

PLANNING DECISIONS REPORT

18/11/2024

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
24/3096M	13 Northfields	Downstairs bedroom extension at the rear of the property. Extending 4.45m from existing rear wall with a maximum height of 2.93m and an eaves height of 2.6m.	The Town Council raises no objections, subject to neighbour comments.	Prior Approval Not Required
24/3219M	121 Ashworth Park	Front porch and side extension over garage	The Town Council raises no objections, subject to neighbour comments.	Approved With Conditions
24/1994M	The Orangery, Chelford Road	Extension and remodelling of existing property and construction of new car port.	The council raises no objections, subject to neighbour comments.	Withdrawn
24/3188M	18 Tabley Grove	Single storey extension to rear and side elevations	The Town Council raises no objections, subject to neighbour comments.	Approved With Conditions
24/2391M	1 Slaters Yard	Proposed change of use to single dwelling (studio)	The council raises no objections, subject to neighbour comments and the planning officer being satisfied the materials palette, refuse provision, and cycle parking provision all conform with the relevant Knutsford Neighbourhood Plan policies.	Approved With Conditions

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???	24/2216M	The Firs Coach, Parkfield Road	Demolition of conservatory and replacement with part two, part three storey extension and raising of section of roof with associated alterations.	The council raises no objections, subject to neighbour comments and the Conservation Officer being satisfied the with the proposal.	Approved With Conditions <i>The Officer's report notes that following revisions the heritage officer continues to raise concern that the proposal would not preserve or enhance the character or appearance of the conservation area and would have a negative impact. However, from the information submitted and updated heritage statement provided, it is considered that the proposed development would be acceptable in design and heritage terms, being sympathetic to the scale and character of the host dwelling,</i>
	24/1265M	24 Mereheath Park	Proposed two-storey front extension and alterations and proposed two-storey rear extension and alterations	The council OBJECTS on the grounds the proposal constitutes overdevelopment of the site through an overbearing front elevation, the loss of the garage, and the design is not in keeping with the character of the area.	Approved With Conditions <i>The Officer's report notes that following statutory consultee comments, amended plans were submitted. Whilst it is noted that the depth is significant, the site benefits from a long rear garden and will not appear as an overdevelopment of the site and the extension will appear subservient to the existing dwelling.</i>
	24/3266M	82 King Street	The development at 82 King Street will convert the listed building into a restaurant and bar, preserving its historic features while adding a rooftop terrace and modern facilities	The Town Council supports the application to bring the building back into use but would like to draw the attention of the Planning Officer and the Conservation Officer to lack of identified refuse provision and that the heritage statement is severely lacking in detail on the impact to the listed building.	Withdrawn

Application Ref	Address	Application Detail	Town Council Comment	Decision
24/3267M	82 King Street	Listed building consent for the development at 82 King Street will convert the listed building into a restaurant and bar, preserving its historic features while adding a rooftop terrace and modern facilities	The Town Council supports the application to bring the building back into use but would like to draw the attention of the Planning Officer and the Conservation Officer to lack of identified refuse provision and that the heritage statement is severely lacking in detail on the impact to the listed building.	Withdrawn
24/3562D	82 King Street	Discharge of conditions 8 and 10 on approval 24/2840M: Listed building consent for proposed new pitched roof covering, repainting of existing windows and splitting the property into two demises excluding any change of use	The Town Council raises no objections.	Approved
24/3433T	Kingswood, 15 Leicester Road	Tree 1 - Common Lime - Removal of tree to ground level Tree 2 - Holly - Removal of tree to ground level Tree 3 - Holly - Removal of tree to ground level Tree 4 - Holly - Removal of tree to ground level All requested to be removed due to safety concerns - - Tree 1 is substantial in height, very close to the neighbouring buildings and moves greatly / very noisy during winds. - Trees 2-4 are virtually horizontal and have dropped substantially over the last couple of years, onto an access path that was fully accessible previously.	The Town Council raises no objections, subject to neighbour comments.	Tree 6 week date expired (CA)
24/3430M	27 Mardon Close	Single Storey Side Extension	The Town Council raises no objections, subject to neighbour comments.	Approved

Application Ref	Address	Application Detail	Town Council Comment	Decision
24/3318M	Grange Cottage, 55 Chelford Road	Replacement of an existing conservatory to the rear of an existing dwelling with a new single storey extension built over the same footprint/foundations	The Town Council raises no objections, subject to neighbour comments.	Positive Certificate
24/3348T	63 Beggarmans Lane	T1 - Oak Tree Fell	The Town Council OBJECTS to the proposal on the grounds there is insufficient level of detail within the application as the Design and Access Statement submitted is illegible. Should the Tree Officer be satisfied with the proposal, the Town Council request a suitably sized replacement Oak species be planted during the next available planting season.	Consent for wrks in TPO with conditions <i>The Officer's report notes an inspection confirmed the presence of a pathogen that presents an elevated risk. In the first planting season following the felling a replacement Scots pine shall be planted.</i>
24/3320T	Guy Salmon, Manchester Road	35 Poplar trees (Populus spp.) The trees are situated near the perimeter fence and pose a significant risk to property and life due to their declining condition. The report outlines the current state of the trees, potential hazards, and a proposed management strategy to mitigate risks.	The Town Council raises no objections, subject to neighbour comments and whilst noting the vigour of the species, request replacements for any of the Poplar that fail to survive within the first five years following the completion of the works.	Consent for wrks in TPO with conditions
24/3251M	97 King Street	Blocking up of public right of way	The Town Council OBJECTS in the strongest possible terms to the proposal as this will detrimentally affect the street scene and undermine the historic and aesthetic qualities of the town, and would like to draw the Planning Officer's attention to a planning enforcement notice for the blocking of right of way.	<i>Withdrawn</i>