

STEPPING HILL AREA COMMITTEE

Meeting: 6 November 2018

At: 5.30 pm

PRESENT

Councillor Wendy Meikle (Chair) in the chair; Councillor Paul Hadfield (Vice-Chair); Councillors Paul Ankers, Laura Booth, Will Dawson, Julian Lewis-Booth, Mark Weldon and John Wright.

1. MINUTES

The Minutes (copies of which had been circulated) of the meeting held on 25 September 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 interests were declared:-

Personal Interests

<u>Councillor</u>	<u>Interest</u>
Paul Ankers	Agenda item 17 'Parks Event Application – Hazel Grove Carnival 2019 at Torkington Park' as the former secretary of the Carnival Committee.
Laura Booth	Agenda item 11 Highway Maintenance and Local Initiatives Report – New Bench at Peregrine Road Play Area' as a family friend of the person for whom the memorial bench had been requested. Councillor Booth had left the meeting prior to consideration of this item.
Mark Weldon	Plan DC070092 for the demolition of existing house and construction of six, four-bedroomed detached houses, retaining existing perimeter tree cover at Mount Pleasant, Kings Road, Hazel Grove as the representative of the applicant was also employed by the University of Manchester where Councillor Weldon's wife was employed. Councillor Weldon had no prior connection to the representative.

3. URGENT DECISIONS

No urgent decisions were reported.

4. COMMUNITY ENGAGEMENT

(i) Open Forum - Parking around Stepping Hill Hospital

This item had been placed on the agenda at the request of the Area Committee.

Dan Reason, representing the Stockport NHS Foundation Trust and Mark Glynn, Service Director for Place Management at Stockport Council, attended the meeting to answer questions from Councillors and members of the public in relation to efforts to address concerns about inappropriate parking on the residential roads around the Stepping Hill Hospital site.

Representatives of the Stepping Hill Neighbourhood Action Group (SNAG) also attended the meeting to express their views.

Dan Reason outlined the measures taken by the hospital since the public meeting held in 2017:-

- the Trust had reduced the price for staff parking permits and as a result there had been a significant increase in the number of requests for permits;
- an 'Agile Working' policy was due to be approved by the Trust that was an element of the Trust's wider plan to reduce its estate and as a consequence the demand for car parking. Reducing the buildings occupied by the Trust on the hospital site may also release space for additional car parking capacity;
- staff continued to be encouraged to be courteous and considerate to neighbours when choosing their parking;
- an audit of car parking usage and capacity on the hospital site was due to be completed soon.

Councillors and members of the public asked questions and made comments, including:-

- Concerns were expressed that any measures introduced by the Council to reduce the availability of on-street parking in the vicinity of the hospital would lead to an undersupply of parking for hospital staff and visitors, thereby creating a further problem.
- Queries were raised about the status of previous proposals for a multi-storey car park (MSCP) on the hospital site, demolishing existing ancillary buildings to provide temporary parking, or to provide additional capacity on existing tiered parking. In response it was confirmed that while the long term aspiration for the Trust was to reduce its building footprint there were currently no plans to do, nor to provide a MSCP. It was stated that the suggestion of a third tier on the existing parking would be considered further.
- Clarification was sought on whether staff were being encouraged to use the Hazel Grove Park and Ride scheme. It was stated that a survey of staff travel origins indicated that the majority of staff were arriving from a northerly direction so the Park and Ride was not a convenient alternative. As a result, the Trust had given this less priority.
- A number of questions were asked in relation to likely timescales for the impact of the Trust's measures to be noticed by residents. No definitive date could be given.

- It was acknowledged that the approval of the agile working policy would not immediately lead to improvements as there were operational requirements that would need to be implemented.

Representatives of SNAG outlined the background to the establishment of the Group in 2017 following a public meeting attended by local councillors, the Trust and Council officers. The Group had 350 members covering 22 roads around the hospital. Since 2017 SNAG had met with the local MP and featured a number of times in both the local and national media.

