

CENTRAL STOCKPORT AREA COMMITTEE

Meeting: 19 April 2018

At: 6.00 pm

PRESENT

Councillor Andy Sorton (Chair) in the chair; Councillor Charlie Stewart (Vice-Chair);
Councillors Sheila Bailey, Richard Coaton, Becky Crawford, Dickie Davies,
Philip Harding, Daniel Hawthorne, Chris Murphy, Wendy Wild and Elise Wilson.

1. MINUTES

The Minutes (copies of which had been circulated) of the meeting held on 8 March 2018 were approved as a correct record and signed by the Chair.

2. DECLARATIONS OF INTEREST

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

The following interest was declared:-

Personal and Prejudicial Interest

Councillor

Interest

Chris Murphy

Plan no. 66807 regarding the Site of the Offerton Industrial Estate, formerly known as the Battersby Hat Works, as he knew one of the objectors.

Councillor Murphy left the meeting during consideration of the 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

No announcements were made.

(ii) Neighbourhood Policing

PC Steve Webster attended the meeting to report on neighbourhood policing issues.

The following comments were made/issues raised:-

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- The local police were thanked for organising a community meeting in Brinnington on 22 February 2018.
- An update was provided on incidents of anti-social behaviour which had taken place in Cheadle Heath on 14 April 2018.
- An increase in residents in the Manor Ward wishing to become involved in neighbourhood watch schemes was reported.
- The problems caused by off road bikes would be the subject of a police operation which would commence at the beginning of May.

RESOLVED – That PC Steve Webster be thanked for his attendance.

(iii) Public Question Time

A public question was submitted on behalf of local residents enquiring what was being done about the poor visibility and poor sight lines for drivers emerging from Christie Street onto Hempshaw Lane, Stockport.

RESOLVED – That the Corporate Director for Place Management and Regeneration be requested to investigate the issue and report the findings to the appropriate Ward Highways Spokesperson.

(iv) Public Realm

Mark Calderbank, Public Realm Inspector, attended the meeting to report on current issues and to answer questions from Councillors and members of the public in relation to public realm issues within the area represented by the Central Stockport Area Committee. A written summary was also provided of the work carried out by the Public Realm Service.

The following comments were made/issues raised:-

- It was reported that there was still a local business on Church Road, Heaton Norris which did not keep its bins within the boundary of its property.
- A Member enquired whether there were any particular hotspots for fly tipping.
- Members requested when the permanent signage would be ready in areas where dog fouling was a persistent issue. All the Ward Members in the Central Stockport area were in favour of permanent dog fouling signs being erected in their Ward, and Members asked if they could be consulted on where they were installed.

RESOLVED – That Mark Calderbank be thanked for his attendance and the work which he carried out.

(v) Petitions

Proposed Re-Classification of Belmont Way as an 'A' Road

A representative of the Democratic Services Manager reported on the receipt of a petition from twenty eight signatories requesting that 'Belmont Way keeps its current classification with no changes to road signs to protect the health of residents in the local area from increased levels of noise and diesel pollution'.

RESOLVED – That the petition be referred to the Corporate Director for Place Management and Regeneration for investigation.

(vi) Stockport Viaduct

A representative of the Democratic Services Manager reported that at the meeting of the Area Committee held on 1 February 2018, Members had discussed the condition of Stockport Viaduct, a Grade II Listed and iconic structure, and, in particular, the visual appearance of the structure resulting from the staining of the limestone by rainfall and the graffiti which was on it. The Area Committee had requested that a representative of Network Rail be requested to attend a future meeting of the Area Committee in connection with this issue.

Rob Stephens (Senior Structures Asset Engineer, Network Rail) attended the meeting and reported that a detailed examination of the structure of Stockport Viaduct was carried out every six years. Network Rail was currently in the last year of its control period. It was hoped that the viaduct would be waterproofed in the next five to ten years. It was further reported that the removal of vegetation had taken place early in 2017.

