

PLANNING DECISIONS REPORT

DATE: 09/12/24

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
24/3537T	Cheshire Lodge, Bexton Lane	We are contracted by Scottish Power Energy Network to carry out tree pruning around the perimeter of their Knutsford yard and along shared access track adjacent to Superior Smiles Dental practice. As part of this work Superior Smiles have requested that the Horse Chestnut Group in their rear carpark are crown lifted to create clearance about customer vehicles and to let more light into their rear windows. We plan to crown lift lower limbs heavily weighted over their car park & prune smaller overhead branches to a height of 5 meters above to car park.	The Town Council raises no objections, subject to neighbour comments.	Consent for wrks in TPO with conditions
24/4239/T CA	The Vicarage, Mobberley Road	T1 Coppiced Cherry close to the border with the recreation ground (ownership unclear) - Remove one large stem leaning towards the Vicarage	The council raises no objections.	Consent For Tree Works in CA
24/3644M	34 Woodlands Drive	Non material amendment on approval 24/0579M: Change the colour of the proposed windows from white to grey UPVC framed. Remove the proposed ground floor window in the front elevation. Demolish the existing chimney stack.	It was noted the application had been determined.	<i>Approved</i>
24/3438T	Land on Tabley Road	Tree works to 5 Common Lime trees to crown reduce by 2m, lateral spread by 1m generally, up to 2m where required, crown lift up to 3m and trees reduced from 18m high to 16m and to 7m spread	The Town Council raises no objections, subject to neighbour comments.	Consent for wrks in TPO with conditions

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24/3373M	68 Mobberley Road	Internal alterations with replacement of outrigger roof to enable a balcony area.	The Town Council OBJECTS to the proposed balcony space as by converting the existing single storey roof space will create a disproportionate impact to the residential amenity of the neighbouring property through overlooking.	Refused <i>The application was refused on the grounds that there would be an unacceptable reduction in the level of privacy currently enjoyed by neighbouring properties.</i>
24/3234M	Eskdale, Legh Road	Proposed new dwelling	The Town Council OBJECTS to the application on the grounds the proposed new dwelling would impact the positive contribution Eskdale provides to the Legh Road Conservation Area through its characteristic of a detached property on a generous plot. The introduction and subdivision of the plot erode, and detrimentally impact, the building plot ratio of the Legh Road Conservation Area, and the council requests the Conservation Officer's comments are carefully considered prior to a decision.	Refused <i>The application was refused on the grounds that there would be a harmful impact to the Legh Road Conservation Area, a direct impact to Eskdale and its historic setting, an unsatisfactory relationship with the existing trees, and impact the privacy currently enjoyed by neighbouring properties.</i>
24/3319T	4 Fir Tree Avenue	T1. Pine - Crown reduce 1.5m T2. Pine - Crown reduce 1.5m T3. Sycamore - Crown reduce 1.5m	The Town Council raises no objections, subject to neighbour comments.	Consent for wrks in TPO with conditions
24/3491M	5 St Peters Avenue	Ground Floor Extensions and the addition of Dormer windows to the Second Floor Rear Elevation.	No objections, subject to neighbour comments and would like to draw the Planning Officer's attention to the large dormer windows and the style of the decorative curved lintel above the fenestration, to ascertain if these are in keeping with the character of the surrounding area.	Approved With Conditions <i>The officer's report notes there are no significant design issues to be raised and that the proposal is in accordance with relevant planning policies.</i>
24/3438T	Land on Tabley Road	Tree works to 5 Common Lime trees to crown reduce by 2m, lateral spread by 1m	The Town Council raises no objections, subject to neighbour comments.	Consent for wrks in TPO with conditions

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24/2204D	Bramley, Legh Road	Discharge of conditions 4, 5, 6, 9 & 10 on application 24/0011M: Replacement garage and single storey extension	The council raises no objections, subject to neighbour comments and the Conservation Officer being satisfied the conditions can be discharged.	Approved <i>The Built Heritage response was that conditions 6, 9, and 10 could be discharged but there were concerns raised with the materials for condition 4 and 5 which required further inspection by an officer before these could be discharged.</i>