



Minutes of the meeting of Handforth Parish Council
Planning and Environment Committee held on Monday 24th July
2017 at 5:30pm, 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.

17/21/1 To receive apologies for absence.

None.

17/21/2 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.

17/21/3 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 spoke on application no. 17/3276M, concerning the diverted footpath 91 in the application and noted that the footpath was not lit and was in need of lighting, the S-bend in the path was unsafe as pedestrians could not be seen on that part of the path either from Hall Road or Coppice way. The path was shared by cyclists and pedestrians and also abused by motorcycle users. The path became flooded at times due to insufficient drainage. The resident suggested that at either end of the path there should be cycle barriers, there should be drainage channels

inserted under the footpath to ensure it no longer flooded, street lighting should be installed and there should be markings on the footpath separating a cycle lane and a pedestrian lane.

A resident spoke on application 17/3352M and noted permission had been applied for one dwelling on this site, this would hopefully have the desired effect of preventing further development to a parcel of land at the rear of the site, and therefore was in support of the construction of the single dwelling.

17/21/4 To approve the minutes of the Planning and Environment Committee meeting of the 11th July 2017.

Cllr Sullivan proposed, seconded by Cllr Samson that the minutes of the planning and environment committee meeting of the 11th July 2017 be approved and signed.

Resolved: Unanimously.

17/21/5 To consider planning application 17/3236M, Two storey side and rear extension and single storey rear extension, 9 Brooke Avenue, Handforth.

The parish council have no objection to this application.

Resolved: Unanimously.

17/21/6 To consider planning application 17/3276M, Variation of conditions 4, 5, 6, 7, 8, 10, 11, 12, 14, 15, 16, 18, 19, 20 on consent 14/2230M – Outline application for a close care retirement village together with associated access road, public open space, landscaping, car parking and ancillary development with landscaping reserved for subsequent approval. Land off Coppice Way, Handforth.

The parish council recommend refusal of the application on the following grounds; CE Planning department has imposed strict planning conditions on this unwanted development and the parish council agree that the conditions set out by CE Planning should be completely adhered to.

Under condition 4, the parish council agree that the development should only be carried out in total accordance with the approved plans under application 14/2230M.

Under condition 5, the parish council agree that the external appearance of the development should be acceptable.

Under condition 6, the parish council insist that adequate drainage is provided as per National Planning Policy Framework paragraphs 94, 99, 100 and 103.

Under condition 7, the parish council agree that the visual amenity of the area needs to be maintained.

Under condition 8, the parish council agree trees of amenity value be protected.

Under condition 10, the parish council agree that no development should take place until details of any external lighting have been submitted to and agreed by the local authority.

Under condition 11, the parish council agree that no development should take place until details showing the location, design and materials of proposed facilities for the disposal and storage of any refuse or recyclable materials, and details of any bin stores have been submitted to CE planning. To ensure the visual amenity of the area.

Under condition 12, the parish council understand an assessment of noise has been carried out.

Under condition 14, the parish council want to express that it is important to preserve the public right of way and that any proposed footpath and cycleway should be clearly marked, well-lit with street lighting, have barriers at either end to ensure it is not abused by motorcyclists and that the footpath has adequate drainage to ensure that it does not flood.

Under condition 15, the parish council agree that, as per National Planning Policy guidelines 95, 96 and 97 the site secures a 10% decentralised energy supply to ensure sustainable development.

Under condition 16, the parish council understands the developer is going to provide 8 bird boxes on the site.

Under condition 18, the parish council agree with CE Planning that, in the interests of highway safety to minimise disruption to vehicular traffic / pedestrian routes and to protect the residential amenity of local residents the applicant adheres with policies DC3 and DC6 of the Macclesfield Borough Local Plan 2004.

Under condition 19, the parish council agree that no development should take place until additional site investigation of the nature and extent of any contamination has been carried out, to ensure the development is suitable for its use and the wider environment.

Under condition 20, the parish council agree that no development should take place until an updated Badger survey has been carried out, to safeguard protected species.

Resolved: Unanimously.

17/21/7

To consider planning application 17/3352M, Erection of one dwelling house, Land adjacent to No. 68 Woodlands Road, Handforth.

The parish council have no objection to the application.

The parish council would insist that the application is carried out solely as stated and that the applicant will at no time in the future apply for variations of conditions upon this application, especially to allow any further development other than of one dwelling house at this site. The parish council would object in the strongest possible terms if any planning variation to this site was submitted by the applicant.

Resolved: Unanimously.

17/21/8 Notices and Correspondence

None.

The meeting closed at 6:00 pm.

Ashley Comiskey Dawson CiLCA
Clerk to Handforth Parish Council
25th July 2017