The following comments were made/issues raised:-

- The spoiling of the brickwork on the viaduct was hampering the Council's attempts to regenerate the area. The viaduct was one of the key features in the Central Stockport area.
- A request was made to Network Rail to see if it could bring forward the waterproofing of the viaduct given the Council's plans to regenerate the town centre and it was suggested that a collaborative approach with other bodies could be investigated. It was also suggested that the waterproofing could be carried out in sections and a request was made for waterproofing to be carried out first in the vicinity of the new residential development.
- A request was made for the graffiti to be removed from the viaduct in the current control period.

RESOLVED – That Rob Stephens be thanked for his attendance and requested to forward the Area Committee's comments to colleagues at Network Rail for consideration and report back to Members of the Area Committee.

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 and 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).

The Chair outlined the procedure approved by the Council for public speaking on planning applications.

(i) DC/064893 - Former Springmount Mill site, Brinksway/ Northgate Road/ Highfield Street, Edgeley

In respect of plan no. 64893 for an application for planning permission in support of the comprehensive redevelopment of the existing site comprising the erection of three blocks of varying heights from five to eight storeys providing 175 apartments, together with associated façade, rebuilding of selected mill buildings, basement and external car parking, cycle storage, amenity space, landscaping and external works at the former Springmount Mill site, Brinksway/Northgate Road/Highfield Street, Edgeley, it was

RESOLVED – That the Planning and Highways Regulation Committee be recommended to grant planning permission and delegate the decision to the Corporate Director for Place Management and Regeneration pending completion of the Section 106 Agreement in respect of off-site open space commuted sums.

(ii) DC/066807 - Site of the Offerton Industrial Estate, formerly known as the Battersby Hat Works

In respect of plan no. 66807 for the creation of a new residential neighbourhood on the site of the Offerton Industrial Estate, formerly known as the Battersby Hat Works: comprising the demolition of a number of industrial structures, the conversion of two of the most significant structures onsite fronting Hempshaw Lane and to the west of the access into the site. In total 144 new dwellings (C3) will be provided, ancillary to the residential use are a network of roads etc to serve the development, accessed from the improved junction with Hempshaw Lane at the site of the Offerton Industrial Estate, formerly known as the Battersby Hat Works

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

It was then

MOVED AND SECONDED

That the Planning and Highways Regulation Committee be recommended to refuse planning permission.

For the motion 2, against 6

MOTION NOT CARRIED

It was then

MOVED AND SECONDED

That the Planning and Highways Regulation Committee be recommended to defer the application, pending resolution of matters relating to trees, roads, heritage and amenity.

For the motion 8, abstention 1

MOTION CARRIED

It was then

RESOLVED – That the Planning and Highways Regulation Committee be recommended to defer the application, pending resolution of matters relating to trees, roads, heritage and amenity.

(iii) DC/068474 - 120 Stockport Road, Edgeley

In respect of plan no. 68474 for an outline application (seeking approval of all matters apart from ‘appearance’) for the erection of an apartment block of 12 no. 2 bed apartments and associated car parking at 120 Stockport Road, Road, Edgeley

a member of the public spoke against the application

It was then

RESOLVED – That planning permission be granted.

6. PLANNING APPEALS, ENFORCEMENT APPEALS AND ENFORCEMENT NOTICES

A representative of the Corporate Director for Place Management and Regeneration submitted a report of the Deputy Chief Executive (copies of which had been circulated) listing any outstanding or recently determined planning appeals and enforcement activity within the area represented by the Central Stockport Area committee.

RESOLVED – That the report be noted.

7. REVIEW OF OUTCOMES TOUR

A representative of the Corporate Director for Place Management and Regeneration submitted a report (copies of which had been circulated) detailing the findings of the Review of Outcomes tour undertaken on 11 October 2017 and requesting that the Area Committee gives consideration to the arrangements for the 2018 tour.

RESOLVED– (1) That the findings of the 2017 Annual Review of Outcomes Tour be noted.

(2) That the following completed development sites be considered for inclusion on the list of sites to be included on the 2018 Annual Review Tour:-

- Blackberry Vale
- Stockport Exchange
- Brinnington Park Leisure Centre
- Charles Street

- Turncroft Lane
- Bulkeley Street

(3) That the following Members be nominated to attend the Annual Review Tour on 5 October 2018:-

Councillors Richard Coaton, Becky Crawford, Philip Harding, Chris Murphy, Andy Sorton, Charlie Stewart and Elise Wilson.

