

PLANNING DECISIONS REPORT

10/02/2025

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
24/3551M	24 Sharston Crescent	Porch added to front elevation and double storey extension to the rear of the property with single storey side extension replacing existing garage and utility.	The Town Council raises no objections, subject to neighbour comments.	Approved With Conditions
24/3553M	Land South Of Oakleigh	Creation of new access	<p>The council OBJECTS to the proposed new access on the following grounds:</p> <p>a) The site has an existing safe access point from the highway at Oakleigh. The proposal would create an access of a busy 50mph A-road which would be unsafe.</p> <p>b) The application does not provide any hardstanding/car parking within the site, therefore vehicle movements are likely to deposit mud onto the A-road, creating further risk to highway users. The addition of hardstanding would detract from the openness of the green belt.</p> <p>c) The site is within the green belt and the proposal does not enhance the openness of the green belt nor the setting of the town within the green belt.</p>	<p>Refused</p> <p><i>The decision notice states the refusal based on the grounds the development would be inappropriate in the Green Belt.</i></p>

Application Ref	Address	Application Detail	Town Council Comment	Decision
24/4994/TCA	Sean Baile	T1. Holly - Crown reduce by 4m T2. Cypress - Crown reduce 3m T3. Holly - crown lift 4m T4. Lawson Cypress - Crown lift 4m	Approved before committee meeting on 27 th Jan	Tree 6 week date expired (CA)
24/4976/TPO	27 Grassfield Way	T1 Western Red Cedar – Fell to ground level.	The council objects to the proposed felling of T1, Western Red Cedar on the grounds that alternative work could be undertaken, namely the removal of some of the lower limbs and/or a crown thin, which would remove the necessity for felling.	Refused works to Protected Tree <i>The decision notice states the refusal has been issued as the reason for the works are not deemed justified.</i>
24/4655/HOUS	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 neighbour comments.	<i>Refused</i>
24/4938/TPO	3 Hallside Park	Lime (T1) - Crown clean, removal of deadwood and epicormic growth. Reduction in height by 1.5 - 2metres. Light reduction works 0.5-1metres to upper canopy to shape sides in and from a new top crown. Oak (T2) - Removal of deadwood and epicormic growth on stem. Light thin of 10%. Lowest lateral protruding beyond natural canopy line to be reduced by 1-1.5 metres to a suitable nodal point. Sweet Chestnut (T3) - Crown clean, removal of deadwood and epicormic growth. Canopy thin by 15-20%. Sweet Chestnut (T4) - Crown clean, removal of deadwood and epicormic growth. Thin by 10-15%. Lowest & largest limb overhanging neighbouring property to be selectively weight reduced / reduced back from property. Oak (T5) -	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
		<p>Crown clean, removal of deadwood and epicormic growth. Canopy thin by 10-15%. Beech (T8) - Crown reduction by 1 - 1.5metres on the property side and top of the canopy. Some very minor/specific targeted reductions to limbs on the rear side of the canopy just to bring balance. Removal of deadwood throughout. Reasoning for works due to imbalanced crown growing/leaning towards the properties. Below two trees in neighbouring property - (No.1 Hallside Park) Neighbour is happy for works to be carried out. Sweet Chestnut (T6) - Crown clean and removal of major deadwood. Crown thin by 10-15%. Beech (T7) - Crown reduction works to the lateral canopy overhanging into the garden of No.3 Hallside Park by 1-1.5 metres. Works to be carried out to improve light quality in the area and to for general tree health and maintenance purposes such as the deadwoo</p>		
24/4854/HOUS	63 Boothfields	First floor extension over garage and internal alterations	The council raises no objections, subject to neighbour comments.	Approved With Conditions
24/4782/HOUS	Linwood Bexton Lane,	Single storey front extension, loft conversion and widened pavement drop kerb access.	The council raises no objections, subject to neighbour comments	Approved With Conditions
24/4717/NMA	Bexton Primary School Blackhill Lane	Non-material amendment to application 22/3973M.	The council raises no objections, subject to neighbour comments	Withdrawn

Application Ref	Address	Application Detail	Town Council Comment	Decision
24/3555M	Green Acre Parkfield Road	Amended plans Demolition of existing garage and new build garage with garden store	The Town Council raises no objections, subject to neighbour comments and subject to the Planning Officer and Conservation Officer satisfying themselves the materials palette is appropriate due to a lack of information submitted as part of the application, so as not to lead to detrimental harm to the Legh Road Conservation Area. If the council is minded to approved the application, the Town Council request a condition is applied to ensure the replacement building remains ancillary to the main dwelling.	Refused <i>The decision notice states the refusal has been issued as the proposed development would not be acceptable in design terms, being of an overly dominant scale which would not be subordinate to the existing dwelling.</i>
24/3070M	Heath House, 19 Gaskell Avenue	Variation of conditions 2 & 7 on approved application 20/0444M - Proposed detached dwelling and separate garage	The Town Council OBJECTS on the grounds that the original decisions permitting this development required the building to remain subservient to the grade II listed Heath House and the result of the proposed variations would result in a development which was no longer subservient to the listed property.	Approved With Conditions <i>The Officer's report notes the changes proposed to Conditions 2 and 7, when viewed in context of the overall consent, comprise minor material amendments, and will result in a development which is not substantially different in scale or nature from the one which has been approved. The proposed development as amended by this application would continue to accord with the relevant policies of the Local Plan.</i>
24/0441M	4 Gaskell Avenue	Internal alterations to ground and first floor level & conversion of basement into a habitable space. Upgrade doors to access stair to E30 fire doors. Obscure glazed window added to gable elevation.	The council raises no objections subject to neighbours.	Approved With Conditions

Application Ref	Address	Application Detail	Town Council Comment	Decision
		Window replaced with new timber framed doors to courtyard elevation. Upgrade single glazed window units to double glazed timber, style to match existing.		
23/2685M	The Mount, Parkfield Road	Garden redesign, new driveway and garden room	The council raises no objections, subject to the Planning Officer and the Conservation Officer being satisfied the height and style of the gates are not detrimental to the Legh Road Conservation Area, and Tree Officer to ensure the development within the root protection zone does not detrimentally impact the Beech.	Approved With Conditions <i>The Officer's report notes that the proposed changes to the existing driveway, garaging and gates are all considered to have an acceptable impact on the character and appearance of the conservation area. The Landscape Officer also advises that they have no objection to the proposed works, subject to a condition to ensure the proposed hedge boundary treatment is replaced if it dies or is damaged in the next 5 years.</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.