

PLANNING DECISIONS REPORT

12/10/2026

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 <i>Plans were amended to include glazing bars.</i> <i>Condition limits time to 9pm Sunday to Friday and 11pm Saturday.</i>
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

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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 floor bedroom window to front elevation.	The Town Council raises no objections, subject to neighbour comments.	Approved With Conditions
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 <i>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.</i>

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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 <i>The Officer's report notes that revised plans were submitted. The approved plan is still for a sold timber fence.</i>
26/2384/TPO	8 Rockford Lodge	Horse chestnut tree 'G1/1' - Fell to ground level in favour of two adjacent, higher quality oak trees, and to prevent a more significant risk developing. See attached risk assessment report (CW/11908-R-26) for details.	The Town Council raises no objections, subject to a condition requiring the replating of a suitably sized broad leafed replacement tree.	Consent for wrks in TPO with conditions <i>The Officer's report notes a conditioned standard Horse Chestnut replacement.</i>
26/0762/TCA	Manorgate, 2 Manor park South	The removal (felling) of T1 due to its current form, position, and limited scope for appropriate arboricultural management.	The council raises no objection.	Tree 6 week date expired (CA)
26/3182/TPO	12 Buckingham Drive	T1. Yew - Crown lift by the removal of the two lowest limbs to the left of the tree (when viewed from your garden) These limbs may be connected. Remove any low stumps of the main trunk of the tree. Clip back the limbs that overhang the garden of 12 by approximately 1 metre. T2. Plane – Fell to ground level	The council raises no objection.	Consent for wrks in TPO with conditions
26/2992/TPO	Land at Booths Park, Chelford Road	G23 - Lime Avenue - Remove epicormic growth to a height of 2m from all lime trees. G23/41 - Sever and remove ivy to a height of 1m G23/42 - Sever and remove ivy to a height of 2m G23/57 - Sever and remove ivy to a height of 2m G23/73 -	The council raises no objection.	Consent for wrks in TPO with conditions

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		Sever and remove ivy to a height of 2m G23/88 - Sever and remove ivy to a height of 1m		
26/2950/TPO	Sharston House Nursing Home, Manor Park South	T1 Oak Tree - reducing the lower limbs of T1 Oak on the car park side of the tree by 1.5m to reduce encroachment over the car park.	The council raises no objection.	Consent for wrks in TPO with conditions
26/2516/TPO	4 Astley Close	T1 Oak - Sectional dismantle the tree retaining a 5 metre stump for habitat in the woodland. G2 2x Cherry and Hawthorn Group - Reduce the Cherry trees in height by 2-2.5 metres and prune the Hawthorn to a corresponding height. Shorten lateral limbs by 1-1.5 metres to balance and prune to clear the neighbouring property by 1.5 metres.	The council raises no objection.	Consent for wrks in TPO with conditions
25/2783/LBC	Former Frank R Marshall And Co (marshall House) Church Hill	Listed building consent for 1) proposed change of use from Valuers and Estate Agent office to mixed uses comprising food-hall, bar, restaurant, community use, and events space; together with glazed links to front elevation and associated external and internal alterations to the listed building 2) 7 no food-hall containers, canopies and gazebo structures; together with ancillary structures and external works within the courtyards of the site.	The council OBJECTS on the grounds that: a) The proposals constitute overdevelopment of the site, to the detriment of the character of the listed building b) By virtue of the layout, materials palette and colours, the containers and glazed canopies detract from the character of the listed building c) The interface between the trellis and canopies and the existing building detracts from the character of the listed building d) The development would detrimentally affect views of the listed building from all sides	Approved With Conditions <i>The Officer's report notes the Conservation officer has been involved in discussions through the application process with the agent. The proposal has been amended, set back further from the road frontage and changes to the modular buildings to mono-pitch roofs and a reconsideration of cladding treatment.</i> <i>The proposals are for a change of use with extensions and alterations,</i>

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				<i>identified as resulting in harm to a grade II listed building in the Knutsford Town Centre Conservation Area. There is harm to the heritage asset however subject to conditions it is considered on balance that the public benefits of putting the disused building back into use and repair outweighs the harm identified. There are not considered to be other material considerations that would result in conflict with the development plan.</i>
25/2782/FUL	Former Frank R Marshall And Co (marshall House) Church Hill	Application 1) proposed change of use from Valuers and Estate Agent office to mixed uses comprising food-hall, bar, restaurant, community use, and events space; together with glazed links to front elevation and associated external and internal alterations to the listed building 2) 7 no food-hall containers, canopies and gazebo structures; together with ancillary structures and external works within the courtyards of the site.	The council OBJECTS on the grounds that: a) The proposals constitute overdevelopment of the site, to the detriment of the character of the listed building b) By virtue of the layout, materials palette and colours, the containers and glazed canopies detract from the character of the listed building c) The interface between the trellis and canopies and the existing building detracts from the character of the listed building d) The development would detrimentally affect views of the listed building from all sides e) The above points additionally detrimentally affect the character of the Town Centre Conservation Area and Streetscene f) There is a lack of suitable parking provision g) The resultant noise and smells from the	Approved With Conditions <i>The Officer's report notes the Conservation officer has been involved in discussions through the application process with the agent. The proposal has been amended, set back further from the road frontage and changes to the modular buildings to mono-pitch roofs and a reconsideration of cladding treatment.</i> <i>The proposals are for a change of use with extensions and alterations,</i>

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			development will detrimentally affect the amenity of the nearby neighbours	<i>identified as resulting in harm to a grade II listed building in the Knutsford Town Centre Conservation Area. There is harm to the heritage asset however subject to conditions it is considered on balance that the public benefits of putting the disused building back into use and repair outweighs the harm identified. There are not considered to be other material considerations that would result in conflict with the development plan.</i>
26/3169/TPO	14 Blackhill Lane	Oak - crown reduce as per picture by a maximum of 2.25 meters	The council raises no objection.	Trees-part consent/part refusal
26/3164/TPO	85 Mereheath Park	T1 - Sycamore Crown reduce 1.5m T2 - Sycamore Crown reduce 1.5m T3 - Sycamore Crown reduce 1.5m	The council raises no objection.	Consent for wrks in TPO with conditions
26/3144/TPO	83 Mereheath Park	T1 - Ash - Crown reduce 1.5m	The council raises no objection.	Consent for wrks in TPO with conditions
26/3137/TPO	194 Grove Park	Sectional dismantle using free fall techniques the following medium property items: Hornbeam located at the rear right hand corner of the property - fell to ground level - Reason - tree is dead/dying Horse Chestnut located at the rear boundary of the property - fell to ground level - Reason - Previously	The Town Council raises no objections subject to conditions requiring the replanting of suitable deciduous replacement trees.	Consent for wrks in TPO with conditions <i>The Officer's report notes a conditioned standard Sweet Chestnut and Hornbeam replacements.</i>

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		identified as regrowth from an old stump. A decision had previously been given to remove the tree, but this had now lapsed. Young Sycamore (located at the outside of the rear boundary of the property). - fell to ground level - This tree appears to be self seeded and is being affected by the larger trees. Its removal is suggested as it offers limited long term potential.		
26/2175/HOUS	HOLLY LODGE, 29 Bexton Road	Single-Storey Rear Extension and External Wall Removal to Create Off Street Parking.	The council raises no objections, subject to neighbour comments.	Approved With Conditions
26/1387/HOUS	Bluebell Farm, Manchester Road	Proposed Conversion of attached barn to additional living accommodation incidental to the existing farmhouse	The council raises no objections, subject to neighbour comments.	Approved With Conditions