

PLANNING DECISIONS REPORT

24/06/2024

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
24/1241M	190 Grove Park	Two-storey front and side extension, single-storey front and rear extensions	The council raises no objections, subject to neighbours.	approved with conditions
24/0641T	77 Mobberley Road	Multi stemmed specimen situated above car parking: Removal to ground level of the leader that is becoming overextended and growing laterally across the car parking area	The council cannot comment on the application as it lacks sufficient detail to make an informed submission. The application lacks any species identification or adequate description and should be resubmitted. Failing that the council requests the Tree Officer contact the applicant to obtain the missing details and assess the "identified" tree's amenity value effectively.	Tree 6 week date expired (CA)
23/1074T	The Mount, Parkfield Road	T1 - Robinia - Crown reduction by up to 3m - general maintenance for health of tree T2 - Holly - Fell - Re-establish a new hedge line T3 - Beech - Crown reduction by up to 3m - general maintenance for health of tree T4 - Chestnut - crown reduction by up to 2m and crown lift by up to 1m - General maintenance for health of tree T5 - Yew - crown reduction by up to 2m - General maintenance for health of tree	The council OBJECTS to the felling of the Holly (T2) on the grounds a sufficient reason has not been provided to warrant the loss of the tree as there is no evidence the Holly is diseased or causing any property damage. The council also requests the arboricultural officer is satisfied that the remaining works are necessary and proportionate.	Trees-part consent/part refusal The officer's report notes a revised scheme was submitted for the Robinia but the other proposed works were recommended for refusal. Consented element of works – T1 Robinia – Remove partially failed limb. Reduce height of tree by 2.5 metres and reduce the cardinal points of the tree by 1.5 Metres. Refused works: T2 - Holly – Fell, T3 - Beech - Crown reduction by up to, T4 - Chestnut - crown reduction by up to 2m and crown lift by up to 1m, T5 - Yew - crown reduction by up to 2m

Application Ref	Address	Application Detail	Town Council Comment	Decision
24/1444D	85 King Street	Discharge of condition 4 on application 23/0976M - 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 OBJECTS to the discharge of condition 4 on the grounds the proposed materials are not suitable and support the comments from the Conservation Officer.	approved <i>There was a revised brick sample submitted and the Conservation Officer was satisfied with the new material selection.</i>
24/0544D	5-16 Warren Avenue	Discharge of condition 3 (Materials) on application 21/4630M - Re-development of former Warren Close bungalow site. Construction of 7no. affordable dwellings and associated landscaping	The council raises no objections, subject to neighbours and the Planning Officer being completely satisfied.	approved <i>The notice of decision states the Conservation Officer accepted the proposed material palette.</i>
24/1460M	26 Goughs Lane	Demolition of existing single-story rear extension and replacement with an extension which provides more resolved internal spaces, a replacement porch to the front elevation and new external rendering throughout. Landscaping and driveway changes to the front to allow for level access throughout.	The council supports the conservation officer's comments and agrees that the finishing materials could be detrimental as the property lies within the setting of the Legh Road Conservation Area.	approved with conditions <i>The officer's report notes the comments from the Conservation Officer but these were not supported due to a precedent already set with neighbouring properties.</i>
24/1291D	Winstanley House, Northwich Road	Discharge of Condition 14 on 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 raises no objections, subject to neighbours	approved with conditions
24/1574M	21 Queensway	Replacement of 16m2 conservatory with 21m2 new-build living room extension, single storey, flat roof, brick walls, sliding windows and minor internal works.	The council raises no objections, subject to neighbour comments.	approved with conditions