The Group expressed disappointment that no senior representative of the hospital had attended the meeting, and at the lack of progress in implementing measures to address their concerns that had been raised with the hospital on a number of occasions over a number of years. Disappointment was also expressed that the Trust had not been responsive to correspondence from the Group and that further meetings had not taken place despite assurances that they would. It was stated that the Group had been given the impression that their concerns were not shared or taken seriously by the Trust.

Mark Glynn made representations, including the following points:-

- The difficulties of parking around the hospital, and the consequences for residents were acknowledged, but they were part of a national trend. There were no simple or easy solutions to these problems.
- The desire of residents for relief from these parking problems was also acknowledged, but there was no consensus amongst them on the possibility of paying for a permit scheme. The Trust had also highlighted potential capacity problems that might be caused by the introduction of such a scheme.
- The Council was proposing to explore a pay zone around the hospital that had time limiting measures to provide visitor parking capacity while displacing staff back to the hospital site but also generating revenue to allow the Council to enforce the parking restrictions.

Councillors and members of the public asked questions and made comments, including:-

- Any efforts to reduce problems for residents would need increased parking capacity at the hospital in order to have an impact.
- The Trust needed to consider increasing capacity, including engineered solutions to increase the capacity of existing parking provision. Taking these actions would help demonstrate that the matter was being taken seriously by the Trust.
- In the absence of a mutually agreed solution to parking problems the Council may have to take steps that forced staff at the Trust to change their behaviour because there were no alternative parking options.
- Previously it had been stated that the business case for a multi-storey car park was weak. Were the Council to introduce time-limited parking charges on neighbouring roads this would force staff to park on the hospital site thereby increasing the need for additional capacity/ multi-storey car parking and making the business case stronger.
- In the event that on-street charges were introduced and additional parking revenues were therefore generated for the Trust the cost of residents permits should be funded from these profits.

- Concerns were expressed about any proposal to introduce criteria for staff parking eligibility (to cope with reducing capacity) as this was likely to force further on-street parking.

It was suggested that the proposal put forward by the Council be discussed further between the Council, representatives of SNAG and the Trust in a working group.

SNAG representatives expressed disappointment that working group meetings after the public meeting in 2017 had not taken place beyond the initial meeting and this gave the impression to residents that neither the Council nor the Trust were taking seriously the concerns of residents. Assurance was given that the Trust had not been idle during the intervening period and had continued to take steps to improve the situation.

Requests were made for further information in relation to the revenue generated from parking at the hospital and what this was used for, and for the KPMG report into parking and associated documents to be made public. Dan Reason undertook to pursue these requests with appropriate colleagues within the Trust.

The Chair thanked those who had attended the meeting and who had taken part in the discussions. She encouraged ongoing dialogue between all parties.

RESOLVED – (1) That Mark Glynn, Dan Reason and representatives of the Stepping Hill Neighbourhood Action Group be thanked for their attendance and participation.

(2) That the Area Committee would welcome continued dialogue between the Council, Stockport NHS Foundation Trust and the Stepping Hill Neighbourhood Action Group on options for a time-limited on street parking zone and to report back to the Area Committee as appropriate.

(ii) Chair's Announcements

The Chair reminded all those present that Remembrance Services would be taking place on Armistice Day on 11 November 2018, including events in the Town Centre, at Hazel Grove War Memorial and at St Alban's Church in Offerton.

(iii) Public Question Time

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

Two public questions had been submitted.

- (1) The first question sought clarity from the Area Committee about whether members would agree to meet the cost of a dropped kerb on Beaufort Road, Offerton.

In response the Chair and members acknowledged the delay in a decision being taken on this matter but indicated that they would exceptionally agree to fund this work as the problems experienced by the questioner had arisen following the decision of the Area Committee to implement waiting restrictions in this vicinity.

A representative of the Deputy Chief Executive reported that the second question had been withdrawn at the request of the questioner.

(iv) Public Realm

Carolyn Turner, Public Realm Inspector, attended the meeting to answer questions from councillors and members of the public in relation to highway and environmental quality issues within the area represented by the Stepping Hill Area Committee.

