



Minutes of the meeting of Handforth Parish Council Planning and Environment Committee held on Tuesday 20th April 2021 at 7:00pm, the meeting was held using Zoom video technology

Present: Cllr Susan Moore, Cllr Cynthia Samson, Cllr John Smith & Cllr Brian Tolver (Chair of Handforth Parish Council Planning and Environment Committee)

Also present Mr Comiskey Dawson, Parish Clerk
Sixty One members of the public and press on Zoom.
Plus circa 47 members of the public and press livestreamed on YouTube.
Cllrs Brewerton & Burkhill were absent from the meeting.

21/10/1 To receive apologies for absence.

None.

21/10/2 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.

21/10/3 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 21/10/5&6 and noted that the proposed works to garage and outbuildings on this application did not seem to be in keeping with this Grade II listed building.

A resident commented on item 21/10/8 noting the proposed drainage plans for the North and South of the site and the outfall into local watercourses.

A resident noted that the application stated that there were low flood risk potentials at the site and yet every recent development in and around Handforth including the A555 had been subject to various flooding problems in the last few years.

21/10/4 To approve and sign the minutes of the Planning and Environment Committee meeting of the 16th March 2021.
Cllr Samson proposed, seconded by Cllr Moore to approve and sign the minutes of the Planning and Environment Committee meeting of the 16th March 2021.
Resolved: Unanimously.

21/10/5 To consider planning application 21/1399M, single story side extension, works to garage and outbuildings. The Grange, Clay Lane, Handforth.

The Parish Council recommend refusal of the application on the following grounds: there is a concern that the proposed works to the building are out of character in appearance and with the material being used compared to the existing site buildings. This would not be in keeping with the existing design / build character. Also noted that The grange is a designated Heritage Asset.

Cllr Tolver proposed, seconded by Cllr Samson.
Resolved: Unanimously.

21/10/6 To consider planning application 21/1400M, Listed building consent for single story side extension, works to garage and outbuildings. The Grange, Clay Lane, Handforth.

The Parish Council recommend refusal of the application on the following grounds: there is a concern that the proposed works to the building are out of character in appearance and with the material being used compared to the existing site buildings. This would not be in keeping with the existing design / build character. Also noted that The grange is a designated Heritage Asset.

Cllr Tolver proposed, seconded by Cllr Samson.
Resolved: Unanimously.

21/10/7 To consider planning application 21/1566M, Single storey rear extension to provide living accommodation. 15 Willow Drive, Handforth.

The Parish Council have no objection to the application.

Cllr Samson proposed, seconded by Cllr Moore.

21/10/8

To consider planning application 19/0623M, 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.

The Parish Council recommended resubmitting its interim holding comments to this application and also emphasising the flooding and drainage problems which were likely to arise from the site development as well as requesting a credible solution for the cycling and pedestrian access to the site currently utilising Hall Road.

Interim Comments – GVH Hybrid Application from Handforth Parish Council

Summary The view of Handforth Parish Council (“HPC”) on the content of the Hybrid application is that, whilst the plan for the site itself appears sound enough, the development has been proposed without anything like sufficient plans in place to deal with infrastructure need, particularly education and health services, nor is the impact of increased traffic sufficiently understood to assess its impact and any mitigation needed. We do not believe the application should be given permission until there are serious and detailed plans in place to address these fundamental needs.

The Garden Village site will create a need for the equivalent of seven full classrooms of secondary pupils, but there is nowhere for them to go. Together with all the other developments in the “greater Wilmslow” area, the shortfall will be very much greater.

The site, again with other developments, will cause the 12 GP practices regarded (by Engine of the North - “EoTN”) as being in the same catchment area, to be oversubscribed by 22% - that is 4,800 patients above capacity, the equivalent of almost 3 GP practices.

These are very substantial shortfalls and we do not believe the site should be commenced until there are clear plans, and resources clearly identified and earmarked, to deal with them.

We (HPC) therefore recommend deferral of the application until these issues are fully and satisfactorily addressed. Comments arising from the Environmental Statement (a) Mature Trees This statement from Section 4 of the Assessment (page 8) is particularly welcome: “Due to the adoption of the Garden Village at Handforth Supplementary Planning Document, the potential for the applicant to consider alternative designs is limited to what will comply with that guidance document. However, the EIA process did result in several design changes that achieving an improvement in the environmental effects of the schemes. These included the site re profiling works achieving a balance that means no materials will need to be removed from site and taken to landfill, the inclusion of wildlife passageways beneath proposed access roads and the retention/replacement of ponds, trees and hedgerows across the site. “ We would like a clarification that no mature tree will be removed, and would object if this is not the case. Any other losses of habitat or species (for example the patches of orchids) should be mitigated or the affected items relocated within the site. (b) Health Services Provision Section 6 speaks of objectives to create a village that is, inter alia, “Sustainable... self-sufficient....healthy....energy efficient...integrated”. We think the CCG's assessment that a GP practice cannot be located there, and secondary education has no provision identified anywhere, directly contradicts these aims. This paragraph, in section 7 on page 9 of the report, is disingenuous: “There are currently 12 GP surgeries within the local area with a ratio of one GP for every 1,674 patients, which are within the typical level of 1 GP per 1,800 patients. All of the practices are accepting new patients which suggest that some capacity exists within GP surgeries in the local impact area. “ It fails to take cognisance of the many other developments currently occurring in that catchment area. Even without considering developments in Wilmslow itself, never mind future developments in Bramhall and Cheadle, such other developments would increase the patient population in the catchment area by about 6,300 at minimum, which would mean the 12 GP surgeries becoming on average 22% over-subscribed. And this does not consider the practical problems, such as the chronic over-crowding of parking at the principal target GP practice for the Garden Village, which would be Handforth Health Centre. This matter was raised during the Local Plan Inquiry where the Inspector was told it would be addressed at the planning stage – here we are, and still there is (literally) nothing concrete. (c) Education Provision Again this claim on pp 9.10 of the statement is hopelessly optimistic and unfounded.... “The socioeconomic assessment did identify an adverse impact on the demand for education and healthcare but confirmed that this would be addressed through the provision of a new primary school within the site and financial contributions made to increase capacity of other schools and healthcare facilities as required by Cheshire East Council. “ Note that CEC Children's Services OBJECT to the application unless there is funding of just under £13 million available for primary and secondary and SEND education for the Garden Village site alone – i.e. this does NOT take into

