



Minutes of the meeting of Handforth Town Council Planning Committee held on Tuesday 09th November 2021 at 6:45pm, held at Handforth Youth Centre, Old Road, Handforth.

Present: Cllr Sam Milward, Cllr Susan Moore (Chair of the Planning Committee) & Cllr John Smith

Also, present Mr Comiskey Dawson, Town Clerk

Cllr Julie Smith

Five Members of the public

The video can be watched on YouTube by following this link:

<https://www.youtube.com/channel/UCmNIRoV6ujZq24I634xDmhQ/>

21/29/1 To receive apologies for absence.

Apologies received from Cllrs Samson & Sullivan.

21/29/2 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.

21/29/3 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 three of the applications on the agenda were still live and had not received neighbour comments but that the town council was making their decision at this meeting.

A resident commented on item 21/29/10 noting that this was infill development and that the design and access statement was very well written and had obviously been researched well. Also noted that the application was not contradictory to the Neighbourhood plan principles. Their only criticism was a lack of a footpath to the houses at the rear of the development. Overall they hoped the town council would support this application.

A resident commented on item 21/29/11 noting that this was the largest planning application currently open in Handforth. They raised questions around the surface water run-off into the current ditches around the site; the proposal to demolish and build a new footbridge across the A34 and its access to Hall Road via a section of trackway currently in dispute between a developer and CE. The resident also felt that the retention and restoration of the Dairy House Farm buildings would be an excellent idea. The resident also noted that changes would need to be made to the Coppice Way and Dumbbell roundabouts and that these would be traffic light controlled and this would probably require new speed restrictions being introduced on the A34.

21/29/4 To appoint a vice-chair to the Handforth Town Council planning committee.

Cllr Moore proposed, seconded by Cllr John smith to defer this item until the next meeting.

Resolved: Unanimously.

21/29/5 To approve and sign the minutes of the Planning and Environment Committee meeting of the 12th of October 2021.

Cllr Milward proposed, seconded by Cllr John Smith to approve and sign the minutes of the Planning and Environment Committee meeting of the 12th of October 2021.

Resolved: Unanimously.

21/29/6 To consider planning application 21/4825M, Proposed second storey to existing side extension.. 38 Marlow Drive, Handforth. (Item deferred from the previous meeting).

This item was deferred to the next meeting without a vote as there were no planning documents available to view on the CE Planning Portal.

21/29/7 To consider planning application 21/5260M, First floor extension above attached garage. 5 Kenilworth Avenue, Handforth.

The Town Council have no objection to the application.

Cllr John Smith proposed, seconded by Cllr Milward.

Resolved: Unanimously.

21/29/8 To consider planning application 21/5425M, Variation of Condition 2 (Plans) on 20/4432M - Erection of 1no. Dwelling. Land adjacent to 42 Bulkeley Road, Handforth.

The Town Council have no objection to the application.

Cllr John Smith proposed, seconded by Cllr Milward.

Resolved: Unanimously.

21/29/9 To consider planning application 21/5544M, Proposed two storey side elevation extension, rear single storey extension and front elevation porch extension. 4 Langley Drive, Handforth.

This item was deferred without a vote.

21/29/10 To consider planning application 21/5423M, Erection of eight dwellings, following demolition of the vacant public house (Sui Generis). Relocation of the existing access, with associated parking and hard and soft landscaping. Mermaid hotel, Delamere Road, Handforth.

The Town Council have no objection to the application, however would like to note the following and would encourage the planning officer to recommend these as conditions: That the arboriculture report be fully adhered to and the access to the site will be solely via Delamere Road and therefore would request that deliveries be made solely between the hours of 9am and 3pm.

Cllr John Smith proposed, seconded by Cllr Milward.

Resolved: Unanimously.

21/29/11 To consider planning application 19/0632M, Hybrid planning application proposing a new mixed-use settlement for the Garden Village at Handforth. It comprises two parts: (1) Outline planning application, including: demolition works (unspecified); around 1500 new homes (class C3); new employment uses (class B1 & B2); new mixed-use local (village) centre (classes A1-A5 inclusive, B1(a), C1, C2, C3, D1 & D2); new green infrastructure; and associated infrastructure. All detailed matters (appearance, means of access, landscaping, layout & scale) reserved for subsequent approval. (2) Full planning application for initial preparation and infrastructure works (IPIW), including: ground remediation, re-profiling and preparation works; highway works; drainage works; utilities works; replacement A34 bridge works:

green infrastructure works; and other associated infrastructure. Land East of the A34 and South of A555, Handforth.

This item was deferred without a vote.

The meeting closed at 7:11pm.

CLlr Moore (Chair of the planning committee)

09th November 2021