8. CREATION OF A BRIDLEWAY ON FOOTPATH 113 CHEADLE AND GATLEY, FOOTPATH 151 STOCKPORT AND A SECTION OF FOOTPATH 150 STOCKPORT, CHEADLE HULME NORTH

A representative of the Democratic Services Manager submitted a joint report of the Corporate Director for Place Management & Regeneration and the Deputy Chief Executive (copies of which had been circulated) regarding a proposal to create a bridleway over unregistered land on Footpath 113 Cheadle and Gatley, Footpath 151 Stockport and a section of Footpath 150 Stockport.

The recommendations in the report had been approved by the Cheadle Area Committee at its meeting held on 6 March 2018.

At the meeting of this Area Committee held on 8 March 2018, it had been agreed that the report be deferred to allow for further discussions and site meetings between the Edgeley and Cheadle Heath Ward Councillors and Officers from the Place Directorate regarding addressing the safety of local residents who use Footpath 151 Stockport.

RESOLVED – That approval be given to the making of a bridleway creation order in respect of the section of the route between points A-B, as shown on the plan attached at Appendix 1 to the report.

9. CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLAN UPDATE

A representative of the Corporate Director for Place Management and Regeneration submitted a report (copies of which had been circulated) advising the Area Committee of the preparation of updated Character Appraisal and Management Plan documents for the existing 'Market/Underbanks' and 'Hillgate' conservation areas.

The following comments were made/issues raised:-

- The documents were not meant to be prescriptive in terms of design.
- The improvements to the public realm in the area were welcomed.
- The town centre shuttle bus attempted to overcome some of the access challenges arising from the topography of the area and was popular with local residents, yet there was pedestrian and vehicular conflict and a negative impact on the quality of the environment in the Underbanks area.

RESOLVED – That the work on draft character appraisals and management plans be supported, and further reports be submitted to the Area Committee on the updated Character Appraisal and Management Plan documents.

10. PROPOSED TRAFFIC REGULATION ORDERS - BRIDGEFIELD STREET SURFACE CAR PARK

A representative of the Corporate Director for Place Management and Regeneration submitted a report (copies of which had been circulated) seeking comments regarding the proposed off-street parking layout on the Bridgefield Street car park required to implement the Redrock highway development proposals as per planning permission DC/056563.

It was requested that consideration be given to parking bays in the town centre for families with small children.

RESOLVED – That the Cabinet Member for Communities and Housing be recommended to approve the statutory legal advertising of the Traffic Regulation Order detailed in Appendix A to the report to be funded from the Town Centre Access Plan and, subject to no objections being received within twenty one days from the advertisement date, the Order be made.

11. UNITY WAY AND EBBDALE CLOSE, HIGHER HILLGATE, STOCKPORT - NO WAITING AT ANY TIME TRAFFIC REGULATION ORDER

A representative of the Corporate Director for Place Management and Regeneration submitted a report (copies of which had been circulated) setting out the results of an investigation into the difficulties caused by parked vehicles on Unity Way and Ebbdale Close, Stockport.

RESOLVED – That the Cabinet Member for Communities and Housing be recommended to approve the statutory legal advertising of the following Traffic Regulation Order at an approximate cost of £550 to be funded from the Cabinet Member's Strategic Highway budget and, subject to no objections being received within twenty one days from the advertisement date, the Order be made:-

Proposed Traffic Regulation Order – No Waiting At Any Time

Unity Way

North West side - from a point 9.5 metres north east of the projected north easterly kerbline of Shawcross Street for a distance of 25 metres in a north easterly direction, (10 metres junction protection either side of Crown Royal Industrial Park).

South East side - from a point 6.5 metres north east of the north easterly kerbline of Shawcross Street for a distance of 13.4 metres in a north easterly direction and from a point 32.5 metres north east of the north easterly kerbline of Shawcross Street for a distance of 10 metres in a north easterly direction.

