

PLANNING DECISIONS REPORT

23/08/2024

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
24/2545M	46 Blackhill Lane	Non-Material Amendment to application 21/1320M (appeal ref: APP/R0660/D/21/3286496) for side extension and alterations		Refused
24/1615M	54 Blackhill Lane	Remodelling of existing dwelling including proposed extensions to the rear, side and front. Rendering of whole of proposed dwelling.	The council raises no objections, subject to neighbour comments.	approved with conditions
24/2255T	13 Gaskell Avenue	Minor work - Removal of small trees (love conifers) adjacent to neighbours garages causing structural damage.	The council raises no objections, subject to neighbour comments.	Tree 6 week date expired (CA)
24/2126M	172 Grove Park	Proposed single storey rear extension, 2 storey front extension and first floor extension	The council raises no objections, subject to neighbour comments.	approved with conditions
24/0670M	7 Tree Way	Side elevation two storey pitched roof extension (partly over the existing garage) & a rear lean-to single storey extension	The council raises no objections subject to neighbours	Refused <i>The refusal notice states the extension would result in harm to the residential amenity to the neighbouring property.</i>
24/2011M	37 Ashworth Park	Proposed first floor extension above existing single storey side + garage conversion	The council raises no objections, subject to neighbour comments.	approved with conditions

Application Ref	Address	Application Detail	Town Council Comment	Decision
24/1690M	Knutsford Fire Station, Mobberley Road	Roof - replacement of patent glazing to canopy with plastisol coated profiled sheet (one bay of external canopy demolished). Removal of cladding to tank room and lowering of chimney stack. Installation of photovoltaics to accommodation block and appliance bay roofs. Installation of safety handrails to perimeter of roof. Front Elevation - Demolition of entrance canopy. Rear Elevation - Replacement of appliance bay door. Rear Elevation - Single Storey Gym Extension - Low level cavity plinth wall with aluminium powder coated doors / curtain walling (glazed / solid panels) and uPVC fascias. General - Installation of through coloured render. Replacement of timber framed windows and doors with new aluminium framed windows and doors and uPVC fascias. Installation of external fire drill training tower to replace existing tower	The council raises no objections and supports the development of the local asset.	approved with conditions
21/1203M	Gate Mews, Chelford Road, Ollerton	Conversion of an existing single storey shooting range into a new residential property, including hard and soft landscaping, some tree removal and a newly surfaced access drive. (Renewal of Planning Permission 17/5045M)	<p>The council considers that this application cannot be considered until the supporting documentation is updated, noting that the ecological, wildlife and tree surveys are out of date. The council requests the planning authority require these be updated prior to making a decision.</p> <p>There is no submitted replanting scheme and there is insufficient evidence to support the proposal.</p> <p>The council requests that the trees proposed to be felled are to be</p>	<p>approved with conditions</p> <p><i>The Officer's report notes this planning application provides an opportunity to incorporate features to increase the biodiversity value of the final development in accordance with CELPS policy SE 3. The Nature Conservation Officer therefore recommends that an ecological enhancement strategy is submitted in support of the proposals. This was not submitted during the course of the application and therefore it would be reasonable to secure by way of a pre-commencement condition. Ecology Summary Accordingly subject to the</i></p>

Application Ref	Address	Application Detail	Town Council Comment	Decision
			retained or as a minimum considered for transplantation.	<i>conditions discussed above, the proposal would accord with the relevant nature conservation policies and would safeguard protected species.</i>
24/1412M	131 King Street	Listed Building Consent for restatement of wall and iron railing to pavement edge on North and West elevations (retrospective application)	The council raises no objections but draws the Planning Officer's attention to the side wall, as this was historically brick-built to a greater height without railings, and ask if the proposal is suitable for the location and setting within the Knutsford Town Centre Conservation Area.	approved with conditions <i>The Officer's report notes that full details of the proposed wall and railings have been provided, including materials and brickwork bond which the Heritage Conservation Officer has advised are appropriate. A condition requiring the development to be carried out in full accordance with these details is recommended. Overall, the proposed development would have a neutral impact on the significance of the listed building</i>
24/1410M	8 Church Hill	The proposal creates a new patio space in the car park with glazed doors onto the patio. There is also a second low level entrance proposed	The council OBJECTS to the proposal on the grounds of the loss of parking spaces within the town centre and the design of the gate which should be visually permeable and not closed boarded. The council request the conservation officer's comments are considered carefully.	approved with conditions <i>The Officer's report notes that following discussions with the applicant, revised plans were received which altered the design of the proposed gate to open straight metal bars, lowered the overall height of the gate by approx. 0.3m, and set the gate on a freestanding post, so that it is not attached to the wall of the listed building. Accordingly, it is now felt that the design of the proposed gate is acceptable</i>

