



Minutes of the meeting of Handforth Town Council Planning Committee
held on Tuesday 18th July 2023 at 7:00pm, held at Handforth Youth
Centre, Old Road, Handforth.

Present: Cllrs Elizabeth Hindle- Newman, Susan Moore, Roger Small & Kerry Sullivan (Chair of the HTC Planning Committee).

Also, present Mr Comiskey Dawson, Town Clerk
Cllrs Peter Moore & Cynthia Samson
Six members of the public

The meeting commenced at 7:10pm

23/17/1 To receive apologies for absence.

Apologies received from Cllr Murray.

23/17/2 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).

Cllrs Susan Moore & Roger Small both declared a non-pecuniary interest in item 23/17/7 as it was a neighbouring property. Dispensation was granted to both debate and vote on the item.

23/17/3 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 number of residents were in attendance and raised their objections to item 23/17/8 planning application 23/2383M noting the following: The applicant has already built a wall extending from the front of their property and this represents

an encroachment onto the highway. Noted a CE highways officer has attended the site and concluded that the wall is an encroachment, but that they have not been asked to remove it, however, if highways wished they could remove it any point in the future. The applicant has already remodelled the rear garden and increased the height of the land, they have then placed raised decking onto this along with a garden building. This represents a total overlooking height of +2.5m. The applicant has allegedly removed trees at the rear of the property which includes a small section of the Hall Woods which is a protected ancient woodland. The residents also noted that most of the work is already complete, and that the planning application is retrospective, and process has not been followed.

23/17/4 To approve and sign the minutes of the Planning Committee meeting of the 13th of June 2023.

Cllr Hindle-Newman proposed, seconded by Cllr Small to approve and sign the minutes of the planning committee meeting of the 13th of June 2023.

Motion Carried: Three in favour with one abstention.

23/17/5 To consider planning application 23/2191M, Installation of roof mounted plant. Marks & Spencer PLC, Coppice Way, Handforth.

The Town Council have no objection to the application.

Cllr Susan Moore proposed, seconded by Cllr Small.

Resolved: Unanimously.

23/17/6 To consider planning application 23/2228M, Rear and side extension. Primrose Cottage, Blossoms Lane, Woodford.

The Town Council have no objection to the application.

Cllr Susan Moore proposed, seconded by Cllr Small.

Resolved: Unanimously.

23/17/7 To consider planning application 23/2280M, Demolition of conservatory, single storey side utility, & reduction in size of existing garage. Construction of new single storey extension to the rear, two storey side extension, and two storey bays to front elevation. Replacement windows, roof tiling, and render to brickwork. 9 Old Hall Crescent, Handforth.

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

Para 130 of the NPPF states: "Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

b) are visually attractive as a result of good architecture, layout, and appropriate and effective landscaping.

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit.

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks..."

Para 134 states: "Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) Outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."

National Design Guide

CEC Design Guide

Handforth Neighbourhood Plan

The proposal to render the building is not in keeping with neighbouring properties and the architectural design does not respond sufficiently to the site context, with consequent negative impact on the street scene.

It does not conform to Handforth Neighbourhood Plan Policy H11.

Cllr Small proposed, seconded by Cllr Hindle-Newman.

Resolved: Unanimously.

23/17/8

To consider planning application 23/2383M, Proposed garden re-modelling and garden outbuilding. 52 Woodlands Road, Handforth.

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

This a retrospective application noting that a large proportion of the work has already been completed.

The applicant has deliberately built a wall which encroaches onto the highway and has been informed by a highways officer that it can be removed by highways at any time. The garden building at the rear of the property is of a height greater than 2.5m which is overshadowing with a loss of outlook and loss of privacy. Noted also that the applicant has removed trees from the protected ancient woodland at the rear of the property which is covered by a CE woodland preservation order.

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It does not conform to Handforth Neighbourhood Plan Policy H8, H9 and H11.

CLlr Small proposed, seconded by CLlr Susan Moore.

Resolved: Unanimously.

23/17/9

To consider planning application 22/2835D, Discharge of conditions 6,8 & 28 on approve application 13/0735M: Outline application for erection of up to 175 dwellings and associated highways and landscaping. Land South of Coppice Way, Handforth.

The Town Council will comment on the application to say that they are still dissatisfied with the applicants drainage plans which do not use the natural slope towards the River Dean for surface run-off; and are concerned that the additional discharge into the Hall Road sewer system will possibly overwhelm this system with possible consequences of discharge into the Spath Brook.

The meeting closed at 7:41pm.

CLlr Sullivan (Chair of the HTC Planning Committee)

18th July 2023