

PLANNING DECISIONS REPORT

12/05/2025

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
25/0843/TCA	2 Ruskin Court	Sycamore, Platanus occidentalis on the banking opposite 2 Ruskin Court • Undertake pruning/removal of the lower branches on the property side of the tree only. (See photo for marked limbs). I also recommend that a 1 metre section of Ivy is cut at the base of the tree to prevent further invasion into the crown. This is also preventing a proper inspection of the lower trunk.	The council raises no objections, subject to neighbour comments.	Tree 6 week date expired (CA)
25/0766/TCA	Park Cottage, Chelford Road	G1: prune back to the boundary by up to 1m to prevent debris falling into neighboring properties.	The council raises no objections, subject to neighbour comments.	Tree 6 week date expired (CA)
25/0108/FUL	Rose Cottage Mobberley Road	Replacement dwelling and associated works	<p>The council are not convinced the proposed new dwelling will make a positive contribution to the Crosstown Conservation Area and request that the Conservation Officer carefully consider the impact and appropriateness within the historic context of the conservation area.</p> <p>Should the Planning Officer be minded to approve the application the council requests the root protection zones are strictly adhered to and do not suffer any form of encroachment.</p>	<p>Approved With Conditions</p> <p><i>The officer's report notes that revisions to the design have been made throughout the course of the application to ensure the scale and massing of the proposed dwelling better reflects of the dwellings to the north, which are more modest in terms of their roofline, scale and mass, compared to the replacement dwellings constructed to the south of the site. The design has been altered to better relate to the</i></p>

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				<i> dwellings to the north as these are a point of significance in the conservation area. A condition is recommended by the heritage officer requiring the details of external materials.</i>
25/0182/HOUS	The Gables Bexton Lane	Demolition of existing conservatory; Single storey rear extension; New covered porch; New roof lights to loft space; Elevational alterations including new windows	The council raises no objections, subject to neighbour comments.	Approved With Conditions
25/1074/TCA	Red Walls, Parkfield Road	T1 - Common Yew - Fell Severe stem lean means the tree is in contact with the boundary fence (Tree is growing underneath the lower branches of the neighbouring Leyland Cypress and thus growth has been severely restricted)	The council raises no objections, subject to neighbour comments.	Tree 6 week date expired (CA)
25/1045/HOUS	5 Tabley Grove	Demolition of existing garage, construction of single storey side extension, alterations to the door and window on the existing rear extension and new roof lights and alterations to existing front porch.	The council raises no objections, subject to neighbour comments.	Approved With Conditions
25/0793/HOUS	8 Tabley Close	Ground floor infill extension and first floor side extension	The council raises no objections, subject to neighbour comments.	Approved With Conditions

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25/0770/HOUS	16 Grove Park	Proposed porch, proposed front wall and gates, entire rendering of dwelling	The council raises no objections, subject to neighbour comments.	Approved With Conditions
25/0527/HOUS	10 Willow Green	Proposed external render coat to whole dwelling house, replacement doors and windows to whole dwelling house, replacement roof tiles to whole dwelling house, partial garage conversion, two storey side extension, single storey front extension, single storey rear extension and associated alterations.	The council raises no objections, subject to neighbour comments.	Approved With Conditions
25/0545/HOUS	1 Norbury Close	Rear extension - change glass roof to solid roof	The council raises no objections, subject to neighbour comments.	Approved With Conditions
25/1259/NMA	Eaton House Parkfield Road,	Non-material amendment on approval 21/4956M: Addition of 2no air source heat pumps to east elevation and omit opening to east elevation.	The council raises no objections, subject to neighbour comments.	Withdrawn