Ebbdale Close - East arm

North side - From a point 16.5 metres west of the easterly kerbline of the east arm of Ebbdale Close (end of turning head) for a distance of 5.5 metres in an easterly direction and then 6 metres in a northerly direction, and then 5.6 metres in an easterly direction, and then 5.8 metres in a southerly direction, and then 3.5 metres in an easterly direction (to tie in with existing double yellow lines).

12. CHATHAM STREET/FOX STREET ALLEYWAY - ACCESS PROTECTION MARKINGS

A representative of the Corporate Director for Place Management and Regeneration submitted a report (copies of which had been circulated) setting out a proposal to implement access protection markings for alleyways in the vicinity of Chatham Street, Fox Street, Grenville Street, Aberdeen Crescent and Bulkeley Street, Edgeley.

RESOLVED – That approval be given to funding for the access protection markings for alleyways in the vicinity of Chatham Street, Fox Street, Grenville Street, Aberdeen Crescent and Bulkeley Street, Edgeley, as shown on the plan attached to the report, (drawing number NM88/0038/02) at an approximate cost of £500 to be funded from the Area Committee's Delegated Budget (Edgeley and Cheadle Heath Ward allocation).

13. BIRCHFIELD ROAD, CHEADLE HEATH - TRAFFIC REGULATION ORDER

A representative of the Corporate Director for Place Management and Regeneration submitted a report (copies of which had been circulated) setting out the results of an investigation into the difficulties caused by parked vehicles in the vicinity of Birchfield Road, Stockport Road and Heathside Road, Cheadle Heath.

RESOLVED – That the Cabinet Member for Communities and Housing be recommended to approve the statutory legal advertising of the following Traffic Regulation Order on Birchfield Road, Cheadle Heath at an approximate cost of £1,300 to be funded from the Cabinet Member's Strategic Highway budget and, subject to no objections being received within twenty one days from the advertisement date, the Order be made:-

Proposed Revocation of Traffic Regulation Order – No Waiting At Any Time

Birchfield Road - north east side, from a point 15 metres south east of the south easterly kerbline of Stockport Road for a distance of 14 metres in a south easterly direction.

Birchfield Road - south west side from a point 15 metres south east of the south easterly kerbline of Stockport Road for a distance of 15 metres in a south easterly direction.

Heathside Road - south west side from a point 15 metres south east of the southerly kerbline of Edgeley Road for a distance of approximately 6 metres in a south easterly direction.

Proposed Traffic Regulation Order – No Waiting At Any Time/No Loading At Any Time

Birchfield Road - north east side, from a point 15 metres south east of the south easterly kerbline of Stockport Road for a distance of 14 metres in a south easterly direction.

Birchfield Road - south west side, from a point 15 metres south east of the south easterly kerbline of Stockport Road for a distance of 15 metres in a south easterly direction.

Heathside Road - south west side, from a point 15 metres south east of the southerly kerbline of Edgeley Road for a distance of approximately 6 metres in a south easterly direction.

Proposed Revocation of Traffic Regulation Order – No Waiting At Any Time

Birchfield Road - both sides, from the south easterly kerbline of Stockport Road for a distance of 15 metres in a south easterly direction.

Heathside Road - South west side, from the southerly kerbline of Edgeley Road for a distance of 15 metres in a south easterly direction.

Proposed Revocation of Traffic Regulation Order – No Waiting At Any Time/No Loading Monday-Friday 7.30am-9.30am & 4pm-6.30pm Saturday 7.30am-9.30am

Stockport Road - south east side From a point 15 metres south west of the south westerly kerbline of Birchfield Road to a point 2.5 metres north east of the north easterly kerbline of Birchfield Road and from the southerly kerbline of Edgeley Road for a distance of 16 metres in a south westerly direction.

Proposed Revocation of Traffic Regulation Order – No Waiting At Any Time/No Loading 7.30am-9.30am & 4pm-6.30pm

Edgeley Road – south side, from the south easterly kerbline of Stockport Road to the south westerly kerbline of Heathside Road

Proposed Traffic Regulation Order – No Waiting At Any Time/No Loading At Any Time

Birchfield Road - both sides, from the south easterly kerbline of Stockport Road for a distance of 15 metres in a south easterly direction.

