



Minutes of the meeting of Handforth Parish Council Planning and Environment Committee held on Tuesday 13th October 2020 at 7:00pm, the meeting was held using Zoom video technology

Present: Susan Moore (Vice-Chair of the Planning and Environment Committee and chair for the meeting), Cynthia Samson & John Smith.

Nine members of the public.

Also present Mr Comiskey Dawson Parish Clerk.

20/11/1 To receive apologies for absence.

No apologies received.

The clerk noted that the Chairman of HPC had submitted a statement which he asked to be read out at the meeting.

Cllr Smith proposed, seconded by Cllr Samson that the statement not be read out as the item was not on the agenda and councillors wishing to make statements should attend the meeting.

Resolved: Unanimously.

20/11/2 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 Moore declared both a pecuniary and non-pecuniary interest in item 20/11/7 and would not vote on the matter or participate in the debate.

20/11/3 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 20/11/7 and indicated that the Handforth Neighbourhood Plan steering group had made an objection to this application. It was felt that this would create a “rat run” between Hall Road and Coppice Way with residents taking short cuts through to Tesco Extra and M&S and also the A34.

A resident commented on item 20/11/7 to note that the consultation carried out did not consult those really affected by the application. They also noted access was already permissible from the A34 roundabout via Jamie Webb Drive.

The resident also enquired as to when the traffic survey was carried out as they had not seen the equipment over the last few months. They also noted that cars parked along Hall Road already made Hall Road essentially single carriageway.

A resident noted that the houses on the development site would sell better with an address on Hall Road as opposed to Coppice Way. The resident also noted that as part of the Park and Ride application 20/2211M the junction was already at or near capacity.

A resident noted the inclusion of an emergency access road as part of the application and felt that this was included in case the application for main access was declined, and that this would be justified and be a back door to creating the same situation.

20/11/4 To approve the minutes of the Extraordinary Planning and Environment Committee meeting of the 22nd September 2020.

Cllr Moore proposed, seconded by Cllr Smith to approve and sign the minutes of the Extraordinary Planning and Environment Committee meeting of the 22nd September 2020.

Resolved: Unanimously.

20/11/5 To consider planning application 20/4095M, single storey side/ rear extension. 48 Wallingford Road, Handforth.

The Parish Council have no objection to the application.

Cllr Smith proposed, seconded by Cllr Samson.

Resolved: Unanimously.

20/11/6 To consider planning application 20/4098M, Rear facing single storey extension, first floor rear facing extension and alterations to form front facing pitched roof at first floor level. 35 Windermere Road, Handforth.

The Parish Council have no objection to the application.

Cllr Smith proposed, seconded by Cllr Samson.

Resolved: Unanimously.

20/11/7 To consider planning application 20/4197M, Creation of an access road to serve up to 175 dwellings, and creation of an emergency access road. Land off Hall Road, Handforth.

Cllr Smith took the chair and led the debate on this item.

The Parish Council strongly recommend refusal of the application on the following grounds: there are already 95 objections recorded on the CE Planning portal from various residents. Noted that there is both a church and a school on Hall Road, both have submitted planning objections on the basis of increasing the highway capacity which could be dangerous to their parishioner's and children respectively. Noted that at the new Hampson Crescent development for an estate with circa 212 houses, there is only one access road to the site and CE Planning considered this to be acceptable. Also noted under planning application 20/2211M the CE Highways officer considers that the junction is already at or near to capacity (report attached for clarity). It is felt that the application runs contrary to Handforth Neighbourhood Plan policies H8, H9 and H16. The Parish Council also support the objection submitted by the Handforth Neighbourhood Plan steering group. Lastly it is also felt that justification for any emergency access road is not justified for the same reasons as stated above.

Cllr Smith proposed, seconded by Cllr Samson.

Motion Carried: Two in favour with one abstention.

20/11/8 To consider planning application 20/4228M, Proposed 2 storey side extension to existing residential property. 3 Clare Avenue, Handforth.

The Parish Council have no objection to the application.

Cllr Moore proposed, seconded by Cllr Smith.

Resolved: Unanimously.

20/11/9 To consider planning application 20/2211M, Proposed Park and Ride facility including associated infrastructure. Land North of Station Road, Handforth.

The Parish Council have no objection to the application in principle, however the Parish Council strongly object to the singling of the carriageway over Station Road. The report from CE Highways officers indicates that this junction is already at or

near capacity. The Parish Council support the submission made by the Handforth neighbourhood plan steering group.

Cllr Smith proposed, seconded by Cllr Moore.

Resolved: Unanimously.

20/11/10 To consider planning application 20/1942M, Listed building consent for essential stabilisation and repair works of the former farmhouse and outbuildings. Farmhouse and Farm Buildings at Dairy House Farm, Dairy House Lane, Handforth.

The Parish Council have no objection to the application. The Parish Council fully support the restoration of these farmhouse buildings and support the submission made by the Handforth neighbourhood Plan steering group. The recommendations to convert one or more of the outbuildings into a museum of farming or for the RAF61 site are also supported.

Cllr Moore proposed, seconded by Cllr Samson

Resolved: Unanimously.

20/11/11 To consider planning application 20/3142M, New two storey detached house in garden of 53 Delamere Road. 53 Delamere Road, Handforth.

The Parish Council recommend refusal of the application on the following grounds: The Parish Council feel that this is an overdevelopment of the site – density of building in this area is already high. The vehicular access at the site is already poor and this will add to the already inadequate parking arrangements. Planning officer and applicant should note UUs comments: A public sewer crosses this site and we may not permit building over it. We will require an access strip width of six metres, three metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement. Therefore a modification of the site layout, or a diversion of the affected public sewer at the applicant's expense, may be necessary. Please note Handforth Neighbourhood Plan policies H11 & H12.

Cllr Samson proposed, seconded by Cllr Smith.

Resolved: Unanimously.

The meeting closed at 7:32pm.