

## PLANNING DECISIONS REPORT

09/10/2023

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
<a href="#">23/1249M</a>	38 Carrwood	Two storey storey side extension to existing dwelling including alterations to existing windows and front entrance	The council OBJECTS to the application on the grounds the proposal constitutes overdevelopment as it presents dominant elevations and is not sympathetic to the property or the street scene, and therefore does not comply with policy H3 of the Knutsford Neighbourhood Plan.	Approved with conditions  <i>The officers report contains a comment from the Town Council submitted for a different application (submitted 2021) but the same address. The planning and facilities officer has contacted CEC Planning.</i>
<a href="#">23/0998D</a>	Winstanley House, Northwich Road	Discharge of conditions 6,10,15 & 21 on application 22/0566M: 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 is unable to comment due to the technical nature of the proposal and requests a suitably qualified professional is satisfied with the methodology employed.	Approved with conditions
<a href="#">23/2011T</a>	190 Grove Park	T1 Oak Tree - Crown reduction by 20%	The council raises no objections subject to neighbour comments and to the tree officer being satisfied as to the necessity and methodology of the proposed works.	Consent for wrks in TPO with conditions
<a href="#">22/2001M</a>	1-2 Church Hill	Advertisement consent for a hanging sign from bracket on wall. Acrylic vinyl with aluminum brushed lettering of company name. 90 x 45cm.	The council OBJECTS to the application on the grounds the materials are inappropriate and would prefer the acrylic elements are replaced with a metal or painted wood alternative, and the council requests the Conservation Officer carefully	approved with conditions  <i>The officers report notes: A revised scheme comprising a painted timber sign was considered, which the Heritage Conservation Officer finds to be acceptable.</i>

Application Ref	Address	Application Detail	Town Council Comment	Decision
			considers the proposal due to the lack of details included as part of the application.	
<a href="#">23/2716T</a>	The Heath is public open space, off Nort, The Heath, Northwich Road, Knutsford, WA16 0LX	Seeking consent to undertake the 'HIGH' priority works listed within the attached tree report. See attached report for full details. The Heath, Tatton Estate-Tree Risk Survey-Combined Report-July 2023	The council raises no objections subject to the planning officer being satisfied the external materials are suitable for the property and the character of the area.	Consent for wrks in TPO with conditions
<a href="#">23/2734M</a>	16 Princess Street	Change of Use of 2nd floor retail store use to a 2 bed self contained flat, part single storey extension removing existing roof, external stairs from 1st floor and enclosed bin store on the ground floor	Whilst the council raises no objections to the principle of the development, it raises concerns over proposed materials and requests the conservation officer is fully satisfied that the proposal will not be detrimental to the Town Centre Conservation Area.	approved with conditions <i>The conservation officer was reconsulted after proposed amendments and addition of a condition surrounding materials.</i>
<a href="#">23/3247M</a>	13 Grassfield Way	Proposed extensions and alterations including internal rearrangement, single storey rear extension, two storey side extension, elevational upgrade and external works/landscape.	The council raises no objections, subject to neighbour comments	approved with conditions

Application Ref	Address	Application Detail	Town Council Comment	Decision
<a href="#">23/2831T</a>	Parkfield House, Parkfield Road	G1: Group of mixed Coniferous specimens to be crown lifted to 4m, mainly dead wood and low hanging/overextended limbs. a horse chestnut to be crown lifted by 1m to remove limbs hanging on the fence line. G2: mixture of deciduous trees along the front boundary of the property to be crown lifted to 4m and any overextended limbs protruding from canopies to be pruned by 2m to suitable pruning points to improve overall aesthetic appearance of the trees and to prevent any further over reaching of light chasing limbs. T1: a medium sized Cypress growing along the border to the neighbouring property to be removed to ground level as it is beginning to outgrow its position and will cause damage to the fence line.	The council raises no objections, subject to neighbour comments.	Tree 6 week date expired (CA)
<a href="#">23/2936M</a>	Heatherfield House, Manchester Road	Infill single storey extension between existing dwelling and garage to create new main entrance and living spaces to aid independent living for autistic individual.	The council raises no objections, subject to neighbour comments.	approved with conditions
<a href="#">23/3112M</a>	6 Carrwood	Amendments to internal layout. Rear extensions. Porch extension. Partial garage conversion. New front and rear dormers	The council raises no objections, subject to neighbour comments.	approved with conditions