Heathside Road - south west side, from the southerly kerbline of Edgeley Road for a distance of 15 metres in a south easterly direction.

Stockport Road - south east side, from a point 15 metres south west of the south westerly kerbline of Birchfield Road to a point 2.5 metres north east of the north easterly kerbline of Birchfield Road and from the southerly kerbline of Edgeley Road for a distance of 16 metres in a south westerly direction.

Edgeley Road, south side, from the south easterly kerbline of Stockport Road to the south westerly kerbline of Heathside Road.

14. PROPOSED TRAFFIC REGULATION ORDERS - HOLLYWOOD WAY, YEW STREET AND WOOD STREET, STOCKPORT

A representative of the Corporate Director for Place Management and Regeneration submitted a report (copies of which had been circulated) requesting the Area Committee to comment on the proposed Moving and Waiting, Loading/Unloading Traffic Regulation Orders associated with the Town Centre Access Plan project TCAP502 in the vicinity of Hollywood Way, Yew Street, Wood Street and Junction 1 of the M60.

RESOLVED – That the Cabinet Member for Communities and Housing be recommended to approve the statutory legal advertising of the Traffic Regulation Order set out in Appendices A and B of the report, to be met by funding received for the Town Centre Access Plan (TCAP), and subject to no objections being received within twenty one days from the advertisement date, the Order be made.

15. PROPOSED TRAFFIC REGULATION ORDERS HIGHER HILLGATE, UNITY WAY – MOVING AND WAITING ORDERS

A representative of the Corporate Director for Place Management and Regeneration submitted a report (copies of which had been circulated) requesting the Area Committee to comment on the proposed Moving and Waiting Traffic Regulation Orders associated with the Town Centre Access Plan (TCAP) Scheme 106 in the vicinity of Higher Hillgate and Unity Way in the town centre.

RESOLVED – That the Cabinet Member for Communities and Housing be recommended to approve the statutory legal advertising of the Traffic Regulation Order set out in Appendices A and B of the report, to be met by funding received for the Town Centre Access Plan (TCAP), and subject to no objections being received within twenty one days from the advertisement date, the Order be made.

16. PARK EVENT APPLICATION: USE OF WOODBANK MEMORIAL PARK AND VERNON PARK - 17 JUNE 2018

A representative of the Democratic Services Manager submitted a report of the Corporate Director for Place Management and Regeneration (copies of which had been circulated) setting out an application from Decathlon to use Woodbank Memorial Park and Vernon Park on 16 June 2018 for its 5K running event.

RESOLVED – That the application from Decathlon to use Woodbank Memorial Park and Vernon Park on 16 June 2018 for its 5K running event be approved, subject to all appropriate paperwork and licences being obtained and submitted to the Council at least one week prior to the event taking place and this being confirmed to the Ward Councillors, and noise being kept to a minimum.

17. PARK EVENT APPLICATION - WOODBANK MEMORIAL AND VERNON PARKS, OBSTACOLOUR RUN - 15 JULY OR 26 AUGUST 2018

A representative of the Democratic Services Manager submitted a report of the Corporate Director for Place Management and Regeneration (copies of which had been circulated) setting out an application from St Ann's Hospice to utilise Woodbank Memorial Park and Vernon Park on either 15 July or 26 August 2018 for its 5K ObstaColour running event.

RESOLVED – That approval be given to the application from St Ann's Hospice to utilise Woodbank Memorial Park and Vernon Park between 10.00am and 4.00pm on either 15 July 2018 or 26 August 2018 for its 5K ObstaColour running event (with access being required between 5.00am and 7.00pm for set up and clean up), subject to all appropriate paperwork and licences being obtained and submitted to the Council at least one week prior to the event taking place and this being confirmed to the Ward Councillors.

18. COUNCILLOR DANIEL HAWTHORNE

The Chair advised that this would be the last meeting of the Area Committee that Councillor Daniel Hawthorne would be attending as he was not seeking re-election in the forthcoming local elections.

RESOLVED – That Councillor Daniel Hawthorne be thanked for his services to the Council and this Area Committee, and offered Members best wishes for the future.

The meeting closed at 8.36 pm