



Minutes of the meeting of Handforth Town Council Planning Committee held on Tuesday 12th July 2022 at 7:00pm, held at Handforth Youth Centre, Old Road, Handforth.

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

Also, present Mr Comiskey Dawson, Town Clerk
Two Members of the public
Cllrs Samson & Julie Smith
One PCSO

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

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

22/18/1 To receive apologies for absence.

Apologies received from Cllr Sullivan.

22/18/2 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.

22/18/3 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 22/18/7 and noted the number of objections from neighbours in respect to the application and indicated that there were further objections being sent to CE Planning regarding the application.

22/18/4 To approve and sign the minutes of the Planning Committee meeting of the 14th of June 2022.

CLlr Milward proposed, seconded by CLlr John Smith to approve, and sign the minutes of the Planning Committee meeting of the 14th of June 2022.

Resolved: Unanimously.

22/18/5 To consider planning application 22/1978M Existing brickwork and paving steps to be removed and replace with brickwork facing and macadam ramp with metal railings and infill panels to match existing style for external DDA access to classroom, St Benedicts Catholic Primary School, Hall Road, Handforth.

The Town Council have no objection to the application.

CLlr Milward proposed, seconded by CLlr John smith.

Resolved: Unanimously.

22/18/6 To consider planning application 22/2424M Single story extension to the rear of bungalow. 9 Spath Lane, Handforth.

The Town Council have no objection to the application.

CLlr John Smith proposed, seconded by CLlr Nisa.

Resolved: Unanimously.

22/18/7 To consider planning application 22/2214M Demolition brick workshop and construction 3 bedroom detached house with associated parking and external works. 35 Valley Drive, Handforth.

The Town Council recommend refusal of the application on the following grounds: The Town Council consider this an overdevelopment of the site and out of character with the surrounding residential properties. They consider that separation distances between properties have not been adhered to and should not be permitted; and that the overall development is contrary to policy H11 of the Handforth Neighbourhood Plan.

The Town Council concur with the documentation submitted in objection to the application by Frost Planning and agree that cramming any new house (with associated hardstanding areas) in this forward position will fundamentally harm this open setting and appear totally incongruous in the street scene. It conflicts with the adopted Macclesfield Local Plan (policies BE1, DC1, DC3) and the adopted Local Plan Strategy (policy SE1). It also conflicts with the emerging Site Allocations and Development Policies Document (policies GEN1, HOU8 and HOU10). The

application should therefore be refused in principle. And that The proposed development will therefore harm neighbouring properties living conditions. It conflicts with the objectives of the adopted Macclesfield Local Plan (policies BE1, DC1, DC3 and DC38) and the adopted Local Plan Strategy (policy SE1). It also conflicts with the objectives of the emerging Site Allocations and Development Policies Document (policies GEN1, HOU8, HOU10, and HOU11). The application should therefore be refused in amenity grounds. The separation distance and resultant lack of privacy between these dwellings is unacceptable in planning terms. It falls well short of reasonable minimum distances. It conflicts with the objectives set out in the adopted Macclesfield Local Plan (policies BE1, DC1, DC3 and DC38) and the emerging Site Allocations and Development Policies Document (GEN1, HOU8, HOU10, and HOU11). The Town council also notes the comments made by United Utilities and would draw the case officers' attention to the large number of Tree Preservation Orders granted in the adjacent areas as additional evidence for refusal of this application..

Cllr Milward proposed, seconded by Cllr Nisa.

Resolved: Unanimously.

22/18/8 To consider planning application 22/1928M Construction of padel tennis courts, with associated areas of hardstanding, means of enclosure, canopy, lighting columns and service building. Total Fitness, Wilmslow Way, Handforth.

The Town Council have no objection to the application.

Cllr Milward proposed, seconded by Cllr John smith.

Resolved: Unanimously.

22/18/9 To consider planning application 22/2069M, Additional two storey dwelling house to rear of existing Willow Bank House building. Willow Bank House, Old Road, Handforth.

The Town Council have no objection to the application. However, there are concerns that this could be considered overdevelopment of the site and would request that the planning officer review the amenity space requirements for the adjoining apartment development (application ref: 21/5331M) be reviewed and considered when determining this application.

Cllr Milward proposed, seconded by Cllr John smith.

Motion Carried: Two in favour, one against with one abstention.

22/18/10 To consider planning application 22/5423M Demolition of vacant public house and the erection of 7no. dwellings with associated relocation of access and creation of parking and hard/soft landscaping. Mermaid Hotel, Delamere Road, Handforth.

The Town Council have no objection to the application but will emphasise their previous comments in that the Town Council 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.

22/18/11 To consider planning application 22/2639M Single storey rear extension. 7 Hope Avenue, Handforth.

The Town Council have no objection to the application.

CLlr John Smith proposed, seconded by CLlr Nisa.

Resolved: Unanimously.

22/18/12 To consider planning application 22/2648M Construction of 2no. new outhouses to rear garden of ground floor maisonette. 72 Caldly Road, Handforth.

The Town Council have no objection to the application.

CLlr Milward proposed, seconded by CLlr Nisa.

Resolved: Unanimously.

The meeting closed at 7:26pm.

CLlr Moore (Chair of the planning committee)

12th July 2022