

PLANNING DECISIONS REPORT

23/05/2023

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
22/2661M	4 St Peters Avenue	Construction of a dwelling and associated works	<p>The council OBJECTS 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>	<p>Approved with conditions</p> <p><i>The officer's report notes, the proposed development is considered to be of an acceptable design and scale for the property. It would not unduly affect the character of the area or the amenity of the surrounding dwellings.</i></p> <p><i>There is adequate space for two cars within the curtilage.</i></p>

Application Ref	Address	Application Detail	Town Council Comment	Decision
22/3191M	3 Fairmead, Legh Road	Erection of single storey side extension	<p>The council OBJECTS to the application on the grounds the scale, mass and design of the proposal are out of character with the existing building, and the council request the planning officer ensure the proposal conforms to Knutsford Neighbourhood Plan policy T4, and that the officer carefully considers all the neighbour comments.</p>	<p>Approved with conditions</p> <p><i>The officer's report notes, it is considered that planning permission should be approved as the proposed development would appear secondary and subordinate to the host dwelling and is considered in accordance with policies SE1, and SD2 of the Cheshire East Local Plan Strategy, policies D1 and HE2 of the Knutsford Neighbourhood Plan and the NPPF.</i></p> <p><i>The proposal is in accordance with the parking standards as set down in Appendix C of the Cheshire East Local Plan</i></p>
22/4050M	Shady Hollow, Toft Road	2-story extension to side and rear in addition to lower ground floor extension to the rear.	<p>The council OBJECTS on the grounds that the proposal constitutes overdevelopment of the site and by virtue of the excessive bulk is incongruous to the Legh Road Conservation Area.</p> <p>The proposal fails to comply with Knutsford Neighbourhood Plan Policy HE4 by virtue of the development not respecting its context in terms of the scale and massing of the proposals, not respecting the existing bulk and form of the original building and resulting in the loss of trees within the Conservation Area.</p> <p>Furthermore, the council understands the building's waste water disposal is to</p>	Withdrawn

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			the public sewers on Croft Lane which are currently at capacity and unlikely to cope with the significant increase in drainage required for the proposals. The council therefore the application needs to demonstrate a strategy for ensuring the drainage of sewage and surface water drainage in accordance with Policy C4 of the Knutsford Neighbourhood Plan.	
22/3973M	Bexton Primary School	Proposed Wraparound Care Facility Building	The council raises no objections.	Approved with conditions
23/0241M	82 King Street	Listed Building Consent to stitch cracked walls and for the installation of lateral restraints.	The council raises no objections, subject to neighbour comments and the Conservation Officer is satisfied the proposal will not detrimentally affect the Town Centre Conservation Area.	Approved with conditions <i>The conservation officer report notes, the repairs to the front walls which have undergone repairs for movement in the past, are acceptable subject to conditions ensuring that any brick repairs would be finished in an exact colour match and that the repointing where the straps would be positioned would match the existing mortar in terms of composition and colour.</i>
23/0269M	37 Manchester Road	Dormer Extension & Changes to the side and rear elevations.	The council raises no objections, subject to neighbour comments and the Planning Officer and the Conservation Officer being satisfied.	Approved with conditions <i>The officers report notes the conservation officer raised no objections and the proposal is considered to comply with development plan policies.</i>
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.	Approved with conditions
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	Approved with conditions

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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.	Approved with conditions
23/0566M	62 Warren Avenue	Single storey extension, side extension & new porch	The council raises no objections, subject to neighbour comments.	Approved
23/0567M	3 Summers Close	Single storey rear extension and new porch	The council raises no objections, subject to neighbour comments.	Approved with conditions
23/0836M	6 Canute Place	Proposed new shopfront	The council OBJECTS to the application on the grounds the proposal fails to comply with Knutsford Design Guide and Knutsford Neighbourhood Plan policy ER3 and the council supports the objections of Heritage and Design.	Approved with conditions <i>The report notes the revised plans* include timber construction and accord with the local plan, design guide, and KNP policies.</i> *The revised plans were submitted on the day of the meeting to consider the original application.
23/0644M	4 Merlin Avenue	2 storey side extension and loft conversion with rear dormer.	The council raises no objections, subject to neighbour comments.	Approved with conditions
23/0681S	Booths Park, Chelford Road	Proposed Integrated Retirement Community and Highways Infrastructure Improvement	The council raises strong concerns over the scope of the report and the lack of detail included and what could be covered. The site is on safeguarded land LPS41 which is not currently allocated for development so there is sufficient time to accurately reflect the impact of any development. The council suggests the following further sections should be included in order to accurately assess impact to the environment: <ul style="list-style-type: none"> • Transport impact outside the site, sustainable travel options and benefits, construction traffic, and their respective air pollution impacts. 	Satisfied with report. <i>The notice of decision does note there are still comments yet to be submitted from relevant CEC departments.</i>

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			<ul style="list-style-type: none"> • Daylight Sunlight Overshadowing on existing residential and commercial buildings. • Views from the Booths Mere which include Lime Walk and Delmar Road to Birch Grove. Water and flooding should include overflow onto neighbouring land by Booths Mere. • The ecology surveys should be broadened to include more species, and assessment of ground conditions given the proximity to Mere. • The impact of utilities installations to and within the site. 	
23/0818M	47 Manor Park North	Single Storey extension to side and rear	The council raises no objections.	approved with conditions
23/0876M	118 Grove Park	Single storey front extension	The council raises no objections, subject to neighbour comments.	approved with conditions
23/0944M	26 Summers Way, Knutsford	Single storey extension to rear, part garage conversion and new roof to front extension	The council raises no objections, subject to neighbour comments.	approved with conditions
23/1052M	Lyndhurst, Bexton Lane	Variation of condition 2 - plans and discharge of condition 9 on approval 22/2429M.	The council raises no objections, subject to neighbour comments and that the Tree Officer is satisfied the proposal meets policies D3 and E3 of the Knutsford Neighbourhood Plan.	Approved with conditions <i>The officer's report notes, following receipt of a tree protection plan with the revised scheme showing the full site, the Arboricultural officer has confirmed the proposals as acceptable.</i>