

BRAMHALL & CHEADLE HULME SOUTH AREA COMMITTEE

Meeting: 14 December 2017

At: 6.30 pm

PRESENT

Councillor Lisa Walker (Chair) in the chair; Councillor Mike Hurleston (Vice-Chair); Councillors Brian Bagnall, Stuart Bodsworth, Linda Holt, Mark Hunter, John McGahan and Suzanne Wyatt.

1. MINUTES

The Minutes (copies of which had been circulated) of the meeting held on 9 November 2017 were approved as a correct record and signed by the Chair.

2. DECLARATIONS OF INTEREST

Councillors and officers were invited to declare any interests which they had in any of the items on the agenda for the meeting.

The following interests were declared:-

Personal Interest

<u>Councillor</u>	<u>Interest</u>
Mark Hunter	Agenda Item 10 – ‘Applications for the Use of Parks’ as a member of the Friends of Bramhall Park.
Lisa Walker	Plan no. 67014 for temporary ground intrusive works lasting approximately ten days comprising a number of boreholes, monitoring wells and trial pits at land off Midland Road, Bramhall as an objector to the application present at the meeting was known to her.

Disclosable Pecuniary Interest

<u>Councillor</u>	<u>Interest</u>
John McGahan	Plan no. 67477 to extend and remodel detached house at the rear, front and into the roof space and raise the ridge of the extending house at 68 Moss Lane, Bramhall as he was the applicant.
	Councillor McGahan left the meeting during the consideration of this item and took no part in the discussion or vote.

3. URGENT DECISIONS

No urgent decisions were reported.

4. COMMUNITY ENGAGEMENT

(i) Chair's Announcements

There were no announcements made.

(ii) Public Question Time

Members of the public were invited to put questions to the Chair of the Area Committee on any matters within the powers and duties of the Area Committee, subject to the exclusions set out in the Code of Practice.

No public questions were submitted.

(iii) Public Realm

The Chair reported that in view of the extensive business on the agenda for the meeting the Public Realm Inspector had been requested not to attend this meeting of the Area Committee. However it was stated that a summary of activities with the Public Realm service area had been circulated to members of the Area Committee separately.

RESOLVED – That the report be noted.

(iv) Petitions

No petitions were submitted.

(v) Ward Flexibility Funding - First Steps Orrishmere Pre-School and 5th Cheadle Hulme Scout and Brownie Groups

A representative of the Democratic Services Manager reported on the receipt of an application for Ward Flexibility Funding submitted on behalf of First Steps Orrishmere Pre-School and 5th Cheadle Hulme Scout and Brownie Group towards the cost of playground markings on the hard standing area.

RESOLVED - That approval be given to the award of a grant of £500 to the First Steps Orrishmere Pre-School and 5th Cheadle Hulme Scout and Brownie Group from the Ward Flexibility Budget (Cheadle Hulme South ward allocation) towards the cost of playground markings on the hard standing area.

(vi) Open Forum

A representative of the Democratic Services Manager reported that no organisations had indicated that they wished to address the Area Committee as part of the Open Forum arrangements.

5. DEVELOPMENT APPLICATIONS

Development applications were submitted.

(NOTE: Full details of the decisions including conditions and reasons for granting or refusing planning permission and imposing conditions are given in the schedule of plans. The Corporate Director for Place Management & Regeneration is authorised to determine conditions and reasons and they are not therefore referred to in committee minutes unless the committee makes a specific decision on a condition or reason. In order to reduce printing costs and preserve natural resources, the schedule of plans is not reproduced within these minutes. A copy of the schedule of plans is available on the council's website at www.stockport.gov.uk/planningdecisions. Copies of the schedule of plans, or any part thereof, may be obtained from the Place Directorate upon payment of the Council's reasonable charges).

A representative of the Democratic Services Manager outlined the procedure approved by the Council for public speaking on planning applications.

(i) DC060928 - Seashell Trust, 160 Stanley Road, Heald Green

In respect of plan no. 60928 for hybrid application at the Seashell Trust, 160 Stanley Road, Heald Green proposing the following:-

- (a) Detailed Application for the erection of a new school (Use Class D1) with associated kitchen and dining facilities, swimming and hydrotherapy facilities (Use Class D2), infrastructure, drop-off parking, access, landscaping and ancillary works.
- (b) Outline Application (all matters reserved except access) for the demolition of the Chadderton building, Orchard / Wainwright / Hydrotherapy / Care block, Dockray building, part of existing college, 1 Scout Hut and 1 garage block, and erection of new campus facilities (Use Class D1/D2 - Reception, Family Assessment Units, Family Support Services, Administration / Training / Storage Facility, Sports Hall and Pavilion) with associated infrastructure, parking, landscaping and ancillary works.
- (c) Outline Application (all matters reserved) for the erection of up to 325 dwellings (Use Class C3) in northern fields with associated infrastructure, parking, access, landscaping and ancillary works

two members of the public spoke against the application for a total of six minutes; and

two representatives of the applicant spoke in support of the application for a total of six minutes.

