



Minutes of the meeting of Handforth Parish Council
Planning and Environment Committee held on Tuesday 06th
August 2019 at 8:15pm, The Youth Centre, Old Road, Handforth.

Present: Cllrs Aled Brewerton (Chair for the meeting), Barry Burkhill, Susan Moore, Cynthia Samson, John Smith & Jean Thompson

Seven members of the public.

Also present Mr Comiskey Dawson Parish Clerk.

Cllr Samson nominated Cllr Brewerton, seconded by Cllr Moore, to Chair the meeting.

Resolved: Unanimously.

19/23/1 To receive apologies for absence.

Apologies received from Cllr Tolver

19/23/2 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 Moore declared both a pecuniary and non-pecuniary interest in item 19/23/9 and would not take part in the debate, or vote on the matter.

19/23/3 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 19/23/12 as a FoHS member and recommended Cllr Smith be put forward for this role; item 19/23/14 to state that it would be good if the group's remit also included green travel and cycle paths and item 19/23/16 to

request that the former members of the Neighbourhood Plan group be asked to join.

A resident commented on item 19/23/10 to note that on the CE planning portal, the viability and affordability study had been heavily redacted.

A resident commented on item 19/23/10 to note that he hoped that HPC would look at the issue of only 15 car parking spaces for 45 apartments.

19/23/4 To elect a vice chairman to the HPC planning and environment committee.

Cllr Samson nominated Cllr Moore, seconded by Cllr Smith.

Resolved: Unanimously.

19/23/5 To approve the minutes of the Planning and Environment Committee meeting of the 19th June 2019.

Cllr Smith proposed, seconded by Cllr Samson.

Motion: Carried.

19/23/6 To consider planning application 19/3087M, Demolition of existing extensions and construction of new single storey and two storey rear extension. Remodelling of front elevation. 30 Hill Drive, Handforth.

The Parish Council have no objection to the application.

Cllr Brewerton Proposed, seconded by Cllr Samson.

Resolved: Unanimously.

19/23/7 To consider planning application 19/3133M, Rear extension – revised from earlier application 16/3001M. 27 Tabley Road, Handforth.

The Parish Council have no objection to the application.

Cllr Brewerton proposed, seconded by Cllr Smith.

Resolved: Unanimously.

19/23/8 To consider planning application 19/3184M, Conversion of part of original garage into habitable room. 35A Bulkeley Road, Handforth.

The Parish Council recommend refusal of the application on the grounds that no appropriate traffic management scheme has been included in the application. The Parish Council request that the applicant show how the construction vans will safely and considerately travel to and from the site and park whilst construction is carried out. This is already a narrow road with often dangerous parking occurring.

Cllr Brewerton proposed, seconded by Cllr Samson.

Resolved: Unanimously.

19/23/9 To consider planning application 19/3198M, Erection of apartment building for over 55's, including care beds, communal lounge and guest suites. The Sanctuary, Coppice Way, Handforth.

The Parish Council recommend refusal of the application and draw the case officer's attention to previously submitted comments: Councillors considered that the application form was poorly completed and lacked even basic information that would help them make an informed decision. They noted that the original application was granted on appeal on the basis that it offered a particularly supportive type of care/accommodation including a 58 bedroomed residential care home, this application is more akin to a residential housing development and therefore the underlying initial justification for approval has been lost. There was concern about an increase in the number of units and a reduction in the size of the care facility. In addition further concerns were raised: There is insufficient parking for residents, staff and visitors. There will be greater pressures on the existing infrastructure; particularly medical care within Handforth The greater density of accommodation will increase noise and light pollution levels, which could have a direct effect on wildlife in the area, particularly bats. Cllr Samson proposed, seconded by Cllr Thompson.

Motion: Carried.

19/23/10 To consider planning application 19/3218M, Proposed 45 no. retirement apartments, guest apartment, communal facilities, access, car parking and landscaping. Cypress House, South Acre Drive, Handforth.

The Parish Council strongly recommend refusal of the application on the following grounds: The affordability and viability documents have been heavily redacted and consider this unjustified and do not have the full information to make informed consideration as to whether the applicant can reduce the affordable scope from the Cheshire East target of 30% down to 17%. The environment agency has raised a considerable objection relating to the drainage of the site and the Parish Council feel that the case officer should review this very carefully. The Parish Council also note that S106 contributions have yet to be determined and should be put towards local infrastructure such as health services, local schools, public realm, public transport investment and creation of off street car parking. The Parish Council also note that they consider this an overdevelopment of the site; and one that is not in keeping with the area. There is a lack of parking provision in this area and the development will only serve to exacerbate the problem. There are also objections from multiple neighbouring properties which have yet to be fully addressed. Cllr Smith proposed, seconded by Cllr Samson.

Resolved: Unanimously.

19/23/11 To consider planning application 19/3339M, To drop pavement and kerb at the front of the house to allow vehicular access to front drive at 9 Pickmere Road. 9 Pickmere Road, Handforth.

The Parish Council have no objection to the application.
Cllr smith proposed, seconded by Cllr Samson.

Resolved: Unanimously.

19/23/12 MOTION: To appoint a representative to the Friends of Handforth Station Group.

Cllr Samson nominated Cllr Smith seconded by Cllr Moore.

Resolved: Unanimously.

19/23/13 MOTION: To appoint a representative to the Manchester Airport Group.

Cllr Thompson nominated Cllr Brewerton seconded by Cllr Samson.

Resolved: Unanimously.

19/23/14 MOTION: To agree the Terms of Reference for a “Greener Handforth” Working Group.

Cllr Thompson proposed, seconded by Cllr Brewerton to defer the item to be reviewed by a working group and to make recommendation to the next Planning and Environment Committee meeting.

Resolved: Unanimously.

19/23/15 MOTION: To agree the Terms of Reference for a “Handforth Strategic Planning” Working Group

Cllr Thompson proposed, seconded by Cllr Brewerton to defer the item to be reviewed by a working group and to make recommendation to the next Planning and Environment Committee meeting.

Resolved: Unanimously.

19/23/16 MOTION: To invite members of the public to join Planning and Environment Committee Working Groups.

Cllr Thompson proposed, seconded by Cllr Smith to defer this item.

Resolved: Unanimously.

The meeting closed at 8:51pm.