

PLANNING DECISIONS REPORT

28/09/2026

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
26/1034/HOUS	1 Yewlands Drive	Proposed two storey side and single storey rear extension and associated alterations.	The council raises no objections, subject to neighbour comments.	Approved With Conditions
26/2343/NMA	3 Holford Crescent	Non-material amendment on approval 25/3987/HOUS: Proposed single storey wrap round side and rear extension. Front extension to side of existing dwelling. Alteration to roof above porch from lean to roof to a small pitch over door.	The Town Council raises no objections, subject to neighbour comments.	Approved With Conditions
26/2244/TCA	GRANGE COACH HOUSE Parkfield Road	Proposed tree work in conservation area. 1 Cypress and 2 Yew (too close to building and should have been felled years ago. No appropriate mitigation pruning available) - Fell.	The council raises no objections, subject to neighbour comments.	Tree 6 week date expired (CA)
26/2228/TCA	Carpark Emmeline Northwich Road	T1 Sycamore - This tree is in obvious decline and is increasingly becoming a serious risk of harm for the residents of No.2 Racefield Road as well as the regular users of the residential carpark adjacent. Recent resurfacing work and relaying of the curb-stones closer to the tree have potentially accelerated decline by damaging the roots. - Proposal is complete removal leaving stump as close as possible to existing ground level and	The council raises no objections, subject to neighbour comments.	Tree 6 week date expired (CA)

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		treated with EcoPlugs to prevent regenerative growth.		
26/1872/HOUS	35 Springwood Avenue	Double Storey Side Extension. Previously accepted - Re application	The Town Council raises no objections, subject to neighbour comments.	Approved with conditions
26/2078/HOUS	54 Heron Close, Knutsford	Ground floor side extension. Garage conversion into study. Replacement of conservatory roof with insulated roof kit.	The council raises no objections, subject to neighbour comments and that Network Rail are satisfied.	Approved with conditions
26/1765/HOUS	21 Old Market Place, Knutsford, Cheshire East, WA16 6EX	Demolition of existing conservatory and erection of two storey rear extension.	The council raises no objections, subject to neighbour comments	Approved with conditions
26/1269/FUL	Ground Floor, King Edward Court	Proposed change of use from Class E (Office Use) to Sui Generis Use, to utilise the former officer space as community events / pop-up space at Ground Floor, King Edward Court. (Linked with 26/1495/LBC)	The council raises no objections, subject to the following requests, that the design of the door being changed to include glazing bars to match the proportions of the existing fenestration, and that any proposed operational use of the building does not exceed 23:00 hours.	Approved with conditions Plans were amended to include glazing bars. Condition limits time to 9pm Sunday to Friday and 11pm Saturday.
26/1495/LBC	Ground Floor, King Edward Court	Listed building consent for proposed change of use from Class E (Office Use) to Sui Generis Use, to utilise the former officer space as community events / pop-up space at Ground Floor, King Edward Court. (Linked with 26/1269/FUL)	The council raises no objections, subject to a request that the design of the door being changed to include glazing bars to match the proportions of the existing fenestration.	Approved With Conditions See above
26/0176/DSC	Thrushes Mead Toft Road	Discharge of Conditions 5 and 8 on approval 24/4597/HOUS	The council raises no objection, but requests any biodiversity net gain is provided locally.	Approved
26/0175/DSC	Thrushes Mead Toft Road	Discharge of Conditions 3, 4, 9 and 12 on approval 24/4599/FUL	The council raises no objection, but requests any biodiversity net gain is provided locally.	Approved
26/2374/HOUS	170 Grove Park	Construction of rear and front single storey extensions and alteration of first	The Town Council raises no objections, subject to neighbour comments.	Approved With Conditions

