storey rear extension	The council raises no objections, subject to neighbour comments.
23/0566M	62 Warren Avenue	Single storey extension, side extension & new porch	The council raises no objections, subject to neighbour comments.