

PLANNING DECISIONS REPORT

DATE: 20/01/25

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 |
|--------------------------|------------------------------|---|--|--|
| 24/3470M | West Court, Chelford Road | Internal alterations to existing bathrooms and replacement garage | The Town Council raises no objections, subject to neighbour comments. | Approved with conditions |
| 24/2310M | 13 Dury Lane | Amended Plans 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. | Notwithstanding our previous comments, the Town Council request that the Planning Officer satisfy themselves what the revised plans equate to to avoid a discrepancy in what is proposed and may be erected, and that the Planning Officer carefully consider submitted representations. | Withdrawn |
| 24/2309M | 13 Dury Lane | 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, the Conservation Officer being satisfied the design, mass, and material palette will not detrimentally affect the listed building or the Knutsford Town Centre Conservation Area, and the Planning Office being satisfied the proposal conforms to policy T4 of the Knutsford Neighbourhood Plan. | Withdrawn |
| 24/1846M | 129 King Street | The demolition of 1980s rear brick extension, the erection of new extension with shop frontage on old buildings footprint. Internal alterations and improvements to all floors. | The council raises no objections, subject to neighbour comments, the Conservation Officer being satisfied with the proposal, and the applicant providing a biodiversity net gain of 10%. | Approved with conditions <i>The officer's report notes the Conservation officer has no objections subject to the application of conditions. Regarding BNG the application site would be considered below the threshold with no onsite habitat to be affected.</i> |

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| 24/4193/TPO | Street Record Manchester Road | Multiple proposed works to TPO trees (see Annex A - Table of recommendations) | <i>This application was not identified from the new portal due to a dates/lists issue.*</i> | Consent for wrks in TPO with conditions |
| 24/4282/TPO | Yorston Lodge Primary School, 20 - 20a Bexton Road | T1 Yew - Fell | <i>This application was not identified from the new portal due to a dates/lists issue.*</i> | Consent for wrks in TPO with conditions |
| 24/1062M | Green Bank, St Johns Road | Alteration to garage and utility room, to include an additional door and window on the front elevation and additional window on the rear elevation of the utility room | The council raises no objections subject to the Planning Officer being completely satisfied the proposal conforms to policy T4 of the Knutsford Neighbourhood Plan and notes the neighbour objections and requests the Planning Officer carefully consider the impact on neighbouring amenity and if a condition for obscure glazing would be relevant. | Approved With Conditions <i>The officer's report notes the proposed rear window to serve the utility/store is in line with the neighbouring garages and does not cause any significant overlooking concerns and the relocated roof light from the rear elevation to the west facing side elevation roof slope faces a blank roof slope serving a garage to The Haven and therefore does not cause any significant loss of privacy and is considered acceptable. The proposal does not include any additional bedrooms, and adequate parking is retained at the front of the property</i> |
| 24/4384/DSC | Site Of Former Bungalows Numbered 5-16 Warren Close | Discharge of conditions | <i>This application was not identified from the new portal due to a dates/lists issue.*</i> | Approved |
| 24/4554/TPO | 24 Aylesby Close | T1 Lime tree - pollarding or 30% reduction and T2 Sycamore tree - 30% reduction | The council raises no objections subject to confirmation that works will be undertaken by a qualified arborist to ensure the long term viability of the trees. | Consent for wrks in TPO with conditions |
| 24/3671M | 11 Branden Drive | Demolition of existing hall and erection of 6no. apartments with associated landscaping and external works | The council OBJECTS on the following grounds: a) Whilst the proposed building aligns with the front building line of the | <i>Refused</i> |

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| | | | <p>existing hut, by virtue the significant increase in height the built form would be appear incongruous due to its significant projection in front of the building line established by the cottages and 13 Branden Drive.</p> <p>b) The proposals allocate an insufficient amount of parking, contrary to the parking standards of the Cheshire East Local Plan and Policy T4 of the Knutsford Neighbourhood Plan. Only 10 spaces are provided, and the standard requires 12. The Town Council does not believe the site can sustain reduced parking as there is extremely limited on street parking in the vicinity due to the narrow width of Branden Drive and existing levels of on street parking. The proposals allocate no visitor parking which will further exacerbate the issue. The Town Council is concerned that the lack of parking will lead to additional on street parking to the detriment of highway safety and the safety of pedestrians in a busy pedestrian route to the Town Centre. On street parking which spills towards Mobberley Road will create a hazard on this busy B road. Additionally, the proposals only provide two EV charging spaces which would be insufficient for six dwellings.</p> <p>c) Due to the gradient of the land which slopes down to the houses on Branden Drive, the proposed buildings will be significantly higher than the</p> | |

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| | | | <p>existing houses. Whilst the proposals do not include windows on the west elevation to prevent overlooking, the result is a dominant brick façade which will be overbearing to the neighbouring properties and detrimental to their residential amenity.</p> <p>d) The proposed rooflights on the east elevation would create unacceptable levels of overlooking and a loss of privacy due to the height of the windows with respect to the height of bedroom windows of 15-19 Branden Drive and direct overlooking of their gardens.</p> <p>e) The bin storage for unit one places the bins at the front of the property which is detrimental to the Streetscene and detracts from views from the adjacent conservation area and public open space</p> | |
| 24/2932M | Yorston Lodge Primary School, 20-20A Bexton Road | Demolition of school and construction of six dwellings and associated landscaping | The Town Council raises no objections and supports the application which provides much needed small housing close to the town centre which will support town centre viability. | Approved With Conditions |

* 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.