It was then

MOVED AND SECONDED – That the Planning & Highways Regulation Committee be recommended to undertake a site visit to assess the overall impact of the proposed development.

AMENDMENT MOVED AND SECONDED - That the Planning & Highways Regulation Committee be recommended to refuse planning permission on the grounds that the proposed development would have a significant detrimental impact on the openness of the

green belt and that the Planning & Highways Regulation Committee be further recommended to undertake a site visit to assess the overall impact of the proposed development.

At the request of the mover and seconder and with the consent of the Area Committee, the amendment was then withdrawn.

It was then

RESOLVED - That the Planning & Highways Regulation Committee be recommended to undertake a site visit to assess the overall impact of the proposed development.

(ii) DC066567 - Woodford Garden Village, Chester Road, Woodford

In respect of plan no. 66567 for a reserved matters approval for 107 dwellings within Phase 2 (access, layout, appearance, scale and landscaping) following the grant of outline planning permission DC053832 at Woodford Garden Village, Chester Road, Woodford including:-

- (a) Phase 2B - the construction of 45 dwellings (including six affordable units), associated internal access roads, footpaths, cycleways and landscaping.
- (b) Phase 2C - the construction of 62 dwellings (including six affordable units), associated internal access roads, car parking, footpaths, cycleways, public open space inclusive of LAP, LEAP and sports pitches, and landscaping including swales.

A representative of the applicant spoke in support of the application.

It was then

RESOLVED – That the Planning & Highways Regulation Committee be recommended to grant planning permission.

(iii) DC066708 - 42A Gillbent Road, Cheadle Hulme

In respect of plan no. 66708 for the erection of a two-storey extension, with balcony to front elevation, to form one residential unit above a Use Class A1 shop, with associated parking at 42A Gillbent Road, Cheadle Hulme,

a member of the public spoke against the application; and

the applicant's agent spoke in support of the application.

It was then

RESOLVED – That the Planning & Highways Regulation Committee be recommended to undertake a site visit to assess the impact of the proposed development on the residential amenity of neighbouring properties.

(iv) DC067014 - Land off Midland Road, Bramhall

In respect of plan no. 67014 for temporary ground intrusive works lasting approximately ten days comprising a number of boreholes, monitoring wells and trial pits at land off Midland Road, Bramhall,

a member of the public spoke against the application; and

a representative of the applicant spoke in support of the application.

It was then

RESOLVED – That the Planning & Highways Regulation Committee be recommended to grant planning permission.

(v) DC067103 - 32 Bramhall Lane South, Bramhall

In respect of plan no. 67103 for the use of the ground, first and second floor to the front of the premises for A3 (cafe/restaurant); erection of a three storey extension to rear of building and used for A2 offices at ground floor and residential at first and second floors; and alterations to the external appearance of the building at 32 Bramhall Lane South, Bramhall, it was

RESOLVED – That planning permission be granted.

(vi) DC067212 - The Gables, 64 Hall Moss Lane, Woodford

In respect of plan no. 67212 for a two storey side and rear extension at The Gables, 64 Hall Moss Lane, Woodford, it was

RESOLVED – That the Planning & Highways Regulation Committee be recommended to grant planning permission.

(vii) DC067230 - 22C Station Road, Cheadle Hulme

In respect of plan no. 67230 for the variation of condition 3 of planning permission DC042293 and condition 3 of planning permission DC065493 to allow the opening of the premises between the hours of 10am to midnight Sunday to Thursday and Bank Holidays and 10am to 1am Friday and Saturday at 22C Station Road, Cheadle Hulme, it was

RESOLVED – That planning permission be refused on the grounds that the proposed variation would result in a detrimental impact on the amenity of nearby residential properties by virtue of noise disturbance resulting from the operation of the premises after midnight on a Friday and Saturday night.

(viii) DC067477 - 68 Moss Lane, Bramhall

In respect of plan no. 67477 for to extend and remodel a detached house at the rear, front and into the roof space and raise the ridge of the extending house (revision of consent 66486) at 68 Moss Lane, Bramhall, it was

RESOLVED – That the Planning & Highways Regulation Committee be recommended to grant planning permission.

(ix) DC067478 - Woodford Road, Woodford

In respect of plan no. 67478 for a fenced compound area with hardstanding, pumping station kiosk and vehicular access from the adjacent track at Woodford Road, Woodford, it was

RESOLVED – That the Planning & Highways Regulation Committee be recommended to grant planning permission.

(x) DC067550 - 15 Bancroft Avenue, Cheadle Hulme

In respect of plan no. 67550 for the demolition of side and rear single story extensions, erection of rear single story extension and side two story extension at 15 Bancroft Avenue, Cheadle Hulme, it was

MOVED AND SECONDED – That planning permission be granted.

For the motion 3, against 5.

It was then

RESOLVED – That planning permission be refused for the reasons specified in the report.