Application Ref	Address	Application Detail	Town Council Comment	Decision
<a href="#">23/3244M</a>	10 Heath Lodge	Conversion of existing garage into habitable space.	The council noted the decision has already been made	Approved with Conditions
<a href="#">23/2417T</a>	Russet House, Toft Road	T1 - Norway Maple - Fell - T2 - Yew - trim back branches in line with the wall. T3 - Laurel - reduce to 2 metres in height. T4 - Yew - reduce limbs back from garage roof to give 2.5 metre clearance. T5 - Copper Beech - Tag No. 297, crown lift to give 4 metres clearance. T6 - Copper Beech - Tag No. 296, crown lift to give 4 metres clearance.	The council raises no objections subject to neighbour comments and to the tree officer being satisfied as to the necessity and methodology of the proposed works.	Consent for wrks in TPO with conditions
<a href="#">23/2543T</a>	60 Goughs Lane	Tree work to Norway Maple tree to reduce crown by 20%, crown thin and crown raise to 5 metres and Robinia tree to reduce crown by 20% and crown lift to 5 metres	The council raises no objections subject to neighbour comments and to the tree officer being satisfied as to the necessity and methodology of the proposed works.	Consent for wrks in TPO with conditions
<a href="#">23/2800T</a>	12 Hallside Park	Having lived in our property in Hallside Park for over thirty years, we have regularly used Tree Surgeons to carry out protective maintenance on the Lime Trees in our garden. The last work was completed in 2016. Since the crowns, in particular on trees 1 and 5, have become extremely dense restricting light to our property. All of the trees have an amount of deadwood which needs to be removed to avoid any risk of damage to our property and for health and safety reasons. I want to instruct a contractor to do the following work and	The council raises no objections, subject to neighbour comments.	Consent for wrks in TPO with conditions

Application Ref	Address	Application Detail	Town Council Comment	Decision
		request approval as required. Tree 1 Lime - Crown thin by up to 30% and remove deadwood / Tree 2 Lime - Remove deadwood / Tree 3 Lime- Crown thin by up to 15% and remove deadwood / Tree 4 Lime - Crown thin by up to 15% and remove deadwood / Tree 5 Lime - Crown thin by up to 30% and remove deadwood / Tree 6 Lime - Crown thin by up to 15% and remove deadwood.		
<a href="#">23/2997T</a>	Church House, 3 Church Hill	2 large Sycamore trees to be cut down and completely removed (plus several small offshoots which are taking root in the path).	The council raises no objections, subject to neighbour comments.	Tree 6 week date expired (CA)
<a href="#">23/2996M</a>	6 Racefield Road	To replace existing plastic garden shed with a new detached garage with garden room.	The council raises no objections, subject to neighbour comments.	approved with conditions
<a href="#">23/3093M</a>	2 Mellor Crescent	Partial demolition of integral garage and erection of an extended 2 storey side extension with some internal alterations. New extension will replace a large part of the existing in-built garage footprint but with an additional L shaped footprint to the side and rear. Driveway entrance widening with extended and surfaced driveway Demolition and erection of new garden shed	The council raises no objections subject to the planning officer being satisfied the external materials are suitable for the property and the character of the area.	approved with conditions  <i>The officers report notes: During the course of the application amended plans were received which altered the proposed side extension roof to a hipped-roof design and changed the proposed materials for the side extension to render in response to case officer concerns.</i>