account the other developments planned for the area which broadly double the needs. We note also that the Frank Field Educational Trust has applied to Government under the Wave 13 fee schools application scheme to create a secondary school in Handforth. This MUST be given due consideration and incorporated into the GVH plans since it clearly has the potential to solve some serious problems. This matter was also raised during the Local Plan Inquiry where the Inspector was told it would be addressed at the planning stage, but this promise has not been fulfilled. Whilst we understand it is not the role of Engine of the North to provide health and education facilities, it is clearly CEC's duty, and it has had years since the Public Inquiry to get some plans into place for Handforth, indeed for the whole of the north of the Borough. Yet there appear to be no plans at all. We believe the entire site should be deferred until details are urgently considered and plans brought forward. Transport HPC commented throughout the development of the Local Plan that the A34 Handforth Bypass would be overloaded as a consequence of the Garden Village site. We still believe this is very likely to be the case and the lack of detailed modelling – which was promised during the Inquiry – is very worrying. The division of responsibilities between CEC and Engine of the North appears to have allowed significant gaps in planning for infrastructure to have arisen and not be addressed with sufficient urgency.

Park and Ride The concept of a park and ride facility at Station Road is welcomed, provided that there is no “through” access from the A34 Handforth Bypass to Station Road or Hall Road, as this would create a major “rat run” that would be extremely detrimental across the whole of south Handforth and beyond.

Bus Service It seems that the only practicable route for providing a bus service between the Garden Village and Handforth Centre is along the A34 and the A555 and along Wilmslow Road. This gives an opportunity to service parts of north-east and north-west Handforth which would be welcome. The service should connect to the two GP practices and to the railway station.

Sports Provision There has long been an unsatisfied need for good sports pitches to be provided in Meriton Road Park and Stanley Hall Playing Fields. This should be a minimum requirement of the S106 provision for facilities outside of the Garden Village itself, and should have a higher priority than any other intention to add to facilities in neighbouring towns and villages.

Comments arising from the Energy Assessment The Energy Council document is a curious mixture of aspirations and (apparent) directives. For example, paragraph 10 on p7 says “Operational water consumption can be reduced by specifying appliances which use less water.” ... “The entire development will use water efficient fittings” ... “It is expected the entire development will exceed Building Regulations part G”. And paragraph 11 on p7 says “A site-wide waste strategy will consider ... design...and operational waste.” So the design is not yet settled. Then it says “At all times the developer will follow the waste hierarchy of “reduce, reuse and recycle”. The report contains many such statements that are a mix of ideals and apparent rules. What is the status of this report? Is it a list of worthy objectives and aspirations, or is it a part of the planning

application containing rules and specifications that developers must follow? We are concerned that insufficient attention is paid to plastic waste capture. Section 10.2 on page 46 refers to capture of 5 different kinds of waste (from householders) but plastic waste is not specifically mentioned. Given how problematic it is, due to its impact on seas and marine life, and its consequent effects on the food chain, this concerns us and we would like to see plans in place to address the issue specifically. In addition, there should be policies to create opportunities to encourage re-use and recycling. We are also concerned that the plan appears to endorse or at least permit the use of gas boilers in the dwellings. It seems highly likely that the Government will soon make these non-approved for new-build by 2025 (in favour of high-efficiency electric units). We believe such units should be the standard for all new-build on this exemplar site.

Interim Comments – GVH Hybrid Application from Handforth Parish Council

Cllr Smith proposed, seconded by Cllr Samson.

Resolved: Unanimously.

21/10/9 To consider planning application 21/1716M, Proposed single storey rear extension to replace the existing conservatory. Proposed front first floor side extension above the existing garage. 147 Wilmslow Road, Handforth.

The Parish Council have no objection to the application.

Cllr Samson proposed, seconded by Cllr Moore.

Resolved: Unanimously.

21/10/10 To consider planning application 21/1812M, Proposed double storey side and single storey rear extensions, including demolition of existing garage. 4 Marina Close, Handforth.

The Parish Council have no objection to the application.

Cllr Moore proposed, seconded by Cllr Samson.

Resolved: Unanimously.

21/10/11 To consider planning application 21/1821M, Single storey extension to the side and part rear. 4 Hope Avenue, Handforth.

The Parish Council have no objection to the application.

Cllr Samson proposed, seconded by Cllr Moore.

Resolved: Unanimously.

Before the close of the meeting Cllr Tolver announced that he was resigning as the Chair of the HPC Planning and Environment Committee.

The meeting closed at 7:55pm.