

## PLANNING DECISIONS REPORT

09/02/26

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="#">25/4691/HOUS</a>	3 School Close	Proposed first floor side extension and associated alterations.	The council raises no objections, subject to neighbour comments.	Approved With Conditions
<a href="#">25/4642/HOUS</a>	13 Heathfield Square	Proposed single storey rear extension	The council raises no objection, subject to neighbour comments.	Approved With Conditions
<a href="#">25/4569/HOUS</a>	12 Carrwood	Rear extension	The council raises no objections, subject to neighbour comments.	Approved With Conditions
<a href="#">25/4345/HOUS</a>	The Lodge Booths Hall Chelford Road,	Demolition of a poor-quality existing single storey extension and construction of a sensitive two-storey rear extension to improve the living facilities of the dwelling whilst respecting the significance of the existing historic building and the character of the local area.	The council raises no objection subject to the Conservation Officer being satisfied that no historical features will be affected.	Refused
<a href="#">25/4239/TPO</a>	21 Sharston Crescent	T1. Lime rear right of the property. Reduce in height by approximately 2 metres. Lowest limb on the property side of the tree reduce by 2 metres and shorten other lateral limbs to balance (reduce limbs by approx. 1.25 metres) Remove deadwood	The council raises no objections.	Consent for wrks in TPO with conditions

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		<p>3cm + in diameter. Reason – To manage the size of the tree due to proximity to the property. T2 Lime rear left of the property. Reduce in height by 2 metres and prune laterals on the property side by up to 2 metres. Prune other lateral limbs by approximately 1 metre to shape. Remove deadwood 3cm+ in diameter Reason - To manage the size of the tree due to proximity to the property. T3. Twin stemmed Pine rear left of the property. Reduce longer lateral branches over the neighbours property by 1.5-2 metres. Prune other secondary limbs to shape. Shorten limbs at the rear by 1-1.5 metres. Check the condition and tension of the cable brace in the crown, adjust if necessary. Reason – To manage the size of the tree due to proximity to the properties. Concentrating on the overhang over the neighbours gardens.</p>		
<a href="#">25/4195/HOUS</a>	54 Manor Park South	Single Storey Rear extension and extension of the porch to the front, new elevational treatments	The council raises no objection, subject to neighbour comments.	Approved With Conditions
<a href="#">25/3716/FUL</a>	Knutsford Leisure Centre Westfield Drive	The project scope involves the installation of ASHP and GRP with associated enclosing fencing. The ASHP compound will be located to the north of the site, with the GRP located within the bin storage area on site within the perimeter of the	The council supports the inclusion of the ASHP but OBJECTS to the proposed location of the ASHP on safety grounds due to the bend and the volume of students and visitors using the area for access and egress. The council request the applicant reconsider the position of	<p>Approved with Conditions</p> <p>The officers report notes the ASHP and fencing would be unacceptable due potential prominence and visual intrusion, which was raised with the agent who states that the ASHP cannot be repositioned due to cabling issues</p>

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		<p>site. The enclosing fencing is proposed to be acoustic timber fencing at 3.2m high with a double gated entrance to the southern short side of the compound. The heat pumps will be sited on a concrete base with external pipework from the concrete entrenched through the main plantroom. The ASHP will allow full removal of the main buildings gas boilers. There will also be a small concrete base with a GRP plantroom adjacent the existing plant room, withing the courtyard the to the northern elevation of the site, beyond public access.</p>	<p>the ASHP system to utilise a less focal point.</p>	<p>and the proposed location is the only viable position.</p>
<a href="#">25/3823/HOUS</a>	Greenacre Parkfield Road	Single storey side and rear extension with basement	<p>The council OBJECTS on the grounds the submitted plans are inaccurate and provide insufficient information and dimensions to fully assess the proposal.</p> <p>The council request the applicant submit more detailed plans and request Cheshire East Council provide additional time for the council to consider these revised plans.</p>	<p>Approved with Conditions</p> <p>The officers report notes the proposed plans submitted are drawn to scale and as such it is not a requirement for specific measurements to be noted. As part of revised plans submitted sectional details of the basement level have been provided and considered within the determination. Also noting the comments received that no structural survey has been provided and concern regarding ground stability and geotechnical risks of the proposal in addition to concern regarding structural integrity of neighbouring properties, has been noted, however these would not be considered specific planning considerations. Structural and technical details would be usually covered by building control regulation.</p>

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<a href="#">25/3720/HEDGE</a>	Land off Parkgate Lane	Application for the removal of two sections of hedgerow off Parkgate Lane.	The council STRONGLY OBJECTS to the removal and destruction the proposed hedge on the grounds a temporary site base does not justify the loss of a significant length of ancient and well-established hedge that forms a natural and irreplaceable habitat. The council ask the applicant to reconsider the position of the site base to a more sympathetic position to reduce the amount of hedge being removed considerably.	Hedge 6 week date expired (HR)  The committee met with the applicant and discussed the site constraints in depth, securing less hedge removal.
<a href="#">25/3611/FUL</a>	2 Marcliffe Grove & 3A Toft Road	<b>Amended Plans:</b> The change of use of the first floor of 3A Toft Road from Class E and the building 2 Marcliff Grove to C1 (Hotel), along with minor external works	The council raises no objections, subject to neighbour comments.	Approved With Conditions
<a href="#">25/3268/FUL</a>	Peel House, 20a Princess Street,	Conversion of offices into 3 x apartments (Use Class C3).	The council raises no objections, but draws the attention of the planning officer to the lack of bin and bicycle storage and requests that this is given careful consideration.	Approved with Conditions  The officer's report notes there is no parking available for the site however the site does lie adjacent to a public car park and is within the town centre, close to public transport links. For this reason, the Highway Officer has not raised an objection to the proposal but has requested that a minimum of 1no. cycle space per apartment is provided within the site. Following these comments, the applicant has amended the proposed plans to show that cycle spaces would be provided under the stairs of the building which is considered to be acceptable.

Application Ref	Address	Application Detail	Town Council Comment	Decision
<a href="#"><u>18/3672M</u></a>	Tatton Bluebell Village, Land East of Manchester Road	Outline application (with all matters reserved for future approval) for a residential-led (Use Class C3) development, including a local/neighbourhood centre comprising of retail/commercial, takeaway, residential and community uses (Use Class E, Sui-Generis and C3 uses); and a care home/elderly accommodation (C2 Use); alongside any associated recreational space, car parking, cycle parking, landscaping and other works for all proposed uses.	It was resolved that the committee could not comment any further due to the lack of detail provided due to the application being an outline application with all matters reserved.	approved with conditions  Detailed plans will be supplied for the reserved matters stage.