The following additional issues were raised:-

- It was planned to repair the brick planter on Moorland in the coming days. The replacement of the fencing around the one on Commercial Road had been completed.
- The Community Payback Team had been deployed at a number of sites, including to the rear of the substation on Commercial Road car park and behind advertising hoarding on Macclesfield Road near Rising Sun public house. The steps from Spring Vale car park up to Beech Avenue had been cleared of vegetation and the hedges on Moreton Walk had been trimmed.
- Eight dog waste bag dispensers had been distributed to responsible dog owners this month. Interrogation of statistics of historical reports of fouling had identified possible hotspots for locations of dog fouling warning signs.
- Following feedback from the Area Committee about delays in replacement damaged or faulty road signs, additional funding had been allocated in this year's maintenance budget to address these delays.
- Footway works were ongoing on Bonis Crescent; Carrfield Avenue; Maxwell Avenue; St Saviours Road; Aldwyn Crescent and Newlyn Close. Future works were programmed for Rhos Drive; Cotswold Avenue; Ringwood Avenue; Boscombe Drive; Crescent Close and Crescent Way.
- Carriageway works were planned for December 2018 for the full length of Beaufort Road; Cruttenden Road; Biddulph Avenue and part of Dovedale Road; Magda Road and Shearwater Road (Sanderling Road to Kingfisher Road).
- Problems with ponding on Lancaster Close and Warwick Drive which have been exacerbated by recent works to seal footway and carriageway cracks, preventing drainage. The contractor was investigating options.
- Warning had been issued to properties on Winnington Green and Dial Park Road, Offerton, in relation to accumulations of waste in gardens. Failure to remove the waste would result in an Abatement Notice being served.
- A Formal Notice has been served on a property in Great Moor requiring the cutting back of a hedge that was obstructing the footpath.
- An abandoned vehicle in Offerton had been passed to and removed by the DVLA.
- Following a report of fly tipping in Offerton, evidence was found relating to a domestic premises. The case related to a Stockport Homes property and details were passed to their Housing Officer who is to charge the householder for the removal of the fly-tipped waste.

The following additional issues were raised:-

Stepping Hill Area Committee - 6 November 2018

- The layby on Jackson Lane had piles of spoil dumped and a request was made for them to be removed.
- Concerns were raised about new LED lamps on Withypool Drive and The Crescent with some residents claiming the lamps were too bright, others that they were not bright enough.
- Concerns were expressed about amount of fallen leaves around Brookside Close, Marple Road and St Johns Road and the danger this posed when wet.
- A lamp post on Wellfield Road had been knocked over and the hole filled with bitmac and clarification was sought on whether it would be replaced.
- A request was made to clear the site of the old scout hut on Beech Avenue.
- The build outs from the Asda Supermarket site adjacent to Cock Walk had excessive amounts of pigeon fouling.
- A progress update was requested in relation to hedge trimming on Torkington Road opposite Torkington Manor.
- There was a low hanging tree on the footpath between Wrights Bank and the Lisburne Lane fire station that needed attention, and blocked drain outside the rear gate to a property on Wrights Bank.
- A request was made for the Community Payback Team to be deployed around Offerton Fold.
- Concerns were expressed about bin access on Blackthorn Road.
- A streetlight had been left tilted at an angle that was shining light into a nearby property on the corner of Dunlin Close and Sanderling Road and a request was made for this to be addressed.
- Details of any guidelines the Council had in relation to firework sales was requested.

RESOLVED – That Carolyn Turner be thanked for her attendance.

(v) Petitions

A representative of the Deputy Chief Executive reported on receipt of a petition from residents of Wellington Street, Hazel Grove requesting the Council consider implementing a resident's permit parking scheme.

RESOLVED – That the Corporate Director for Place Management & Regeneration be requested to investigate the petition received from residents of Wellington Street, Hazel Grove and to report back the Area Committee as appropriate.

(vi) Area Flexibility Funding - Stockport Foodbank (Hazel Grove Centre)

Nigel Tedford, Manager of the Stockport Foodbank, attended the meeting to answer questions from the Area Committee about an application for funding toward the cost of a project to provide toothpaste and toothbrushes to the children of families using the Foodbank's Hazel Grove Centre.