Application Ref	Address	Application Detail	Town Council Comment	Decision
24/2257M	Moseley Hall Farm, Chelford Road	Prior Approval of change of use of barn to retail use	The council raises no objections, subject to neighbour comments.	approved with conditions
24/2311T	White Howe, Legh Road	T1 (Sweet Chestnut) - Removal of lowest lateral limb growing out towards patio area. Deadwood, clearance of snapped limbs and light reduction to property side lateral & Upper Lateral canopy by 1metre. T2 (Sycamore) - Removal of lowest 6 limbs to crown lift the canopy and bring light to garden area.	The council raises no objections, subject to neighbour comments.	Tree 6 week date expired (CA)
24/0356D	Oakhurst, Toft Road	Discharge of conditions 13, 12, 8 & 7 on approval 23/3519M: The erection of one dwelling with detached garage and associated access and landscape works	The council raises no objections subject to neighbours.	approved
23/2724M	6 Brook Street	Conversion of existing residential dwelling into offices	The council OBJECTS over concerns over highway safety and congestion issues regarding the site access and egress, and the considers the site is not considered the best site for offices and may be detrimental to the setting of the Knutsford Town Centre Conservation Area and the setting of the Grade I listed building opposite.	Refused <i>The refusal notice states the proposed development, is contrary to the interests of highway safety, lacks evidence for the justification for encroachment within the root protection areas, and fails to address the impact of the likely changes in levels between the existing dwelling and the proposed rear extension.</i>
24/1915T	Woodlands, Croft Lane	G1. Five Limes, one Sycamore & one Beech - Crown lift to 5-6m/remove epicormic growth to improve blight to woodland garden beneath canopy T2. Sycamore - Reduce highest section of crown by approx 2m to improve light	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
24/2130T	4 Astley Close	Group of Holly trees - Reduce height by around 50%, cutting back to boundary line - Excessive shading T1 - Oak - Crown reduction by up to 6m on garden side, reducing overhang - Excessive shading T2 - Beech - Crown lift by up to 6m and reduce garden overhang by 3m and remove deadwood - Excessive shading	The council raises no objections but asks if the Tree Officer can assess this application carefully to consider if the works are necessary and proportionate as the application is provides an insufficiently detailed sketch plan to be able to determine if the trees are part of the area of protected trees adjacent to the property.	Consent for wrks in TPO no conditions <i>The officer's reports notes Further to a site visit and engaging with discussions with both tree owner and neighbouring property a mutually agreeable application was arrived which accorded with best practice to enable the applicant to facilitate the installation of a new boundary fence and improve the relationship of the neighbouring trees. A revised specification was agreed by email on 9th August 2024.</i>
24/2317M	28 Parkgate	Extension to side and rear and rendering of whole dwelling	The council raises no objections, subject to neighbour comments and subject to the Tree Officer assessing safety of the Ash tree to the rear of the property, with an aim to preserving it.	approved with conditions <i>The Officer's report notes Searches have revealed that no Tree Preservation order (TPO) exists over this tree, with the closest rear corner pf the proposed extension to be located approx. 12.5m from the base of the tree. No concerns are raised regarding the proposed extension on the tree. Any neighbour concerns regarding, dieback, disease or overhanging branches would be a civil, not a planning matter between neighbours.</i>
24/2324M	38 Higher Downs	Single storey rear/side extensions, front porch addition and dwelling fenestration/surface treatments	The council raises no objections, subject to neighbour comments.	approved with conditions
24/2332T	Thornfield, Legh Road	1 x large mature lime : request to reduce in height by approximately 15ft due to excessive height between 3 properties and over shading	The council raises no objections, subject to neighbour comments	Tree 6 week date expired (CA)

Application Ref	Address	Application Detail	Town Council Comment	Decision
24/1361M	3 Sugar Pit Lane	Single storey side extension, side bay window, rear garden building and car port	The council raises no objections, subject to neighbours.	approved with conditions
24/2304T	Wolseley Lodge, Legh Road	1x mature beech : Request to crown reduce by 1/1.5m to maintain healthy shape , tree has very large lateral limbs 1x Unmaintained beech hedge :request to fell back into hedgeline 1 x Rowan : small specimen showing signs of decay: request to fell 1 x Cotoneaster:larger specimen in hedgerow: request to reduce to allow tv signal	The council raises no objections, subject to neighbour comments.	Consent for wrks in TPO with conditions