



Minutes of the meeting of Handforth Parish Council
Planning and Environment Committee held on Tuesday 12th
February 2019 at 7:00pm, The Youth Centre, Old Road,
Handforth.

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

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

19/04/1 To receive apologies for absence.

None.

19/04/2 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 Smith declared a non-pecuniary interest in item 19/04/5 and requested dispensation to vote on the item, this was granted.

Cllr Sullivan declared in interest in item 19/04/10 and would not vote on the item.

19/04/3 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 noted that the Handforth Neighbourhood Plan Steering Group had commented on item 19/04/5 which strongly supported the application. The resident also noted that Cllr Toni Fox had commented on item 19/04/7 with concerns about parking at the location, the resident indicated that they agreed with

Cllr Fox and that the parking situation had grown steadily worse on Hall Road and Wadsworth Close because of this development.

19/04/4 To approve the minutes of the Planning and Environment Committee meeting of the 15th January 2019.

Cllr Smith proposed, seconded by Cllr Samson to approve and sign the minutes of the Planning and Environment Committee meeting of the 15th January 2019.

Resolved: Unanimously.

19/04/5 To consider planning application 18/6404M, Erection of buildings to be used as car dealerships including workshops, body shops, offices, car parking, external display areas, showroom and new accesses along with associated works. (Re-submission of 17/6486M). Land West of Coppice Way and South of Lower Meadow Way, Handforth.

The Parish Council have no objection to this application. The Parish Council previously raised concerns under application 17/6486M regarding screening of the site from St Benedict's primary School and also the potential emissions from the body shop works. The Parish Council is satisfied that this resubmission has taken these factors into account. The Parish Council also feels that the applicants resubmission under 18/6404M has satisfied concerns by the officer raised in the decision notice under 17/6486M including change of use class to B1, B2 and B8 uses; it is noted that efforts have been made by the applicant to comply with policies H8, H9 and H11 of the Handforth Neighbourhood Plan and the Parish Council are satisfied that the applicant has achieved this and that the development would not have a detrimental impact on the visual character of the site, wildlife habitat or affect in any way the nearby Grade II listed building.

Resolved: Unanimously.

19/04/6 To consider planning application 19/0121M, Proposed rear extension and internal alterations. 103 Meriton Road, Handforth.

The Parish Council have no objection to this application.

Resolved: Unanimously.

19/04/7 To consider planning application 19/0061M, Variation of condition 4 on 17/3276M – Variation of conditions 4,5,6,7,8,10,11,12,14,15,16,17,18,19,20 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. The Sanctuary, Land South of Coppice Way, Handforth.

The Parish Council strongly recommend refusal of the application for the following reasons; the applicant has already sought to vary these conditions under application 17/3276M which was granted in July 2018 – The Parish Council will reiterate their reasons:

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.

Subsequent to application 17/3276M being approved, the Handforth Neighbourhood Plan has been adopted and the Parish Council would like to draw the officer's attention to the following policies in the Handforth Neighbourhood Plan: H1, H8, H9, H11 and H12.

Resolved: Unanimously.

19/04/8 To consider planning application 19/0330M, Single storey rear extension and loft conversion with rear dormer window. 24 Windermere Road, Handforth.

The Parish Council object to this application on the following grounds, whilst the single storey rear extension is not contentious the planned loft conversion and rear dormer window are cause for concern in that it will not be in keeping with the surrounding properties; cause a loss of privacy for neighbouring properties and have an negative impact on light levels to neighbouring properties. The Parish Council would like to note policy H11 of the Handforth Neighbourhood Plan.

Resolved: Unanimously.

19/04/9 To consider planning application 19/0439M, First floor extension to side of detached house over existing garage. 17 Kenilworth Avenue, Handforth.

The Parish Council have no objection to the application.

Resolved: Unanimously.

19/04/10 To consider planning application 18/5953M, Advertisement consent for the replacement of existing totem sign. Stanley Court, Epsom Avenue, Handforth.

The Parish Council have no objection to the application.

Motion Carried: Two in favour with one abstention.

19/04/11 Notices and Correspondence

None.

The meeting closed at 7:19pm.

Ashley Comiskey Dawson CiLCA
Clerk to Handforth Parish Council
12th February 2019