Councillors expressed their gratitude for the work of the Foodbank in supporting vulnerable members of the local community.

RESOLVED – That an award of £550 be made from the Area Flexibility Fund to the Stockport Foodbank (Hazel Grove Centre) as a contribution toward the cost of dental health project for children.

(vii) Area Flexibility Funding - Pure Innovations

A representative of the Democratic Services Manager submitted an application submitted by Pure Innovations seeking funding toward the cost of a new oven for a bakery being opened in Stockport that would support its wider activities with those with learning disabilities.

RESOLVED – That an award of £200 be made from the Area Flexibility Fund to Pure Innovations toward the cost of their bakery project.

(viii) Area Flexibility Funding - Stockport Stroke Support Group - Disability Darts

Ben Wright, from the Stockport Stroke Support Group, attended the meeting to answer questions from the Area Committee about an application for funding toward the cost of disability darts equipment to provide facilities for those recovering from strokes and their carers.

Councillors welcomed the work being done by the group to support those recovering from strokes and the possibility of expanding the scope of the project to other support groups.

RESOLVED – That an award of £1200 be made from the Area Flexibility Fund to the Stockport Stroke Support Group as a contribution toward the cost of new disability darts equipment.

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 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/planning. 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 Deputy Chief Executive outlined the procedure approved by the Council for public speaking on planning applications.

(i) DC/070092 - Mount Pleasant, Kings Road, Hazel Grove

In respect of the plan no. 70092 for the demolition of existing house and construction of six, four-bedroom detached houses, retaining existing perimeter tree cover at Mount Pleasant, Kings Road, Hazel Grove

a member of the public spoke against the application on behalf of local residents

and

a representative of the applicant spoke in support.

It was then

MOVED AND SECONDED – That planning permission be refused.

AMENDMENT MOVED AND SECONDED – That the Planning & Highways Regulation Committee be recommended to undertake a site visit.

For the amendment three, four against.

It was then

RESOLVED – (1) (Four in favour, two against) That planning permission be refused on the grounds that:-

- the proposed development was an overdevelopment of the site and would have a detrimental and overbearing impact on the residents of neighbouring dwellings resulting in overlooking and an unacceptable loss of privacy and visual amenity contrary to Policies H-1 'Design of Residential Development' and SIE-1 'Quality Places' of the Stockport Core Strategy DPD and Paragraph 127 of the National Planning Policy Framework;
- there was insufficient information submitted to demonstrate that the proposed development would be adequately and sustainably drained and ensure flood risk was not increased elsewhere contrary to Policies SD-6 'Adapting to the Impacts of Climate Change' and SIE-3 'Protecting, Safeguarding and enhancing the Environment' of the Stockport Core Strategy DPD and Paragraph 163 of the National Planning Policy Framework.

(2) That Councillor Julian Lewis-Booth be nominated to liaise with the Corporate Director for Place Management & Regeneration in the preparation of the Council's Case and to represent the Area Committee in the event that the decision is subject to an appeal to the Planning Inspectorate.

(ii) DC/070659 - 255 Bramhall Moor Lane, Hazel Grove

In respect of plan no. 70659 for a proposed loft conversion including increase in height of roof by 1.1 metres and rooflights to front and rear at 255 Bramhall Moor Lane, Hazel Grove, it was

RESOLVED – That planning permission be granted subject to appropriate conditions including requiring the provision of a construction management plan in view of the development site's proximity to the Bramhall Lane/ Jackson's Lane junction.

6. PLANNING APPEALS, ENFORCEMENT APPEALS AND ENFORCEMENT NOTICES

A representative of the Deputy Chief Executive submitted a report (copies of which had been circulated) summarising recent appeal decisions, current planning appeals and enforcement action within the Stepping Hill Area Committee area.

RESOLVED – That the report be noted.

7. CREATION OF BRIDLEWAY OVER A SECTION OF FOOTPATH 58 (HAZEL GROVE AND BRAMHALL)

A representative of the Deputy Chief Executive submitted a report of the Corporate Director for Place Management & Regeneration (copies of which had been circulated) inviting the Area Committee to consider a proposal to create a bridleway over a section of Footpath 58 (Hazel Grove and Bramhall) as shown marked A – B on the plan at Appendix 1 of the report.

