



Minutes of the meeting of Handforth Parish Council
Planning and Environment Committee held on Tuesday 02nd
August 2016 at 10:00am, The Youth Centre, Old Road,
Handforth.

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

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

- 16/22/1 To receive apologies for absence.
Apologies received from Cllr Burgess.
- 16/22/2 To note declarations of Members' Interests.
None.
- 16/22/3 Open Forum- Three residents raised the following points relating to Item 16/22/9 application 15/0795M:

1. There will be NO vehicular access from the site into Hall Road – Hall Road will NOT therefore become a through road.
2. The concrete track and its associated (historic?) hedgerows leading to the Footbridge over the A34 bypass will largely remain intact. However it will be traversed by the access road for the development site and at least one new footpath will break through the southern hedgerow.
3. Development includes some public open spaces with ponds.
4. Development will generate approx. £700,000 of S106 money. This seems destined for educational purposes and is probably prompted by the fact that Handforth's primary schools are almost full to capacity - as is Wilmslow High School.
5. The development goes some way towards meeting Handforth's housing needs. It will comprise a mix of terraced, semi-detached, and detached properties along with a small group of apartments.

1. Foul water (sewage) drainage for the whole site will be via a new manhole in the centre of Hall Road perhaps located on the boundary between nos. 2 and 3 Old Hall Crescent. Possible

and doors in the existing rear and elevations at ground floor only. 22 Marlow Drive, Handforth.

The parish council has no objection to this application.

Resolved: unanimously.

16/22/9 To consider planning application 15/0795M Reserved matters application for the erection of 175 dwellings with associated Roads and footpaths and general landscaping zones, together with details of layout and design of all buildings. Land south of Coppice Way, Handforth.

The parish council recommends refusal of this application.

After examination of the plans of this well-known site. The council wish to object strongly to the development of these houses in this location. Paragraph 64 of the National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. The application makes mention of a "small group of apartments" however no guidance has been given to how tall these are going to be. The application makes reference to surface water run-off from the proposed development which has been the cause of localised flooding in the past being dealt with by a "Hydro brake vortex control unit" and a large cellular storage tank. These two units will be located close to the back garden of no. 1 Wadsworth Close. Will the control unit be a source of noise? If there is a fault with the control unit or the storage tank, it might lead to a very concentrated and local flooding problem. There will be some loss of privacy for the homes and gardens that back onto the footpath that leads down to the River Dean, and who is going to maintain the pumps in regards to the above on an on-going management basis, once the development of the site is completed. Alongside these development problems, the strain on the existing infrastructure of Handforth will be further stretched, the local schools are already filled to capacity alongside the local medical practice. This development has the potential for over 400 extra local service centre users. The local authority has already reduced the number of operational bus services in Handforth, thus even further reducing capacity for potential use of public transport by the potential occupiers of these new properties.

Resolved: unanimously.

16/22/10 To consider planning application 16/3284M Erection of retail floor space. Land at Earl Road, Handforth.

The parish council has no objection to this application.

Resolved: unanimously.

16/22/11 To consider planning application 16/3543M Rear extension and renovation. 187 Wilmslow Road, Handforth.

The parish council has no objection to this application.

Resolved: unanimously.

16/22/12 To consider planning application 16/3544M listed building consent for rear extension and renovation. 187 Wilmslow Road, Handforth.

The parish council has no objection to this application.

Resolved: unanimously.

16/22/13 Notices and Correspondence
None.

The meeting closed at 10:28 am.