

PLANNING DECISIONS REPORT

13/05/2024

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
24/0254M	59 King Street	Advertisement Consent for - Replace 1no. Fascia and 1no. Logo with 1no. New blue fascia & 1no. New heritage white metal lettering 185mm logo height - Install 1no. new projecting signage with 500mm.	The council raises no objections.	approved with conditions
24/0255M	59 King Street	Listed Building Consent to - Replace 1no. Fascia and 1no. Logo with 1no. New blue fascia & 1no. New heritage white metal lettering 185mm logo height - Install 1no. new projecting signage with new 500mm.	The council OBJECTS to use of aluminium and supports the Conservation Officer's view that timber would be more suitable.	approved with conditions <i>The officer's report notes that amended plans were received which retain the existing fascia panel and decorate it to match a dark blue hue and replace the existing fascia logo with a new metal logo</i>
23/3906M	Holmwood, Toft Road	Demolition of existing dwelling and replacement with 2no. detached dwellings and 2no. semi detached dwellings	The council OBJECTS to the proposal on the grounds of overdevelopment of the site and insufficient information within the plans for the application to be fully considered by the council and to ensure compliance with Knutsford Neighbourhood Plan policies, D1, D2, D3, H1, and H2. The applicant should provide a comprehensive Design and Access Statement, a suitable arboriculture report, and landscape plan.	refused

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24/0532T	Wentworth House, Bexton Lane	We have an oak tree (unknown First Schedule number) in the front of the house, adjacent to the road with branches above the footpath and part of the road. The tree has some dead bark and is at risk of wind-induced damage which poses a threat to passersby and cars. As a result we need to request some crown thinning to remove this risk. It is the only protected tree at the front of the property as shown in the sketch provided.	The council objects to the proposed crown thinning of the Oak on the grounds that the tree contributes to the amenity of the area and insufficient information has been provided to justify the works.	Consent for wrks in TPO with conditions <i>The officer's report notes the specification provided lacked detail but a discussion with the application concluded that a repeat consent for works similar to that previously provided would address all concerns.</i>
22/1953M	Amended Plans Land to the rear of, 19, GASKELL AVENUE, KNUTSFORD, CHESHIRE, WA16 0DA	Full planning application for residential development comprising of a pair of two storey, semi-detached dwellings with accommodation in the roof for residential use class C3, including associated hard and soft landscaping.	The council OBJECTS on the grounds that the size, scale and siting of the scheme would lead to material harm which fails to preserve the character of the area; would result in a loss of light and privacy to neighbours and does not reflect similar buildings at the rear of Gaskell Avenue.	Withdrawn
24/0847M	138 Moberley Road	Existing semi detached dwelling house proposing front porch, double storey side extension, single storey side porch extension, single storey rear extension, rear timber canopy and garage conversion.	The council raises no objections, subject to neighbour comments, and the Planning Officer being completely satisfied the proposal conforms to policy T4 of the Knutsford Neighbourhood Plan.	approved with conditions <i>The officer's report notes there is adequate provision exists on the driveway to the front of the dwelling to park two vehicles.</i>
24/0774D	Cornbrook, Legh Road	Discharge of conditions 3 and 4 of existing permission 23/4629M, Single storey rear/side extension and associated internal alterations.	The council raises no objections, subject to neighbour comments, and the Conservation Officer being completely satisfied with the proposed materials.	Approved <i>The consultee response from Built Heritage stated the condition could be discharged due to the sourced material palette.</i>
24/0590D	Winstanley House, Northwich Road	Discharge of condition 13 on application 22/0566M: Residential redevelopment of former Winstanley House site and demolition of associated garages. Replacement building containing 28 No.	The council raises no objections, subject to neighbours and the Planning Officer being completely satisfied.	approved with conditions

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		100% affordable apartments, car parking and landscaping.		
24/1232M	17 Parkgate	Replacement of flat roof over existing extension, with pitched roof.	The council raises no objections, subject to neighbours	Approved with conditions