



Minutes of the meeting of Handforth Parish Council
Planning and Environment Committee held on Tuesday 14th May
2019 at 7:50pm, The Youth Centre, Old Road, Handforth.

Present: Cllr Aled Brewerton, Cllr Barry Burkhill, Cllr Susan Moore, Cllr Brian Tolver (Chair of the Planning and Environment Committee from item 19/13/1) & Cllr Jean Thompson

Thirty Nine members of the public.

Also present Mr Comiskey Dawson Parish Clerk.

Cllr Thompson proposed, seconded by Cllr Brewerton to elect Cllr Tolver to chair the parish council planning & environment committee.

Resolved: Unanimously.

19/13/1 To receive apologies for absence.

None.

19/13/2 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).

Cllr Thompson declared a personal interest in item 19/13/5 as she was pre-determined and has a bias against the application and would not vote on the item. Cllr Brewerton declared a personal interest in item 19/13/5 as he was pre-determined and has a bias and campaigned against the application. Cllr Brewerton would not vote on the item.

19/13/3 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 resident commented on item 19/13/6 and noted that this development was internal to the site and would not impact visually on any of its neighbours. Also noted was that moving one of the ponds closer to Handforth Hall made good ecological sense for the movement and breeding of Great Crested Newts in the vicinity. However the resident did comment that there appeared to be a great deal of tree felling taking place at the site, as well as a number of hedgerows on the site boundary had been chopped down.

A large number of residents commented on item 19/13/5, comments made were as follows:

Had attended a meeting with developers who had suggested that construction access time for vehicle would be limited to 9:30am until 3:30pm, however this application stated times as 7:00am until 7:00pm. Also of note; that access times between 9:30am and 3:30pm could be dangerous during school holiday times. The resident urged HPC to contact Styal PC to deal with this.

A resident noted that the Handforth Neighbourhood Plan was unable to object to the development because it was a strategic site in the local plan.

A resident noted that the application had not yet been called in and asked could either the parish council or ward councillors call the application in. Also could alternative options for site access be found.

A resident noted their strong objection to the proposal and asked why should neighbouring residents suffer from further traffic down Sagars Road along with HGV's and further construction traffic.

A resident enquired as to why, with so much opposition from residents and from HPC did the site receive planning permission in the first place.

Cllr Tolver noted that HPC's original objections were ignored by CE.

A resident noted that Sagars road was, historically, a track for dispatch riders and that the concrete road into Styal still exists. Concrete bollards have only been installed to prevent access within the last 35 years.

A resident noted that there was a weight restriction of 7.5 tonnes on Sagars Road and that most modern HGV's were up to 30 tonnes.

A resident had tried to contact the planning officer at CE, but multiple calls had been escalated, but not returned.

A resident enquired about a further planning notice which is a discharge of conditions application on the original application 19/2204D. The clerk noted that this had not come through before the current agenda had been set.

A resident was concerned that the parking bays on Sagars Road might be suspended during construction access times.

A resident noted that was it possible for construction traffic to get down Sagars Road without the need to fell trees, also there were drainage problems on Sagars Road, and some houses have been susceptible to flooding.

Cllr Burkhill commented that: Handforth was suffering because of the completion of the CE Local Plan which had included this site as a strategic site. He felt that this had been wholly done by the Conservative group. The original 337 letters of objection had been ignored, and the planning inspector had ruled in favour of the site being retained in the Local Plan. The applicant now has outline planning permission which cannot be taken away. Cllr Burkhill has already asked for the application to be called in, but this was refused by the outgoing Chair of CEC's planning committee. However, Cllr Burkhill will make this request again when a new committee and Chair are appointed. At the hearing he will be able to speak on behalf of residents and HPC will also have the opportunity to speak for 5 minutes. He also felt HPC could consider paying for engineers to examine the geology under Sagars Road. The trees along Sagars Road are probably not under any TPO's and he would investigate the possibility of applying TPO's to them.

19/13/4 To approve the minutes of the Planning and Environment Committee meeting of the 09th April 2019.

The minutes of the planning and environment committee meeting of the 09th April 2019 were agreed by councillors present.

Motion carried: Four in favour with one abstention.