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		floor bedroom window to front elevation.		
26/2352/TCA	Unitarian Chapel, Adams Hill	T1. Common Lime Fell to ground T2. Turkey Oak Crown Reduce 1.5m, crown thin 10%	The Town Council raises no objections, but requests a replacement tree is planted.	Tree 6 week date expired (CA)
26/2247/TPO	KIRKBECK, 7 Leycester Road	1 x Mature Beech: Request to crown reduce by 1.5m and crown lift over property up to 5m to maintain a healthy shape	The council raises no objections, subject to neighbour comments.	Consent for wrks in TPO with conditions
26/0530/HOUS	15 Leycester Road	Installation of replacement timber gates, new buff natural stone piers at the existing access point; enlarging the existing security hut inside the replacement entrance gates.	The council OBJECTS to the proposal on the grounds gate piers as they are incongruous, the existing timber arched gate will be replaced with a gate of less character which impacts the view through to the gardens and therefore detrimentally impact the sylvan setting, and the security building presents no architectural merit nor does it complement the street scene, therefore detrimentally affecting the Legh Road Conservation Area.	Approved With Conditions Officer's report notes that much of the lodge extension would be screened by existing planting and noted the Conservation Officer raised no concern about it. The design of the gate piers as amended during the process and the Conservation Officer was satisfied.
26/0509/HOUS	White Lodge, 11 Leycester Road	Relocation and widening of existing gate piers, installation of new timber gates and buff stone piers, replacement of existing metal railings with new 1.8m railings, with dedicated pedestrian entrance next to new gates.	The council OBJECTS to the proposed gate piers as they are incongruous, and the solid timber gates as these impact the view through to the gardens and therefore detrimentally impact the sylvan setting of the Legh Road Conservation Area.	Approved With Conditions The Officer's report notes that revised plans were submitted. The approved plan is still for a sold timber fence.
26/2778/TCA	33 Brook Street	T1-T8 - Row of 8 self seeded birch and alder - felled to ground level - see report T9 - Larch - felled to ground level - see report	The Town Council raises no objection.	Tree 6 week date expired (CA)

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26/2676/TCA	27 St Johns Road	T1 - Maple - White on map - Remove deadwood and formative prune to create good shape T2 - Plum - Blue on map - Removal of selective stems to reduce garden overhang T3 - Pear - Red on map - Fell to ground level T4 - Pear - Pink on map - Fell to ground level as its damaging the wall	The Town Council raises no objection.	Tree 6 week date expired (CA)
26/1777/TPO	Oaklands, 35A Bexton Road	Lime tree Carry out a crown reduction of approximately 1.5 m to both the height and lateral spread, ensuring the tree retains its natural shape and form. All pruning cuts will be made to suitable secondary growth points in accordance with BS3998:2010 – Tree Work Recommendations.	The Town Council raises no objections	Consent for wrks in TPO with conditions
26/2338/HOUS	29 Tabley Close	Removal of existing porch and addition of new larger porch.	The Town Council raises no objections, subject to neighbour comments.	Approved With Conditions
26/2372/PRIOR-3MA	Prima Medica, Mere House, Brook Street	Prior approval for a Conversion of office building (Class E) to create 28 residential dwellings (Class C3)	The Town Council raises no objections, subject to the Planning Officer being satisfied that the proposed sizes of dwellings meet the required minimum standards.	Prior Approval Refused The required works to provide safe pedestrian access could not be approved under this kind of application and therefore prior approval was refused. Some properties would have had compromised

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				access to natural light and no technical analysis had demonstrated otherwise, so prior approval was further refused under that provision.
26/2158/TPO	35 Goughs Lane	Work to various trees	The council raises no objections, subject to the Tree Officer being satisfied with the scope and methodology of the proposed works.	Consent for wrks in TPO with conditionS
26/1845/FUL	Unit C3, Stanley Estate, Stanley Road, Knutsford, Cheshire East, WA16 0EG	Change of use from industrial / warehouse use, to Use Class E(d).	The council supports the proposal to put the unit back into use.	Approved With Conditions
26/1509/LBC	Brae Cottage, Legh Road	Listed Building Consent for removal of blue plaque	The council STRONGLY OBJECTS to the removal of the Blue Plaque on the grounds that whilst the listed building is a dwelling, it also a heritage asset that forms part of the history of Knutsford, highlighting a person of national significance and therefore should be protected as a landmark of Knutsford Heritage.	Refused
26/0224/HOUS	Squirrels Leap Spinney Lane,	Single storey side, rear and garage extensions, two storey front extension, renovation and remodelling	The council raises no objections, subject to neighbour comments.	Approved With Conditions
26/1776/TPO	Oaklands, 35A Bexton Road	Crown reduction to beech tree of approximately 1.5 metres to both height and lateral spread, retaining the tree's natural shape and form. All	The Town Council raises no objections	Approved With Conditions

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		pruning cuts will be made to suitable secondary growth points in accordance with BS3998:2010 Tree Work – Recommendations.		
26/0568/HOUS	28 Tabley Close	2 storey extension to side and single storey extension to rear to create additional living accommodation	The council raises no objection, subject to neighbour comments.	Approved With Conditions
26/0457/TDC	Land South Of Oakleigh	Technical details for 25/0614/PIP: Construction of two dwellings with shared access.	The council wishes to document its disappointment that Permission in Principle was granted and this land determined to be grey belt. The council OBJECTS to the creating of a new access from Chelford Road on the grounds of highway safety. It is not necessary to create a new access onto a busy A-road when an alternative safer access can be created from Goughs Lane.	Approved With Conditions Officers report states that the principle of the shared access for two dwellings off Chelford Road was established under the PIP application. The highways consultee has confirmed that there would be no objection for bin collection from either this point or from Chelford Road.