

## PLANNING DECISIONS REPORT - 13/06/23

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
<a href="#">18/0357M</a>	7-9 Malt Street	New timber windows and doors to façade of existing gym, New brick slip façade to elevation facing Malt Street, resurfacing works to re-worked parking and access area over Malt street, soft planting up-lit buffer strip to back of parking spaces and new bin enclosure.	The Council raises no objection subject to the officer being satisfied that the planned parking provision is entirely within the curtilage of the site.	Finally Disposed Of
<a href="#">22/2191M</a>	Springfield, Legh Road	Replacement of existing windows and doors	The council raises no objections, subject to the Conservation Officer being satisfied with the proposed materials.	Approved with conditions  Built Heritage commented: <i>The revised fenestration scheme better respected the property and withdrew their objections.</i>
<a href="#">23/1014T</a>	The Mount, Parkfield Road	Tree works to fell White Beam tree (T1) and Maple tree (T2)	The council STRONGLY OBJECTS to the application on the grounds there is not a justifiable reason for the proposed felling, as there is no evidence the trees are diseased or causing any property damage, and there are no replacement trees suggested.	Tree 6 week date expired (CA)
<a href="#">23/0976M</a>	85 - 87 King Street	Erection of a two storey rear chimney extension with integrated kitchen extract flue equipment and louvered access doors, replacement and relocation of air conditioning units to the rear lightwell with steel walkway and balustrade railings and associated external works.	The council raises no objections, subject to neighbour comments.	Approved with conditions

Application Ref	Address	Application Detail	Town Council Comment	Decision
<a href="#">23/1070M</a>	31 Mereheath Lane	Garage conversion and associated infill of carport under existing roof to form garage	The council raises no objections, subject to neighbour comments.	Approved with conditions
<a href="#">23/1098M</a>	Draycote, Legh Road	Two storey rear extension.	The council raises no objections, subject to neighbour comments.	Approved with conditions
<a href="#">23/1157M</a>	14 Willow Green	Proposed 2 storey rear extension, and single storey rear/front extension with new porch.	The council raises no objections, subject to neighbour comments.	Approved with conditions
<a href="#">23/1457M</a>	55 Mereheath Park	Two storey front extension providing additional utility and living/study space at ground floor level and enlarged bedroom with en-suite and storage at first floor. Upgrading of existing elevations/windows and driveway.	The council raises no objections, subject to neighbour comments.	Approved with conditions
<a href="#">23/1463S</a>	Land East Of, Longridge	EIA Screening Opinion: Proposed erection of up to 225 dwellings and delivery of a Class E community building	See comment below*	EIA Not Required  The notice of decision includes: <i>Having assessed the development against parts 1, 2 and 3 the council has now formally screened the proposed development and has reached the view that the proposed development does not fall to be considered as 'EIA development' within the meaning of schedule 1 or 2 of the S.I 2017 No.571 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Accordingly, the council has determined that EIA is not required.</i>
<a href="#">23/1515M</a>	5, Kenilworth Avenue	Prior Approval for a single storey rear extension extending 4.00m beyond the rear wall, maximum height of 2.40m and eaves height of 2.25m.	The council raises no objections, subject to neighbour comments	Determination - refusal (stage 2)

Application Ref	Address	Application Detail	Town Council Comment	Decision
<a href="#">23/1614M</a>	Land adjoining automatic vehicle barrier, Booths Park	Land adjoining automatic vehicle barrier, Booths Park	The council notes the application has been decided and does not raise any objections, subject to there being no impact to the public right of way.	Approved with conditions

\*Comment for 23/1463S:

The council disagrees with the applicant and urges Cheshire East Planning Department to ensure a full and thorough Environment Impact Assessment is undertaken based on our belief the Schedule 2 criteria of the EIA regulations are met and exceeded. The council's relevant objections to the related application (21/3100M) for the development site are listed below:

- A failure to undertake necessary and appropriate surveys at the preliminary stages of entering site LPS38 into the Local Plan has led to a miscalculation of the ecological value of the site. The site holds significant biodiversity value, meets the criteria for Local Wildlife Site selection and qualifies as an area of High Habitat Distinctiveness, and as such is considered a 'nondesignated asset' to which the full weight of Local Plan Policies SE3 and ENV1 and Knutsford Neighbourhood Plan policy E3 should be applied.
- A large volume of removal of Category B and C trees but more significantly the amount of Category A trees marked for removal, along with the large areas of grasslands, will have a devastating impact on the wildlife, habitats, and carbon sequestration, which mitigation on or off-site, will certainly not be able to replace decades of habitat development and growth without a detrimental impact on Knutsford's wildlife, therefore failing to meet the requirements of Local Plan Strategic Priority 3 and policy E3 of the Knutsford Neighbourhood Plan.
- Mitigation for the concerns raised surrounding the erosion or harm to the section of Ancient Woodland, which falls within the site and is considered irreplaceable habitat, has not been fully considered. A small area of fen, which is considered priority and irreplaceable habitat would be lost and the application fails to provide suitable bespoke compensation. Additionally, along with sections of important hedgerows 1 and 2, further hedgerow, originally designated for retention, will now be removed which will add more strain to the Biodiversity Net Gain calculations for mitigation.
- A considerable variety of species, including some recorded as European Protected Species, have been identified on the site. The application fails to present a positive contribution to the conservation of biodiversity and therefore does not meet the requirements of Local Plan Strategic Priority 3 and Policy SE 3, and Knutsford Neighbourhood Plan policy E3, and the proposal continues not to establish a maintenance plan or improvement strategies for the green corridor network as required by policy E2 of the Knutsford Neighbourhood Plan.

Furthermore, the council considers the applicants ecological considerations to be inadequate enough that the EIA opinion presented by the applicant to be insufficient in meeting CEC local policies SE 3, ENV 1, ENV 6 and Knutsford Neighbourhood Plan policy E3