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24/1517T	Parkhill Court, Manor Park South	Group 1. 3 x Lime trees. Remove all new growth (3 years since last removed) branches up to 20mm from all the scaffold branches. The tenants in the properties north, east and west facing just want more sunlight for more hours in the summer. The tenants have also asked if the trees can be reduced in height by 3m. This work is usually requested and an application put into the council on a 3 yearly cycle. It has always been approved.	The council raises no objections, subject to neighbour comments.	Consent for wrks in TPO with conditions
24/1668T	The Old Vicarage, St Johns Road	Holly Group 1-3 1. Variegated Holly - Fell to ground level and treat the stump to prevent regrowth. 2. Varieagted Holly - Fell to ground level and treat the stump to prevent regrowth. 3. Holly stump - Fell to ground level. Do not treat stump due to proximity to neighbouring tree. Holly Group 4-10 4. Holly - Reduce in height by approximately 2.5 metres and prune the side limbs by 1-1.25 metres to shape. 5. Holly - Fell to ground level. 6. Holly - Fell to ground level. 7. Holly - Fell to ground level. 8. Holly - Fell to ground level. 9&10 2x Holly - Reduce the larger tree by approximately 2.5 metres and prune side limbs by approximately 1 metre and prune to shape	The council raises no objections, subject to neighbour comments	Tree 6 week date expired (CA)
24/1049T	35 Goughs Lane	T1 - Cypress (on the corner of the drive) Reduce in height by 40%. Due to extensive damage to the drive surface.	Considering the damage to the driveway having already occurred the council questions whether the proposed works to the cypress will have the desired impact and requests the tree officer is satisfied with the proposal.	Tree 6 week date expired (CA)

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24/1417t	8 Church Hill	1 large overgrown Willow which is heavily leaning. Proposal for crown thinning. 1 silver birch which has taken root since the garden has been neglected and has overgrown its location. Propose to fell this.	The council raises no objections subject to neighbours.	Tree 6 week date expired (CA)
24/1591T	Oak Lodge, Legh Road	Fell 2 x Conifer in conservation area to gain more light into the garden	The council raises no objections, subject to neighbour comments.	Tree 6 week date expired (CA)
24/1524M	Bamburgh House, Chelford Road	Rear single storey extension	The council raises no objections, subject to neighbour comments and a request a condition to match materials so as not to detrimentally impact the Legh Road Conservation Area.	approved with conditions <i>The officer's report notes the addition of the standard condition for materials.</i>
23/4005M	Sunnyhurst, 4 Mobberley Road	Erection of a single detached dwelling with associated access and landscape works.	The council maintains no objections, subject to neighbour comments and the Planning Officer and Conservation Officer being completely satisfied	approved with conditions <i>The officer's report notes the Conservation Officer was satisfied.</i>
24/1440T	194 Grove Park	At the rear of the property all the trees have a TPO applied in Grove Park. The tree in question is a self seeding tree that has grown prior to us buying the property. The tree has grown through the fence, photograph provided and the fence has been damaged in high winds and needs to be replaced. It is currently being held up by a base of a trampoline. Obviously, this can't be a long term solution. The fence provides security between the A50 and our property and needs to be replaced. To do this work we need to remove the tree.	The council requests the tree officer carefully consider the application due to the lack of sufficient information presented.	Consent for wrks in TPO with conditions <i>The officer's report notes the growth habit of the tree is accepted to be poor and likely to cause problems in the longer term, and as such the works specified are justified.</i>

Application Ref	Address	Application Detail	Town Council Comment	Decision
24/1469M	22 Sharston Crescent	Proposed rear house extension	The council raises no objections, subject to neighbour comments and the Planning Officer being satisfied with the proposal and its proximity to the boundary line.	approved with conditions <i>The officer's report notes the proposal is acceptable with no material impact to amenity anticipated.</i>
24/1741T	Foxlands, Bexton Lane	Tree works to poplar tree (T1) to reduce crown by 7m	The council raises no objections, subject to neighbour comments.	Consent for wrks in TPO with conditions
24/0802M	Mobberley Road Service Station, Mobberley	Demolition of existing building, car wash, jet wash machine and the creation of charging zone, erection of EV chargers, erection of jet wash bays, sub-station enclosure, meter cabinet, plant room and associated forecourt works	The council raises no objections, subject to neighbours and the Planning Officer being completely satisfied that, Highways are consulted and are happy with the layout and safety of the entrances and exits of the proposal, and that screening options, such as hedgerows, are implemented to soften the appearance and potential noise of the substation and charging bays.	Withdrawn