

## PLANNING DECISIONS REPORT

13/04/26

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="#">26/0511/LBC</a>	End Croft Toft Road,	Listed building consent for full external re-pointing of the front and rear elevations of the Grade II listed mid-terrace property, together with a small number of selective brick repairs to the rear elevation	The council raises no objections, subject to neighbour comments and subject to the conservation officer being satisfied the proposal conforms to the relevant Knutsford Neighbourhood Plan policies.	Approved with conditions <i>Build Heritage raised no objections but did request conditions for brickwork and pointing materials.</i>
<a href="#">26/0296/HOUS</a>	23 Lilac Avenue,	Proposed single storey rear and side extension.	The council raises no objections, subject to neighbour comments.	Approved with conditions
<a href="#">25/4901/DSC</a>	Encompass Utilities Ltd, 129 King Street,	Discharge of Condition 8 on 24/1847M - Listed Building Consent for Proposed demolition of 1980s rear brick extension, and the erection of new extension with shop frontage on old buildings footprint. Internal alterations and improvements to all floors. Change in use of building from office use E(c)(ii), to mixed office E(c)ii and retail E(a) use.	The council raises no objections, subject to neighbour comments.	Approved
<a href="#">25/4843/DSC</a>	Encompass Utilities Ltd, 129 King Street,	Discharge of condition 8 on 24/1846M - Proposed demolition of 1980s rear brick extension, and the erection of new extension with shop frontage on old buildings footprint. Internal alterations and improvements to all floors. Change in use of building from office use E(c)(ii), to mixed office E(c)ii and retail E(a) use.	The council raises no objections, subject to neighbour comments.	Approved

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<a href="#">25/4524/HOUS</a>	22 Teal Avenue	Propose to construct first floor extension over existing ground floor garage and kitchen with pitched roof and dormer windows to front and rear elevations.	The council raises no objections, subject to neighbour comments.	Approved With Conditions
<a href="#">25/4035/FUL</a>	11 Branden Drive	Amended Plans: Demolition of existing hall and construction of 1no. new dwelling with associated parking and landscaping	The council raises no objections, subject to neighbour comments.	Approved with conditions
<a href="#">26/0704/HOUS</a>	11 Springwood Avenue	Erection of a single storey side extension and a single storey rear extension	The council raises no objections, subject to neighbour comments.	Approved with conditions
<a href="#">26/0306/TPO</a>	Half Hidden, 5 Astley Close,	2x Beech group right side of the property (in neighbour's property) Prune lateral limbs to clear the property by 2.5 metres. Reason -To provide clearance from the property.	The council raises no objection.	Tree 6 week date expired (CA)
<a href="#">26/0423/TCA</a>	Trees On Eastern Edge Of The Moor And Alongside Church Walk,	T12 (Norway maple), T13 (Sycamore), T14 (Common lime); Part of G8 (Common beech, Goat willow, Common lime), Part of G13 (Sycamore), Part of G24 (Norway maple, Sycamore, Common lime) - Crown lift to 5m above ground level to provide sufficient clearance along Church Walk for vehicular access to Pumping Station.	The council raises no objection.	Tree 6 week date expired (CA)
<a href="#">26/0378/HOUS</a>	Wyecroft, Toft Road	Demolition of attached existing single garage and gym with link corridor and side extension to construct an attached double garage and play room with bedroom accommodation above. Modest first floor rear extension to master bedroom with sympathetic alteration to roof.	The council raises no objections, subject to neighbour comments and subject to the conservation officer being satisfied the proposal conforms to the relevant Knutsford Neighbourhood Plan policies.	Approved with conditions  <i>The officer's report notes that upon consultation, the Conservation Officer concluded that the proposed extensions and alterations would preserve the character and</i>

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				<i>appearance of the Legh Road Conservation Area</i>
<a href="#">26/0346/TCA</a>	7 Drury Lane,	Conifer - Fell to ground level. Poor specimen, badly shaped due to bad pruning, very close to Victorian wall.	The council raises no objection.	Tree 6 week date expired (CA)
<a href="#">26/0230/TCA</a>	Living Ventures, 98 King Street	<ul style="list-style-type: none"> <li>• T1, T2, T3 (Lime trees): The trees are encroaching towards the property roof line and there is concern that the branches may cause damage, as they are pressing against the building. We propose to crown raise these trees by up to 3 metres and prune back any branches or debris that are in close proximity to the building.</li> <li>• T4 (Bay tree): Reduce the overall crown by up to 50%.</li> <li>• T5 (Laurel): Reduce the height by approximately 2 metres. All works will be carried out with due care to the health and long-term condition of the trees</li> </ul>	The council raises no objection.	Tree 6 week date expired (CA)
<a href="#">26/0319/HOUS</a>	4 St Georges Close	Proposed front extension with canopy, single storey rear extension, ground floor reconfiguration and replacement of windows	The council raises no objections, subject to neighbour comments.	Approved with Conditions
<a href="#">26/0177/DSC</a>	Thrushes Mead Toft Road,	Discharge of conditions 7 and 15 on approval 24/4599/FUL	The council raises no objection, but requests any biodiversity net gain is provided locally.	Approved