19/13/5 To consider planning application 19/1797M, Demolition of 15 Hampson Crescent, diversion and culverting of Dobbin Brook and formation of both vehicular and pedestrian access from Meriton Road / Hampson Crescent including associated infrastructure and landscaping works, and creation of temporary construction haul road and compound from Sagars Road. 15, Hampson Crescent, Handforth.

It was agreed that Cllr Tolver and the clerk would draft a recommendation of refusal to submit to CE planning.

Handforth Parish Council ("HPC") strongly objects to this application of the following grounds:

At the Local Plan Examination, the Inspector accepted the CS49 site on the basis access would be via Meriton Road. We think this was always unsuitable for construction traffic, and Anwyl's proposals – which propose a different route, along Sagars Road - demonstrate that fact.

However the alternative they propose, Sagars Road, is equally unsuitable.

Handforth Parish Council thinks there are very serious dangers to pedestrians, particularly school children, and that neither route can be made acceptably safe.

Having witnessed the difficulty of long goods vehicles leaving Sagars Road (thereby mounting the pavement on Wilmslow Road by a wide margin), it is clearly a serious problem.

There is also a significant concern, that there is weight restriction on Sagars Road which must self-evidently be in place for a technical reason – it is locally assumed to be due to water or drainage problems, although there are also suggestions it may be to protect an oil pipe, and also to protect an electricity mains supply. This must be examined by appropriate technicians before consent is given. Certain houses on Sagars Road suffer drainage issues, and any addition to drainage problems could cause serious damage to properties and gardens.

The (made) Handforth Neighbourhood Plan requires that there should be a traffic assessment for a site such as this (NP Policy H16). There is no such assessment for the plan described in this application (and consequently no traffic management plan).

We strongly believe the only safe way to give access for construction traffic is from the west or north-west.

If the proposal should be given consent, we wish the following to be considered and reflected in conditions imposed

Time limit 9:30 - 3pm

At the meeting with HPC councillors in April, Anwyl offered to restrict times of construction vehicles to 9:30 – 3pm, but this is not reflected in 19/1797M – it should absolutely be made a condition in order to reduce the risk to the many children and their parents travelling to school.

Bulkeley Road and The Link

Bulkeley Road is a single file road for a part of its length,, and both it and The Link are wholly unsuitable for construction vehicles. These are not proposed in the planning application to be used for construction vehicles, but nevertheless, Bulkeley Road has the great attraction (to driver) that it gives an easier, lights-controlled exit onto Wilmslow Road and Station Road, so the temptation to use it will be strong. HPC wants to see measures in place to make the use of these roads illegal.

Damage to Pavements and Road Surfaces

All of the potential roads for access are narrow and congested, so the likelihood of damage to vehicles arising from construction traffic is very high. The developers

should agree to very promptly repair and road surfaces, pavements, road markings and signage caused by construction traffic.

Parking and Damage

We further want to see detailed conditions for safely accommodating at least the current level of parking along the road(s) where construction traffic will be routed, and assurances that accident damage will be monitored and compensated for without quibble.

Road markings and Signage

HPC also wants to see detailed conditions for road markings and for signage both near the site and as far as Wilmslow Road, from at least 200 metres south of the Freemasons junction to as far north as Spath Lane.

Trees

Any felling or pruning of trees must be agreed in accordance with the Handforth Neighbourhood Plan.

Conclusion

Handforth Parish Council objects to the use of Meriton Road and Sagars Road as routes for construction traffic, as it considers these cannot be made sufficiently safe. HPC will hold CEC responsible for any injuries caused.

Resolved: Unanimously.

19/13/6 To consider planning application 19/1614M, Full planning application for a new hub building. Land South of Coppice Way, Handforth.

The parish council have no objection to the application, but would insist that the ponds both existing and new on the original planning application be retained by the applicant, and also that the applicant does not carry out any further tree felling on site. The parish council are also concerned at the number of hedgerows on site being chopped down when these are retained in the original application and are protected under policy H9 of the Handforth Neighbourhood Plan.

Resolved: Unanimously.

19/13/7 To consider planning application 19/2064M, Proposed single storey rear extension, loft conversion and new outbuilding to existing residential property. 20 Ollerton Road, Handforth.

The parish council have no objection to the application.

Resolved: Unanimously.

19/13/8 Notices and Correspondence

None.

The meeting closed at 8:51pm.