



Minutes of the meeting of Handforth Parish Council
Planning and Environment Committee held on Tuesday 15th
January 2019 at 6:20pm, The Youth Centre, Old Road,
Handforth.

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

One member of the public.
Also present Mr Comiskey Dawson Parish Clerk.

- 19/01/1 To receive apologies for absence.
- None.
- 19/01/2 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.
- 19/01/3 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.
- 19/01/4 To approve the minutes of the Planning and Environment Committee meeting of the 28th November 2018.

Cllr Samson proposed, seconded by Cllr Smith to approve and sign the minutes of the Planning and Environment Committee meeting of the 28th November 2018.

Resolved: Unanimously.

19/01/5

To consider planning application 18/6160M, New timber framed double garage set within the rear garden of Ash Tree Farm (No. 187 Wilmslow Road). Formation of new tarmac track along northwest site boundary. Track to provide vehicular access to garage from existing access point from Wilmslow Road. 187 Wilmslow Road, Handforth.

The Parish Council recommend refusal of this application on the following grounds: Concerns have been raised regarding the removal of trees at the location, and it is believed this has led to the flooding of the gardens of neighbouring properties. It is understood work began on the application before planning permission was granted; the parish council find this unacceptable. The parish council also note that the current plans available on the planning portal do not accurately reflect the current build. It is felt that since the refusal of a previous application to build a four bedroomed house on this site, the applicant is using this oversized double garage as a means of providing a building footprint for future development as a domicile. In the event of this planning application being given approval the parish council recommend a condition be attached to the application which stipulates that the site cannot be developed into a domicile in the future.

The parish council cite Policy SE4 of CELPS and Policies H8, H9, H11 and H12 of the Handforth Neighbourhood Plan.

Resolved: Unanimously.

19/01/6

To consider planning application 18/6161M, Listed building consent for a new timber framed double garage set within the rear garden of Ash Tree Farm (No. 187 Wilmslow Road). Formation of new tarmac track along northwest site boundary. Track to provide vehicular access to garage from existing access point from Wilmslow Road. 187 Wilmslow Road, Handforth.

The Parish Council recommend refusal of this application on the following grounds: Concerns have been raised regarding the removal of trees at the location, and it is believed this has led to the flooding of the gardens of neighbouring properties. It is understood work began on the application before planning permission was granted; the parish council find this unacceptable. The parish council also note that the current plans available on the planning portal do not accurately reflect the current build. It is felt that since the refusal of a previous application to build a four bedroomed house on this site, the applicant is using this oversized double garage as a means of providing a building footprint for future development as a domicile. In the event of this planning application being given approval the parish council

recommend a condition be attached to the application which stipulates that the site cannot be developed into a domicile in the future.

The parish council cite Policy SE4 of CELPS and Policies H8, H9, H11 and H12 of the Handforth Neighbourhood Plan.

Resolved: Unanimously.

19/01/7 To consider planning application 18/6050M, Demolition of existing extensions and construction of new single storey and two storey rear extension. Remodelling of front elevation. 30 Hill Drive, Handforth.

The Planning and Environment Committee unanimously agreed without a vote to not discuss this item, as it has already been determined by CE Planning and granted approval.

19/01/8 To consider planning application 18/6268M, Dormer loft conversion, first floor side extension and single storey extension to the rear. 11 Woodlands Road, Handforth.

The Parish Council have no objection to this application.

Resolved: Unanimously.

19/01/9 To consider planning application 18/6305M, Single storey rear extension. 43 Grangeway, Handforth.

The Parish Council have no objection to this application, However, agree with the comments made by the Public Right of Way team and ask the planning officer to attach a condition to the application reflecting these comments.

Resolved: Unanimously.

19/01/10 Notices and Correspondence

None.

The meeting closed at 6:31pm.

Ashley Comiskey Dawson CiLCA
Clerk to Handforth Parish Council
15th January 2019