



Minutes of the meeting of Handforth Parish Council
Planning and Environment Committee held on Tuesday 09th
January 2018 at 6:45pm, The Youth Centre, Old Road,
Handforth.

Present: Cllr Burgess

Cllr Smith (Chair of the Planning and Environment Committee for the meeting)

Cllr Samson

One member of the public.

Also present Mr Comiskey Dawson Parish Clerk.

18/01/1 To receive apologies for absence.

Apologies received from Cllr Sullivan

18/01/2 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.

18/01/3 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.

None.

18/01/4 To approve the minutes of the Planning and Environment Committee meeting of the 12th December 2017.

CLr Samson proposed, seconded by CLr Smith that the minutes of the Planning and Environment committee of the 12th December 2017 be approved and signed.

Motion Carried: Two in favour and one abstention.

18/01/5

To consider planning application 17/6182M, 1 New 4 bedroom detached dwelling. 189 Wilmslow Road, Handforth.

A resident of an adjacent property, who could not attend the meeting, submitted the following to the planning committee:

In respect of 17/6182M, application for a four bedroom house with double garage to be built at the rear of 187 wilmslow rd.

Firstly, the application refers to 189 wilmslow rd, probably because 187 is a listed farmhouse and the land to be used is the rear garden of the listed farmhouse. Such a development could not fail to detract from that farmhouse.

Attached to the planning application is a contamination questionnaire which relates to a development behind 189 and is of no relevance to 187 and this application.

Also a heritage statement and supporting statement prepared in support of the previous application to build behind 189 and again of no relevance to this application.

In view of the recent history of this site, this is not surprising. Some three years ago, the rear of 187 was a wildlife haven with a beautiful mature oak tree and many smaller trees and shrubs. It had been neglected but was a wonderful backdrop to the surrounding properties. Then without warning, the oak was felled and the land cleared. Boundary hedges were grubbed out despite protests from their owners and damage caused to fencing. Complaints were made to the purchaser of the property who stated that he could do what he wanted. When the damage caused was pointed out he promised to put it right and plant new trees. none of this has been done to date.

Some weeks after this, a woman identifying herself as Hayley Harthern (now the planning applicant) visited residents affected by this work and apologised for what her father has done. She assured us that the house was to be restored as a family residence with a large garden, that trees would be replanted and that there was no way that it would be built on.

Then planning was submitted for two houses on the site to the rear of 189 which are in the process of being completed. Now this application, by the same builder, made by ms Harthern, effectively means three large houses being squeezed into a small area of back garden land to make maximum profit for someone living miles away in a large house on a country estate with no neighbours and obviously no concern for those residents who have been blighted. The house planned is as far from the house at 187 as possible with most of the upstairs windows looking

directly into the houses on Wallingford road rather than into the house at 187, there is even a large window with a Juliet balcony overlooking the rear of no. 8. The master bedroom has no windows overlooking the house and garden of 187, but two overlooking no 6.

If there has to be a house on this site, which there shouldn't, then it should be next to the house of the person building it and not next to the neighbours who don't want it at all.

There is mention of the property having drainage by soakaway. Where is it going to soak away to? Since the oak was felled and all the trees removed, flooding in the surrounding gardens has worsened. Now that two additional houses are on the adjoining site, the gardens are regularly underwater, the neighbour at 4 Wallingford frequently suffers five or six inches of water and lawns are becoming bogs. It is already starting to threaten damage to the existing houses and further hard surfaces must not be allowed.

I feel that this whole matter has been carried out cynically with speed and deception simply to make as much profit as possible and with little or no regard for residents in the area. It is back garden development at its worst, there is more than enough property being built on greenfield sites in Handforth and this development is in the wrong place and not needed except by the developer.

The parish council recommend refusal of the application on the following grounds:
Risk of flooding – The water levels in Wallingford Road have increased significantly in recent years leading to flooding of many gardens of properties close to this site. Also since the removal of previously existing hedgerows, shrubs and a large oak tree from the site, the adjacent properties are now becoming waterlogged, which is posing a risk of flooding to the area. The drainage is poor and has not been adequately restored. Note – in respect to nature conservation and loss of important trees, the wildlife habitat of the site has already been destroyed by the developers (this included a mature oak tree and roosting bats).

No vehicular access or parking details have been submitted with the application. The proposal is for construction on land also occupied by a grade 2 listed building and heritage asset. Paragraph 128 of the NPPF states that “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.” – The parish council feel that this has not been demonstrated. The parish council consider this a high density over-development of the site with detrimental impacts on the privacy of adjacent properties. The parish council also recommend that the case officer visit the site to investigate this application in more depth.

Resolved: Unanimously.

18/01/6 To consider planning application 17/6265M, Two storey side extension. 45 Meriton Road, Handforth.

The parish council have no objection to this application.

Resolved: Unanimously.

18/01/7 Notices and Correspondence

None

The meeting closed at 6:59 pm.

Ashley Comiskey Dawson CiLCA
Clerk to Handforth Parish Council
09th January 2018