

REPORT TO PLANNING COMMITTEE

ST JAMES COURT APPEAL

Report Reference PL-23-05
Meeting Date 6th November 2023
Agenda Item 7
Prepared by Planning and Facilities Officer



1.0 BACKGROUND

At the Planning Committee meeting held on 16th October 2023, the committee agenda included an item to consider a submission for the non-determination appeal for application [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.

During discussion members highlighted the planning-portal submission appeared not to fit with the context of the application or the site. Members deferred a decision to comment on the appeal and asked the Planning and Facilities Officer to investigate the submission for the application.

The approved comment submitted in February to Cheshire East Council for the application was:
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.

The Planning and Facilities Officer went back through the recordings for the meeting in February 2023, at which the committee felt nothing had changed from the previous application and due to the complexity of the proposal, the decision should lie with the conservation officer.

Due to the deadline for submitting comments to the Planning Inspectorate, the committee resolved out of meeting to submit the following comment:

The council's previously submitted comment is erroneous and therefore the council wishes the Planning Inspectorate to consider the following submission as its views on the application.

The council OBJECTS to the application on the grounds the Heritage Officer Assessment concludes the proposal is detrimental to the character of the conservation area and has concerns over the impact to neighbouring heritage assets, therefore the proposal fails to meet Knutsford Neighbourhood Plan policy HE3.

2.0 DECISIONS REQUIRED

None, the report is for information only.