



Minutes of the meeting of Handforth Parish Council
Planning and Environment Committee held on Wednesday 05th
June 2019 at 2:00pm, The Youth Centre, Old Road, Handforth.

Present: Cllrs Barry Burkhill, Susan Moore, Jean Thompson & Brian Tolver (Chair of the Planning and Environment Committee)

Cllr Cynthia Samson & Four members of the public.
Also present Mr Comiskey Dawson Parish Clerk.

19/15/1 To receive apologies for absence.

Apologies received from Cllr Brewerton

19/15/2 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 19/15/6 as she was pre-determined and has a bias against the application and would not vote on the item.

19/15/3 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 raised their strong objection to application no. 19/2204D and also the fact that the construction traffic times were set out as 7:00am to 7:00pm in application no. 19/1797M.

19/15/4 To approve the minutes of the Planning and Environment Committee meeting of the 14th May 2019.

Cllr Thompson proposed, seconded by Cllr Burkhill to approve the minutes of the Planning and Environment Committee meeting of 14th May 2019.

Resolved: Unanimously.

19/15/5 To consider planning application 19/2139M, Advertisement consent for 48 sheet advertisement hoarding No.1 Car Wash. 233 Wilmslow Road, Handforth.

The Parish Council have no objection to the application; however, note that they are concerned that this is a potential distraction to motorists. The Parish Council also feel that permission should solely be given for a non – electronic advertisement hoarding, and that, if, it was to be superseded by an electronic device in future, this must require further planning permission.

Resolved: Unanimously.

19/15/6 To consider planning application 19/2204D, Discharge of conditions 4, 11, 14, 16, 18 (part), 25 of existing permission 17/3894M; Outline planning application (access to be considered) for erection of up to 250 dwellings with associated works including the demolition of 15 Hampson Crescent. Land between Clay Lane and Sagars Road, Handforth.

The Parish Council strongly recommend refusal of the application on the following grounds:

Condition 4 states:

Prior to the commencement of any part of the development hereby approved, details of the method of surface water and foul water drainage from the site shall be submitted to and approved in writing by the Local Planning Authority (LPA), and this scheme shall follow the recommendations of the Flood Risk Assessment prepared by IPAD and submitted to the LPA on 20 October 2017 The approved details shall be implemented in full prior to first occupation of the approved development and shall be maintained at all times thereafter.

Reason: Prior approval of such details is necessary since they are fundamental to the initial site preparation works and to ensure that the site is satisfactorily drained.

The parish council agree with the reason for the condition provided by CE planning and believe the condition should be upheld. Removal of this condition would also be in contradiction to policy H12 of the Handforth Neighbourhood Plan.

Condition 11 states:

Prior to the commencement of any development hereby approved, a scheme in the form of a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details for the methods to be

employed to control and monitor noise, dust and vibration impacts. The approved scheme shall be 17/3894M/PDN1Oapcon(CE)/141 , 198 implemented to the full written satisfaction of the Local Planning Authority before the construction works are commenced, and shall be maintained for the duration of the construction works.

Reason: Prior approval of such details is necessary since they are fundamental to the initial site preparation works and to safeguard the amenities of the adjoining premises and the area generally.

The parish council strongly agree with the reason for the condition provided by CE planning and believe the condition should be upheld. Also refer to policy H11 (11) of the Handforth Neighbourhood Plan.

Condition 14 states:

No development shall take place, with the exception of the creation of the access, until a 10 year habitat management plan for the entire site including the open space area, with specific provisions for the management of species rich grassland has been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented in full and maintained for 10 years thereafter.

Reason: To ensure the ecological mitigation is managed correctly.

The parish council agree with the reason for the condition provided by CE planning and believe the condition should be upheld.

Condition 16 states:

Prior to development commencing, the developer shall produce and agree with the LPA, a method statement for the prevention of dust arising from the construction phase of the development including where applicable suitable mitigation methods including water suppression and vehicle wheel washers / 17/3894M/PDN1Oapcon(CE)/141 , 198 sheeting. The method statement shall be held on site and implemented in full throughout the construction phase of the development.

Reason: In accordance with the National Planning Policy framework to prevent unacceptable dust emissions from the construction phase of the development affecting air quality or residential amenity.

The parish council agree with the reason for the condition provided by CE planning and believe the condition should be upheld.

Condition 18 states:

Development shall not commence until: (a) A Phase II ground investigation and risk assessment has been completed. A Phase II report shall be submitted to, and approved in writing by, the LPA

AND if : (b) Phase II ground investigations indicate that remediation is necessary, a Remediation Strategy shall be submitted to, and approved in writing, by the LPA. Prior to the occupation of each dwelling: (c) The remedial scheme in the approved Remediation Strategy shall be carried out. (d) A Validation Report prepared in accordance with the approved Remediation Strategy, shall be submitted to, and approved in writing by, the LPA, prior to the occupation of each dwelling.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to site users or neighbours during the course of the development.

The parish council agree with the reason for the condition provided by CE planning and believe the condition should be upheld.

Condition 25 states:

No development shall take place unless and until details of all external materials to be used in the construction of the development has been submitted to the, and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the agreed details.

Reason: To ensure the appearance of the site is acceptable.

The parish council agree with the reason for the condition provided by CE planning and believe the condition should be upheld. Removal of this condition would also be in contradiction to Policy H11 in the Handforth Neighbourhood Plan.

The Parish Council recommend the retention of all these conditions on the application, for the reasons stated above and because of the recommendation of these conditions by Cheshire East Planning officers. The Parish Council would also like to draw attention to the policies laid out in the, now made, Handforth Neighbourhood Plan. The Parish Council would also like to restate their concerns regarding the timing of construction traffic using the site from 7:00am until 7:00pm which they consider totally unsatisfactory as well as the use of Sagars Road for the transit of said construction traffic.

Resolved: Unanimously.

19/15/7 To consider planning application 19/2301M, Single storey rear extension and first floor side extension. 29 Woodlands Road, Handforth.

The Parish Council have no objection to this application.

Resolved: Unanimously.

19/15/8 To consider planning application 19/2309M, Prior change of use of the conversion of an agricultural building to a single dwelling. Grove End Farm, Blossoms Lane, Handforth.

The Parish Council have no objection to this application. Whilst the Parish Council does not disagree with the principle of the application, they expect that it will be compliant with all relevant CE design codes, and also the design policies laid out in the Handforth Neighbourhood Plan.

Resolved: Unanimously.

19/15/9 To consider planning application 19/2379M, Variation of condition 2 on application 16/0047M – Development of 2No detached dwellings. 189 Wilmslow Road, Handforth.

The Parish Council have no objection to this application.

Resolved: Unanimously.

19/15/10 Notices and Correspondence

None.

The meeting closed at 2:32pm.