



Minutes of the meeting of Handforth Parish Council
Planning and Environment Committee held on Thursday 08th
February 2018 at 9:30am, The Youth Centre, Old Road,
Handforth.

Present: Cllr Samson
Cllr Smith
Cllr Sullivan (Chair of the Planning and Environment Committee)

Two members of the public.
Also present Mr Comiskey Dawson Parish Clerk.

18/04/1 To receive apologies for absence.

None.

18/04/2 To note Declarations of interest and requests for dispensation to discuss, or discuss and vote on a matter in which a Member or co-opted Member has a Disclosable Pecuniary or non-pecuniary interest (DPI).

None.

18/04/3 Open Forum- Comment and questions concerning items on this agenda may be put to the Council by the public during this period. Matters which, in the Chairman's view require debate and/or a discussion will be referred to the next Committee/Council meeting, as appropriate. The Public Forum is restricted to 15 minutes, unless the Chairman allows otherwise.

A member of the public and chair of the Neighbourhood Plan group asked permission to submit the following comment to application 17/6486M on behalf of the HNPSG:

This planning application (17/6486M) proposes the siting of a BMW car dealership and service centre on the piece of employment land lying immediately to the south of Lower Meadow Road. To the west this parcel of land is bounded by a belt of

woodland. This woodland forms part of Handforth's green corridor (site 7HA) as described in the CEC Open Spaces Assessment (2012). The draft Handforth Neighbourhood Plan (which will enter Regulation 16 Consultation in February 2018) seeks to preserve this landscape feature. It follows that any diminution in the area of this belt of woodland or its population of trees would run contrary to the submission version of the Neighbourhood Plan. This is of particular importance since some tree clearance on the site has already commenced.

It should also be noted that the land involved in application 17/6486M abuts the grounds of St Benedict's RC Primary School. Any development planned for the site should therefore be adequately screened from the school playground and playing field.

The land involved in application 17/6486M is currently contiguous with a roughly triangular land parcel lying to the rear of Handforth Hall and to the east of St Benedict's School. The submission version of the Neighbourhood Plan seeks to designate this triangle of land as a Local Green Space. If this designation is upheld it will be important that a barrier be provided between the proposed car dealership and the Local Green Space behind Handforth Hall.

The building of a car dealership and service centre as described in application 17/6486M will inevitably increase traffic on Coppice Way. For that reason any S106 agreement should include provision for the installation of a pelican crossing on Coppice Way. This should be sited at the point where footpath 91 from Hall Road meets Coppice Way. A light-controlled crossing at this point will become all the more needed when the adjacent care village is completed.

The Planning and Environment committee unanimously agreed that they had no objection to the HNPSG submitting this comment.

18/04/4 To approve the minutes of the Planning and Environment Committee meeting of the 09th January 2018.

Cllr smith proposed, seconded by Cllr Samson that the minutes of the Planning and Environment Committee meeting of the 09th January 2018 be approved and signed.

Motion Carried: Two in favour with one abstention.

18/04/5 To consider planning application 17/6484M, Change of use from B1 to D1 and or B1 use. Unit 6, No1 The Courtyard, Earl Road, Handforth.

The Parish Council have no objection to this application.

Resolved: Unanimously.

18/04/6 To consider planning application 17/6486M, Erection of buildings to be used as car dealerships including workshops, body shops, offices, car parking, external display areas, showroom and new accesses along with associated works. Land to west of Coppice Way and south of Lower Meadow Way, Handforth.

The Parish Council have no objection to this application.

However would like to make the following recommendations:

The planning documentation states opening hours of 7:30am to 6:30pm – this to be included as a condition if planning permission is granted.

Where possible, mature trees on the site should be preserved.

As the site abuts a local primary school the Parish Council would like to ensure that a full arboriculture survey has been conducted in order to give adequate screening between the proposed development and the school.

As the site abuts a local primary school the Parish Council recommends that environmental health ensure there is adequate air quality monitoring of the site; and also that noise impact assessments are carried out to the satisfaction of the planning case officer to ensure there is minimal noise impact to the school and surrounding residents.

Finally, the Parish Council recommends that in reaching any section 106 agreement can priority be given to the construction of a pelican crossing across Coppice Way at the junction of footpath 91, as the development is likely increase traffic volumes at the retail site. Any S106 funds which remain available after this should benefit the residents of Handforth.

Resolved: Unanimously.

18/04/7 Notices and Correspondence

None

The meeting closed at 9:54 am.

Ashley Comiskey Dawson CiLCA
Clerk to Handforth Parish Council
08th February 2018