6. PLANNING APPEALS, ENFORCEMENT APPEALS AND ENFORCEMENT NOTICES

A representative of the Democratic Services Manager submitted a report of the Deputy Chief Executive (copies of which had been circulated) listing any outstanding or recently determined planning appeals and enforcements within the area represented by the Bramhall & Cheadle Hulme South Area Committee.

RESOLVED – That the report be noted.

7. HIGHWAY ADVERTISING – UPDATE OF PRE-EXISTING ARRANGEMENT AND PROPOSED SITES FOR ADDITIONAL BOUNDARY SIGNAGE

A representative of the Democratic Services Manager submitted a report of the Corporate Director for Place Management & Regeneration (copies of which had been circulated) providing an overview of the pre-existing Highways Advertising arrangement and detailing proposals for the introduction of additional boundary signage for the purposes of identifying additional boundary locations with an accompanying potential for Highway Advertising.

The following comments were made:-

- At such a time that new signage was erected to replace existing signs, the old signage and poles should be removed at the same time.

- When specific proposals for new signage were produced, ward councillors should be consulted in advance of any works taking place.

RESOLVED – That the report be noted.

8. A555 MANCHESTER AIRPORT EASTERN LINK ROAD

A representative of the Corporate Director for Place Management & Regeneration submitted a report (copies of which had been circulated) detailing proposals for the introduction of a package of traffic regulation orders to support the A555 Manchester Airport Eastern Link Road which was currently under construction.

RESOLVED – That the Cabinet Member for Communities & Housing be recommended to give approval to the legal advertising of the package of traffic regulation orders contained within the report, and subject to the receipt of no objections within 21 days of the advertisement date, the subsequent making of the orders.

9. FOUNTAINS ROAD RE-CYCLING SITE

A representative of the Democratic Services Manager submitted a report of the Corporate Director for Place Management & Regeneration (copies of which had been circulated) detailing a proposal remove the remains of the former recycling site at the side of the shops at Fountains Road, Bramhall, and to reinstate the highway to a level to match the existing grassed area.

RESOLVED – That approval be given to the removal of the remains of the former recycling site at the side of the shops at Fountains Road, Bramhall, and the reinstatement of the highway to a level to match the existing grassed area at a cost of £1,800 to be funded from the Area Committee's Delegated Budget (Bramhall South & Woodford ward allocation).

10. APPLICATIONS FOR THE USE OF PARKS

- (i) Event application for the use of Bramhall Park (open air theatre, David Walliam's The Midnight Gang) - 14 July 2018

A representative of the Democratic Services Manager submitted a report of the Corporate Director for Place Management & Regeneration (copies of which had been circulated) detailing an application from the Council's Museum Service to hold an open air theatre event in Bramhall Park on 14 July 2018.

It was commented that that notwithstanding the concern which this Area Committee had previously expressed in relation to the damage that was being caused by the use of the Archery Lawn for car parking for events being held at the park, applications continued to be submitted which proposed its use as a means of mitigating against parking problems on local streets. It was stated that there needed to be a long term plan to make adequate, permanent parking provision for Bramall Hall and Park which did not compromise the integrity or quality of the environment of the park or the amenity of local residents.

RESOLVED – That the application be refused on the grounds that the proposal makes inadequate provision for car parking.

(ii) Event application for the use of Bramhall Park (Open Air Theatre, Romeo and Juliet) - 29 June 2018

A representative of the Democratic Services Manager submitted a report of the Corporate Director for Place Management & Regeneration (copies of which had been circulated) detailing an application from the Council's Museums Service to host an open air theatre production of Shakespeare's Romeo and Juliet In Bramhall Park on 29 June 2018.

It was commented that that notwithstanding the concern which this Area Committee had previously expressed in relation to the damage that was being caused by the use of the Archery Lawn for car parking for events being held at the park, applications continued to be submitted which proposed its use as a means of mitigating against parking problems on local streets. It was stated that there needed to be a long term plan to make adequate, permanent parking provision for Bramhall Hall and Park which did not compromise the integrity or quality of the environment of the park or the amenity of local residents.

RESOLVED – That the application be refused on the grounds that the proposal makes inadequate provision for car parking.

(iii) Event application for the use of Bramhall Park (Weekly Parkrun) - 6 January 2018

A representative of the Democratic Services Manager submitted a report of the Corporate Director for Place Management & Regeneration (copies of which had been circulated) detailing an application from the local organisers of the Bramhall Parkrun for permission to continue to hold the weekly Saturday morning run through Bramhall Park during 2018.

It was commented that the organisers should be requested to put in place mitigation measures to prevent irresponsible parking associated with attendees at the events, with particular regard to parking along Bramhall Lane South.

RESOLVED – That the application be granted subject to the organiser providing appropriate papers, event plans, health & safety documentation, licences and/or insurances.

11. PROGRESS ON AREA COMMITTEE DECISIONS

A representative of the Democratic Services Manager submitted a report (copies of which had been circulated) updating the Area Committee on progress on decisions taken by the Area Committee since the last meeting and the current position on the Area Flexibility and Ward Delegated budgets.

RESOLVED – That the report be noted.

The meeting closed at 10.24 pm