

## PLANNING DECISIONS REPORT

24/12/2024

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
<a href="#">24/4411/TCA</a>	82 King Street	Removal of T2 indicated on attached site plan.	The council objects to the felling of this tree and requests it is subject to a Tree Preservation Order.	Made TPO
<a href="#">24/4404/TCA</a>	Ruskin Court	Remove one small conifer that sits right alongside Ruskin Court apartment building as it is now touching the building and blocking light and a view for apartment 5	<i>This application was not identified from the new portal due to a dates/lists issue.*</i>	Consent For Tree Works in CA
<a href="#">24/4286/TPO</a>	1 Hallside Park	T1 - Horse Chestnut - Fell - The tree is not completely dead but is leaning with 75% plus of the crown dead, very little would be left if the dead wood was removed	The council raises no objections, subject to a condition requiring the planting of a native replacement tree.	Consent for wrks in TPO with conditions
<a href="#">24/4255/TPO</a>	62 Bexton Road	T8 Copper beech – crown lift to achieve 3.5 metres ground clearance. Crown reduce by 1 – 2 metres to sites of previous reduction and crown thin by 10%.	<i>This application was not identified from the new portal due to a dates/lists issue.*</i>	Consent for wrks in TPO with conditions
<a href="#">24/4193/TPO</a>	The Heath, Manchester Road	Multiple proposed works to TPO trees (see Annex A - Table of recommendations).	The council raises no objections.	Consent for wrks in TPO with conditions
<a href="#">24/4211/VOC</a>	13 Grassfield Way	Variation of condition 2 on approved application 23/3247M - Proposed extensions and alterations including internal rearrangement, single storey rear extension, two storey side extension, elevational upgrade and external works/landscape	The council raises no objections, subject to neighbour comments.	Approved With Conditions

Application Ref	Address	Application Detail	Town Council Comment	Decision
<a href="#">24/3700T</a>	Toft Cottage, Goughs Lane	T1 Reduction of Oak away from property reducing weight on Lymm's closest to Building find 2 m and removal of any major deadwood severing of Ivy. T2 Second reduction on property side by 1 m removal of any major dead and severing of Ivy.	<i>This application was not identified from the new portal due to a dates/lists issue.*</i>	<i>Tree 6 week date expired (CA)</i>
<a href="#">24/3024M</a>	10 Oakleigh	Proposed replacement windows and doors, partial external render coat, re-roofing, two storey and single storey front side and rear extensions and internal alterations.	The Town Council raises no objections, subject to neighbour comments.	Approved With Conditions
<a href="#">23/4487M</a>	33 Bexton Road	<b>Amended Plans</b> Demolition of existing property, and new build dwelling	The Town Council OBJECTS to the amended plans on the grounds the application does not overcome our previous objections and is still contrary to Knutsford Neighbourhood Plan policies D1 and D2.	Approved With Conditions  <i>The Officer's report notes the building line at the front would be comparable to the existing, and consistent with those on either side. There will be gaps for access along the sides which also provide a visual break between the proposed new house and neighbouring properties. The towers and curved wall elements have been reduced in scale from the initial design for this scheme. These aspects on the front elevation would add visual interest and on balance would be acceptable in the street scene, given the existing variety in the surroundings and set back from the road.</i>
<a href="#">24/1506M</a>	22 Aylesby close	Proposed Two Storey Front, Single Storey Rear Extension and New Garages	The council raises no objections, subject to neighbour comments.	Approved With Conditions

Application Ref	Address	Application Detail	Town Council Comment	Decision
<a href="#">24/4507/NMA</a>	Winstanley House Northwich Road	Non Material Amendment to 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 neighbour comments.	
<a href="#">24/4496/HOUS</a>	17 Glebelands Road	Loft conversion to include the addition of a rear dormer and roof lights. Front elevation to be modernised to include reconfiguration of windows and render applied to the top half of the elevation.	The council raises no objections, subject to neighbour comments.	<i>Approved with conditions</i>
24/4395/TPO	82 Bexton Road	Tree T1 Red Oak - Prune to reduce height and radial crown spread by 1 metre (equivalent to a 30% reduction in crown volume [BS3998:2010]) - Maintain thereafter at 5 year intervals by removal of peripheral regrowth back to previous pruning...	<i>This application was not identified from the new portal due to a dates/lists issue.*</i>	<i>Approved</i>
<a href="#">24/4282/TPO</a>	Yorston Lodge Primary School	T1 Yew - Fell	<i>This application was not identified from the new portal due to a dates/lists issue.*</i>	<i>Approved</i>
<a href="#">24/3471M</a>	West Court, Chelford Road	Internal alterations to existing bathrooms and replacement garage	The Town Council raises no objections, subject to neighbour comments.	<i>Approved with conditions</i>
<a href="#">24/2933M</a>	62 Glebelands Road	Proposed external render coat to part of the existing house, two storey and first floor front, side & rear extension and associated internal alterations	The council raises no objections subject to neighbour comments and the planning officer being satisfied there is no detrimental impact to neighbouring amenity.	<i>Approved with conditions</i>

Application Ref	Address	Application Detail	Town Council Comment	Decision
<a href="#">24/2310M</a>	<u>13 Dury Lane</u>	Construction of a freestanding Studio annex in the garden of 13, Drury Lane as ancillary accommodation together with adding two balconies to the east elevation of the dwelling.	The council raises no objections, subject to neighbour comments and the Conservation Officer being satisfied the design, mass, and material palette will not detrimentally harm the listed building.	<i>Withdrawn</i>
<a href="#">24/1957M</a>	Green Bank, St Johns Road	Non-Material Amendment on application 23/4097M: Retrospective permission for proposed single storey rear extension	The council raises no objections, subject to neighbour comments.	<i>Withdrawn</i>

\* There continue to be some teething issues with importing the CEC Portal records into the Town Council's database which is used to generate agendas. This has been raised with Cheshire East Council.