RESOLVED – That the making of a bridleway creation Order in respect of the section of Footpath 58 (Hazel Grove and Bramhall) between points A – B as shown on the plan at Appendix 1 of the report be approved.

8. REVIEW OF POLLING DISTRICTS, POLLING PLACES AND POLLING STATIONS

A representative of the Deputy Chief Executive submitted a report of the Chief Executive (copies of which had been circulated) seeking the Area Committee's views on the current polling arrangements within the to inform the Polling District review currently underway.

The following comments were made:-

Stepping Hill Ward

- Concerns had been expressed that the use of Moorfield Primary School as a polling station resulted in the closure of the school and it was suggested that alternative arrangements were investigated.

Offerton Ward

- Residents on the southerly side of Hempslaw Lane within the Offerton Ward had to travel considerably distances to their nearest polling station in comparison to other parts of the ward. It was suggested that districts be reconfigured to create a new polling district to include this area with a possible polling place at the nearby hotel.

RESOLVED – That the comments of the Area Committee be referred to the Chief Executive for consideration.

9. HIGHWAYS MAINTENANCE AND LOCAL INITIATIVE SCHEME - MOORLAND ROAD GRASS VERGE

A representative of the Deputy Chief Executive submitted a report of the Corporate Director for Place Management & Regeneration (copies of which had been circulated)

inviting the Area Committee to consider a proposal to replace a grass verge on Moorland Road with bitmac.

RESOLVED – That the proposed removal of the grass verge on Moorland Road opposite Lowland Road, Woodsmoor and replacement with a bitmac surface be approved a cost of £1220 to be funded from the Area Committee's Delegated Budget (Stepping Hill Ward allocation).

10. HIGHWAYS MAINTENANCE LOCAL INITIATIVE REPORT - NEW BENCH AT CLARENDON ROAD PLAY AREA

A representative of the Deputy Chief Executive submitted a report of the Corporate Director for Place Management & Regeneration (copies of which had been circulated) inviting the Area Committee to consider a proposal to install a new bench at Clarendon Road Play area, Hazel Grove.

RESOLVED – That the proposed installation of a new bench at Clarendon Road Play area be approved a cost of £850 to be funded from the Area Committee's Delegated Budget (Hazel Grove Ward allocation).

11. HIGHWAYS MAINTENANCE LOCAL INITIATIVE REPORT - NEW BENCH AT PEREGRINE ROAD PLAY AREA

A representative of the Deputy Chief Executive submitted a report of the Corporate Director for Place Management & Regeneration (copies of which had been circulated) inviting the Area Committee to consider a proposal to install a new bench at Peregrine Road Play area, Offerton.

RESOLVED – That the proposed installation of a new bench at Peregrine Road Play area be approved a cost of £850 to be funded from the Area Committee's Delegated Budget (Offerton Ward allocation).

12. DIAL PARK ROAD FOOTPATH, OFFERTON - STREET LIGHTING INSTALLATION

A representative of the Deputy Chief Executive submitted a report of the Corporate Director for Place Management & Regeneration (copies of which had been circulated) inviting the Area Committee to consider a proposal to install a new street lighting on the footpath between Dial Park Road and Hartington Road, Offerton.

RESOLVED – That the proposed installation of a new lighting column (with energy efficient LED lantern) adjacent to property number 19 Dial Park Road be approved a cost of £850 to be funded from the Area Committee's Delegated Budget (Offerton Ward allocation).

13. THE METROPOLITAN BOROUGH COUNCIL OF STOCKPORT (LAKE STREET, GREAT MOOR) (PROHIBITION OF WAITING /LIMITED WAITING/RESTRICTION OF LOADING/UNLOADING) ORDER 2018

A representative of the Deputy Chief Executive submitted a report of the Corporate Director for Place Management & Regeneration (copies of which had been circulated) informing the Area Committee of an objection received to proposals to introduce waiting

restrictions on Lake Street, Great Moor. The report also set out the response of the Corporate Director to the issues raised in the objection.

