

PLANNING DECISIONS REPORT

30/10/2023

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
22/4584M	4, SUMMERS WAY	Two storey side extension and single storey rear extension	The council raises no objections, subject to neighbour comments.	Refused
23/2739M	13 Tabley Grove	Double Storey side extension	The council raises no objections, subject to neighbour comments.	Approved with conditions
23/2757M	1 Forester Avenue	Single Storey Side Extension, Front First Floor Extension	The council raises no objections, subject to neighbour comments.	approved with conditions
23/2843M	12 Ashworth Park	Resubmission of approved application ref 19/2247M for a Proposed Side Facing First Floor Extension	The council raises no objections, subject to neighbour comments.	approved with conditions
23/3068M	Legh View, Toft Road	Proposed front and side ground floor extensions	The council raises no objections, subject to the planning officer being satisfied the proposal meets Knutsford Neighbourhood Plan policy T4.	Approved with conditions <i>The officer's report notes sufficient parking retained.</i>
23/3476D	Land Off, Northwich Road	Discharge of condition 14 on existing permission 19/1392M; Reserved Matters in relation to scale, appearance, landscape and layout for the erection of 190 dwellings including allotments, community orchard, playing pitch, landscaping, open space, car and cycle parking, drainage and associated works pursuant to outline application 17/3853M	The council raises no objections, subject to neighbour comments.	Approved with conditions
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.	approved with conditions

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23/2514T	10, Blackhill Lane	Quercus Robur marked as T1 on the sketch plan: tree is showing obvious signs of either acute Oak Decline or a fungal issue. with the trees location next to busy primary school and with the recent failure of a limb showing no obvious signs of decay, the customer would like to remove the tree, during the school run this road is tremendously busy with children, parents and vehicles. most of the foliate canopy is now epicormic growth and leaf spread is receding from the tips.	The council OBJECTS to the proposed felling of the Oak on the grounds the tree contributes to the amenity of the area, and submit more detailed information, including photographs. It is possible the tree has a small amount of dieback, but this has not been evidenced within the application, nor does it appear to be a sufficient reason to fell upon inspection. There is no evidence within the application that there are brackets or fungal issues. The council request that the Tree Officer fully inspect the tree and if Cheshire East Council are minded to approve the application, the council requests the Oak is replaced with a suitable replacement species during the next planting season.	Consent for wrks in TPO with conditions <i>The officer's report notes: It is considered that insufficient evidence has been submitted to support the removal of the tree and alternative pruning solutions exist to retain the tree. A specification was submitted to the agent/owner which effectively comprises of retrenchment pruning to encourage a new and healthier lower crown which will also reduce loading to branches and associated risk of failure. Consent for works as per amended specification; Oak - Remove all dead wood, remove epicormic growth from stem base to a height of 2 metres, reduce height by 2 metres and overall radial crown spread by approximately 2 metres shortening those over extended branches to the north and west to appropriate sites of reduction.</i>
23/2738T	Memorial House, Northwich Road, Knutsford, WA16 0AW	Tree 34 and 43 - Common Lime - Avenue of trees flanking the existing drive to the property all previously pollarded at 4m in the past and on a regular basis thereafter. It has been some time since the limes were pollarded and the regrowth is attaining proportions where it is liable to separation from the pollard point. Mindful of the residents moving in to the retirement apartments it would be prudent to undertake the re-pollarding of these trees in advance. The trees can then regrow in the coming years and be placed on a regular cycle of the re-pollarding at circa 5 and 10	The council raises no objections, subject to the tree officer being satisfied with the methodology of the works.	Consent for wrks in TPO with conditions <i>The officer's report notes that a reduction is required but an amended schedule of works was discussed which, accord with the requirements of best practice and are unlikely to be detrimental to the long term health and amenity of the trees.</i>

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		year intervals subject to their rate of growth. Action - Re-pollard to previous pollard points to circa 4m above ground level. Pollard knuckles shall be retained in accordance with best practice laid out in BS3998:2010: Tree Works - Recommendations.		
23/2730T	Wychwood, 4 Leicester Close	Works to trees in TPO and conservation areas	The council raises no objections, subject to the tree officer being satisfied with the necessity and methodology of the works. The council requests a suitable native species is planted to replace the felled Oak tree.	Consent for wrks in TPO with conditions <i>The officer's report notes pruning works were agreed as an alternative to felling.</i>
23/2974T	23 Garden Road	Oak tree in front garden with TPO. Carry out routine general pruning to crown to keep shape and increase clearance to adjacent property.	The council raises no objections, subject to neighbour comments.	Consent for wrks in TPO with conditions
23/3258M	28 Tabley Close	Demolition of an existing side garage, proposed double storey side extension, single storey rear extension, installation of renewable technology and upgrades to an existing dwelling including ASHP, solar voltaic panels, electronic vehicle charging point and internal alterations to an existing dwelling.	The council OBJECTS on the grounds the proposal does not appear to provide two parking spaces in order to conform with policy T4 of the Knutsford Neighbourhood Plan. The council would also like to draw the planning officer's attention to the possible terracing effect and the loss of privacy and light submitted in neighbour comments.	Withdrawn
23/3666M	15 Tabley Grove	Proposed two storey side extension, single storey rear extension and garden room outbuilding	The council raises no objections, subject to neighbour comments and the Planning Officer being satisfied with the built-form plot ratio of the proposal, and requests the garden room remain ancillary.	approved with conditions <i>The officer's report notes: The proposed works are acceptable in principle and would accord with the relevant policies of the development plan.</i>

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23/3466M	Green Bank, St Johns Road	Prior approval of proposed single storey extension extending 5.60 metres beyond the rear wall, maximum height of 3.60 metres and eaves height of 3.60 metres.	The council raises no objections, subject to neighbour comments and drawing the attention of the Planning Officer to the accuracy of the submitted plans.	Withdrawn