



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

Present: Cllrs Aled Brewerton, Barry Burkhill, Susan Moore, Cynthia Samson, John Smith, Jean Thompson & Brian Tolver (Chair of the Planning and Environment Committee).

Seven members of the public.

Also present Mr Comiskey Dawson Parish Clerk.

19/30/1 To receive apologies for absence.

None.

19/30/2 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 non-pecuniary and biased interest in item 19/30/5 and would not take part in the vote.

Cllr Brewerton declared a non-pecuniary and biased interest in item 19/30/5 a non-pecuniary interest in item 19/30/8 and would not take part in the vote on these items.

19/30/3 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 19/30/8 noting that this was greenbelt land, and one of Handforth's only remaining pieces of greenbelt land. They also noted that this was not for extra parking for the hotel itself. They also raised concerns about both

the mature trees on the site and the adequacy of the proposed drainage by soakaway.

A resident commented on item 19/30/5 and asked the council to make representation based on retention of the current conditions imposed by CE on the developer and this to include the limited use of Sagars Road for only the first six months of the project. He also asked the council to note comments made by the health centre on the care home application and felt that those comments were equally applicable to this site.

19/30/4 To approve the minutes of the Planning and Environment Committee meeting of the 08<sup>th</sup> October 2019.

Cllr Brewerton proposed, seconded by Cllr Moore to approve and sign the minutes of the Planning and Environment Committee meeting of the 08<sup>th</sup> October 2019.

**Resolved: Unanimously.**

19/30/5 To consider planning application 19/2202M, Application for reserved matters approval (appearance, landscaping, layout and scale) for the erection of 217 dwellings, landscaping, public open space, internal access roads, garages. Car parking and associated infrastructure. Land between Clay Lane and Sagars Road, Handforth.

Noted that this will be discussed by the SPB at their meeting to be held on 20/11/19.

The Parish Council recommend refusal of the application on the following grounds: Comments on the planning portal from United Utilities state that the drainage solution proposed by the developer is unacceptable, the Parish Council agree. Comments from Nature Conservation indicate that there has been a reduction in the undeveloped buffer zone between the site and Dobbin Brook from 10m as laid out in the conditions to 7.5m which is unacceptable to the Parish Council.

The Parish Council also note that there was a protected pond on the site which is now being lost in the updated plans, and request that this condition is reinstated or mitigated by the introduction of a new pond.

It is also noted that there are instances of Japanese Knotweed on the site and ask that the developer is taking measures to ensure that this is removed from the site and not allowed to spread into adjacent land.

Cllr Moore proposed, seconded by Cllr Burkhill.

**Motion Carried: Five in favour with two abstentions.**

19/30/6 To consider planning application 19/4601M, Change of use to existing storage area at rear ground floor of existing gym (internal) into valet services and change of use

to existing loading bays (external) into car wash service. Total Fitness, Wilmslow Way, Handforth.

The Parish Council recommend refusal of the application on the following grounds: The application has been withdrawn by the applicant on a number of occasions and they would ask the officer to review why this has been the situation previously. The Parish Council note that the applicant will be subletting the site under this permission and are CE as the landowner happy with this situation? On the basis of use of the site the Parish Council objects.

Cllr Brewerton proposed, seconded by Cllr Thompson.

**Resolved: Unanimously.**

19/30/7

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

The Parish Council have no objection to the application. However request that the case officer refers to previous comments made by the Parish Council.

Cllr Smith proposed, seconded by Cllr Samson.

**Motion carried: Six in favour with one abstention.**

19/30/8

To consider planning application 19/4834M, Reconfiguration of existing car park to deliver more efficient layout and extension of car park to south east to provide 178 additional car parking spaces. Hallmark Hotel, Manchester Airport, Stanley Road, Handforth.

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

The Parish Council believes that the site lies within the Greenbelt and is subject to NPPF restrictions on any development within the Greenbelt. The Parish Council do not consider the provision of park and fly for Manchester Airport a significant use for destruction of any further Greenbelt land in Handforth.

The Parish Council also note that the application would be contrary to policies H9 and H12 of the Handforth neighbourhood plan, as the application involves removal of important mature trees and hedgerows. The application does little to address surface water management in an area which has recently suffered from difficult flooding conditions.

Clr Tolver proposed, seconded by Clr Thompson.

**Motion Carried: Six in favour with one abstention.**

19/30/9

To consider planning application 19/4998M, Two storey side extension and loft conversion with rear dormer window. 26 Windermere Road, Handforth.

The Parish Council have no objection to the application.

Clr Samson proposed, seconded by Clr Brewerton.

**Resolved: Unanimously.**

The meeting closed at 7:33pm.