RESOLVED – That, notwithstanding the objection received, The Metropolitan Borough Council of Stockport (Lake Street, Great Moor) (Prohibition of Waiting /Limited Waiting/Restriction of Loading/Unloading) Order 2018 be made as advertised.

14. THE METROPOLITAN BOROUGH COUNCIL OF STOCKPORT (MOORLAND ROAD, CROSSWAY, LOWLAND ROAD AND FERNDAL AVENUE, WOODSMOOR) (PROHIBITION OF WAITING) ORDER 2018

A representative of the Deputy Chief Executive submitted a report of the Corporate Director for Place Management & Regeneration (copies of which had been circulated) informing the Area Committee of objections received to proposals to introduce waiting restrictions on Moorland Road, Crossway, Lowland Road and Ferndale Avenue, Woodsmoor. The report also set out the response of the Corporate Director to the issues raised in the objections.

RESOLVED - That, notwithstanding the objections received, The Metropolitan Borough Council of Stockport (Moorland Road, Crossway, Lowland Road and Ferndale Avenue, Woodsmoor) (Prohibition of Waiting) Order 2018 be made as advertised.

15. SHEARWATER ROAD, OFFERTON

A representative of the Deputy Chief Executive submitted a report of the Corporate Director for Place Management & Regeneration (copies of which had been circulated) inviting the Area Committee to consider a proposal to extend No Waiting at Any Time Restrictions on part of Shearwater Road, Offerton.

RESOLVED – That the following Traffic Regulation Order be approved for legal advertising, at a cost of £850 to be funded from the Area Committee's Delegated Budget (Offerton Ward allocation), and subject to no objections being received within 21 days from the advertisement date the Order being made:

Extend No Waiting at Any Time:

Shearwater Road

North side from a point 12 metres east of the easterly kerb line of Turnstone Road in an easterly direction for a distance of 14 metres.

16. BEAUFORT ROAD, OFFERTON

A representative of the Deputy Chief Executive submitted a report of the Corporate Director for Place Management & Regeneration (copies of which had been circulated) inviting the Area Committee to approve the cost of repositioning a street lamp column on Beaufort Road, Offerton to facilitate the installation of a dropped kerb.

RESOLVED – (1) That the £1,500 cost of repositioning the street lamp column adjacent to No. 5 Beaufort Road, Offerton being met from the Area Committee's Delegated Budget (Offerton Ward allocation) be approved.

(2) That the Corporate Director for Place Management & Regeneration be requested to install a dropped kerb at this location, as an exception in light of the difficulties arising following the installation of waiting restrictions in this vicinity, at a cost of approximately £1000 be funded from the Area Committee's Delegated Budget (Offerton Ward allocation).

17. PARKS EVENT APPLICATION - HAZEL GROVE CARNIVAL 2019 AT TORKINGTON PARK

A representative of the Deputy Chief Executive submitted a report of the Corporate Director for Place Management & Regeneration (copies of which had been circulated) summarising an application for the use of Torkington Park for the Hazel Grove Carnival in July 2019.

RESOLVED – That the application to hold the Hazel Grove Carnival in Torkington Park in 13 July 2019 be approved subject to all appropriate paperwork and licenses being obtained and submitted to the Council at least one week prior to the event taking place.

18. PROGRESS ON AREA COMMITTEE DECISIONS

A representative of the Deputy Chief Executive submitted a report (copies of which had been circulated) updating the Area Committee on progress with decisions taken at previous meetings and on the current position on the Area Committee's delegated budgets.

RESOLVED – (1) That the report be noted.

(2) That the Corporate Director for Place Management & Regeneration be requested to provide an update to the next meeting on progress with addressing the concerns of residents and the Area Committee on the impact of the new drainage infrastructure on Bonis Crescent.

(3) That the Corporate Director for Place Management & Regeneration be requested to provide proposals for traffic calming measures on The Fairway, Offerton, including the possibility of creating a one way in/ out to the Life Leisure facility on The Fairway and Curzon Road.

The meeting closed at 8.57 pm