



Minutes of the meeting of Handforth Town Council
Extraordinary Planning Committee held on Tuesday 10th August
2021 at 7:20pm, held at Handforth Youth Centre, Old Road,
Handforth.

Present: Cllr Sam Milward, Cllr Susan Moore (Chair of the Planning Committee), Cllr Cynthia Samson, Cllr Julie Smith (up to item 21/23/8), Cllr John Smith & Cllr Kerry Sullivan

Also, present Mr Comiskey Dawson, Town Clerk
3 Members of the public

The video can be watched on YouTube by following this link:
<https://www.youtube.com/channel/UCmNIRoV6ujZq24I634xDmhQ/>

21/23/1 To receive apologies for absence.

Apologies received from Cllr Tolver (Dispensation granted until November 2021).

21/23/2 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.

21/23/3 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 application 21/3197M noting that it was not on the current agenda, but had been discussed at the July meeting of the planning committee. He felt that in his views as a resident had been misunderstood by a

councillor and that it had influenced the vote passed by the Council on the application. The clerk noted that the council was unable to reverse their decision and that the recommendation made by the council had been submitted to CEC Planning. The resident noted that a case officer had yet to be assigned and that he had emailed all councillors regarding the application.

Cllr Julie Smith noted that she could contact the case officer in regard to the application.

A member of the public noted that air source heat pumps (under items 21/23/5 and 21/23/7) ran at a noise level of 59dB – whilst not loud, it was constant.

21/23/4 To approve and sign the minutes of the Planning and Environment Committee meeting of the 13th of July 2021.

Cllr John Smith proposed, seconded by Cllr Samson to approve, and sign the minutes of the Planning and Environment Committee meeting of the 13th of July 2021.

Motion carried: Four in favour with two abstentions.

21/23/5 To consider planning application 21/3659M, Installation of an air-source heat pump. 59 Meriton Road, Handforth.

Noted there was a letter of objection from a neighbour, and a recommendation of refusal from CE Regulatory protection on the basis of insufficient information.

Cllr Sullivan proposed, seconded by Cllr Samson to defer the item until further information was available.

Resolved: Unanimously.

21/23/6 To consider planning application 21/3559M, Single storey side and rear extension. 22 Richmond Avenue, Handforth.

The Town Council have no objection to the application.

Cllr Samson proposed, seconded by Cllr Sullivan.

Resolved: Unanimously.

21/23/7 To consider planning application 21/3671M, Installation of an air-source heat pump. 55 Meriton Road, Handforth.

Noted there was a letter of objection from a neighbour, and a recommendation of refusal from CE Regulatory protection on the basis of insufficient information. Also, representation has been made by Cadent Gas owing to the siting of nearby equipment.

Cllr Sullivan proposed, seconded by Cllr Samson to defer the item until further information was available.

Resolved: Unanimously.

21/23/8

To consider planning application 21/3555M, Redevelopment to form 39 No. apartments for older people (sixty years of age and/or partner over fifty five years of age), guest apartment, communal facilities, access, car parking and landscaping (re-submission of 19/3218M). Cypress House, South Acre Drive, Handforth.

The Town Council recommend refusal of the application on the following grounds:

There has been no significant change or reduction in the number of apartments in this application (21/3555M) to either improve the parking provision in the area around South Acre Drive – Compared to the previous application 19/3218M. In the application the applicant notes that a nearby car park can be used – this is a CEC owned car park and finds itself at capacity on most days, a car parking assessment for Handforth will be submitted separately to support this. (See pages 11 & 12 of WYG report submitted in support of application 19/0623M).

The Application also does little to address the requirement for increased amenity space for residents of the proposed development as referred to in the Appeal Decision statement provided by the Planning Inspectorate (Appeal Ref: APP/R0660/W/20/3262327) “12. In conclusion, the proposal would not provide adequate living conditions for future residents and would conflict Cheshire East Local Plan Strategy 2010-2030 (July 2017) (CELP) Policy SD2 and Handforth Neighbourhood Plan (HNP) Policy H11 which requires appropriate amounts of open space and amenity space. Furthermore, South Acre Drive is characterised by modest two storey dwellings set back from the road by lawns. The community centre next to the site is single storey and is also set back from the road by lawn. The existing building is uncharacteristic of its general surroundings as it is very close to the pavement, but it is of a two-storey appearance and extends for a shorter distance along the road boundaries than would the proposed building.

16. The proposal would be three storeys and there would be a greater length of building close to the back of the pavement along South Acre Drive than currently exists. Furthermore, the building would continue around the corner of the junction with Wilmslow Road and would introduce a substantial built form on a currently spacious corner. This existing space is a visually valuable part of the street scene and is reflected by the lawn and trees on the opposite corner of South Acre Drive/Wilmslow Road. I note the appellant’s comments about the scale and massing not being part of the Council’s reason for refusal, but these matters are intrinsically linked to the provision of, and need for, landscaping.

17. For the above reasons, the lack of space available for landscaping would create an unbalanced appearance at the junction of South Acre Drive/Wilmslow Road and would lead to the proposed building uncharacteristically dominating the street-

scene. The proposed planting could not mitigate the physical presence of the building and the lack of space around it.

18. I conclude that the proposal would harm the character and appearance of the area and would conflict with CELP Policies SD2 and SE4; and HNP Policies H8 and H11 which, in combination, seek to protect character and appearance and to create or reinforce local distinctiveness. This includes seeking to ensure a balance between built form and green spaces and the incorporation of appropriate landscaping.”

The Town Council also note that there has been no feedback on their previous two sets of submitted comments.

CLLr Samson proposed, seconded by CLLr John Smith.

Motion Carried: Four in favour with one abstention.

21/23/9 To consider planning application 21/4049M, Proposed ground floor single storey extension to the rear of the property. 54 Woodlands Road, Handforth.

The Town Council have no objection to the application.

CLLr Sullivan proposed, seconded by CLLr Moore.

Resolved: Unanimously.

The meeting closed at 8:05pm.

CLLr Moore (Chair of the planning committee)

10th August 2021