

## **PLANNING & HIGHWAYS REGULATION COMMITTEE**

Meeting: 22 November 2018

At: 6.00 pm

### **PRESENT**

Councillor Andy Sorton (Chair) in the chair; Councillor Brian Bagnall (Vice-Chair); Councillors Christine Corris, Graham Greenhalgh, Paul Hadfield, Philip Harding, Sylvia Humphreys, Julian Lewis-Booth, Wendy Meikle, John Taylor and Suzanne Wyatt.

### **1. MINUTES**

The Minutes (copies of which had been circulated) of the meeting held on 11 October 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 which they had in any of the items on the agenda for the meeting.

The following interest was declared:-

#### **Personal and Prejudicial Interest**

<u>Councillor</u>	<u>Interest</u>
Julian Lewis-Booth	Plan no. DC065697 for the demolition of existing building and erection of three dwellings at Norbury Farm, Jacksons Lane, Hazel Grove as the developer and applicant were known to him in a personal capacity.

Councillor Lewis-Booth 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. PUBLIC QUESTION TIME**

The Chair reported on the receipt of nine public questions. However, the Chair was of the view that the subject of the questions related to a quasi-judicial matter, questions relating to which were not permitted under the Public Question Time Code of Practice, and as such they were ruled out of order.

### **5. SITE VISITS**

A representative of the Deputy Chief Executive submitted a report (copies of which had been circulated) detailing the recommendations made by the Visiting Team on Monday, 19

November 2018.

RESOLVED – That the report be noted.

## **6. 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](http://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).

(i) DC069999 - Former Queens Arms Public House, 177 Stockport Road, Cheadle

In respect of plan no. DC069999 for the redevelopment of site to include demolition of the existing property and erection of 68 Bedroom Care Home with associated landscaping, car park and access at the Former Queens Arms Public House, 177 Stockport Road, Cheadle, it was

RESOLVED – That planning permission be granted.

(ii) DC065826 - 92-94 Church Lane, Marple, Stockport

In respect of plan no. DC065826 for the demolition of existing buildings and erection of mixed use development comprising 20 apartments and A1 retail floor space (Amended Plans) at 92-94 Church Lane, Marple, it was

RESOLVED – (7 for, 4 against) That planning permission be granted.

(iii) DC067440 - 2 Erskine Street, Compstall, Stockport, SK6 5JP

In respect of plan no. DC067440 for the change of use from un-used open space to domestic curtilage/garden area and erection of new boundary wall and fence at 2 Erskine Street, Compstall, it was

RESOLVED – That planning permission be granted.

(iv) DC067771 - Site of Former Greenhale House, Piccadilly, Stockport

In respect of plan no. DC067771 for the redevelopment of site for a residential building (Use Class C3) comprising 164 units, along with ground floor commercial unit (Use Classes A1, A2, A3 and B1), car parking, associated landscaping and other works on the site of former Greenhale House, Piccadilly, Stockport, it was

RESOLVED – That planning permission be granted.

(v) DC069657 - Norbury Farm, Jackson Lane, Hazel Grove

In respect of plan no. DC069657 for the demolition of existing building and erection of three dwellings at Norbury Farm, Jackson Lane, Hazel Grove, it was

MOVED AND SECONDED – That planning permission be granted.

For the motion 5, against 5.

Upon there being an equality of votes, the Chair exercised his casting vote in favour of the motion.

MOTION CARRIED

It was then

RESOLVED - (6 for, 5 against) That planning permission be granted.

(vi) DC069725 - Willow Bend, 455 Chester Road, Woodford

In respect of plan no. DC069725 for a single storey side, single storey rear with canopy, two storey front gable extension, front porch, loft conversion with two additional rear dormers and external alterations including removal of existing chimney and two roof lights to the front elevation at Willow Bend, 455 Chester Road, Woodford, it was

RESOLVED – That planning permission be granted.

(vii) DC069771 - Windyridge, 52 Hall Moss Lane, Woodford

In respect of plan no. DC069771 for a new side and rear single storey extension with associated works at Windyridge, 52 Hall Moss Lane, Woodford, it was

RESOLVED – That planning permission be granted.

(viii) DC069948 - 1 Spath Walk, Cheadle Hulme

In respect of plan no. DC069948 for a first floor side extension and single storey rear at 1 Spath Walk, Cheadle Hulme, it was

RESOLVED – That planning permission be granted.

(ix) DC070121 - Old Hall Farm, Old Hall Lane, Woodford

In respect of plan no. DC070121 for the renovation of the Grade II listed Old Hall, demolition of an existing two-storey extension to be replaced with a new a two-storey extension, with single-storey glass-link incorporating an existing stairwell for access to the

lower-ground, the addition of a below-ground pool with ancillary spaces, and associated landscaping works at Old Hall Farm, Old Hall Lane, Woodford, it was

RESOLVED – That planning permission be granted.

(x) DC070174 - Hillside Farm Werneth Low Road Romiley

In respect of plan no. DC070174 for the demolition of existing farmhouse and erection of replacement dwelling (amended scheme to planning approval DC/063863) at Hillside Farm, Werneth Low Road, Romiley, it was

RESOLVED – That planning permission be granted.

(xi) DC070417 - 46 Patterdale Road, Heaviley

In respect of plan no. DC070417 for the change of use from a three bedroomed semi-detached dwelling into independent, 1x 2 bedroom ground floor apartment and 1x 1 bedroom first floor apartment; replacement of the entrance doors at the front and the side elevation including the removal of the front elevation porch and the introduction of canopies above each door; replacement of existing windows with new windows that offer emergency escape opening lights from proposed bedrooms; provision of a garden shed for storage of bicycles, together with hard and soft landscaping to the front and the rear of the premises at 46 Patterdale Road, Heaviley, it was

RESOLVED – That planning permission be granted.

(xii) DC070502 - Ye Olde Woolpack, 70 Brinksway, Edgeley

In respect of plan no. DC070502 for the conversion of existing pub into 15 room HMO with shared facilities at Ye Olde Woolpack, 70 Brinksway, Edgeley, it was

RESOLVED – That planning permission be refused on the grounds that the proposed development would constitute an overdevelopment of the site.

(xiii) DC070629 - Holly Farm Torkington Road

In respect of plan no. DC070629 for the addition of tack rooms to each of the 8 existing stables at Holly Farm, Torkington Road, Hazel Grove, it was

RESOLVED – That planning permission be granted.

(xiv) DC/070682 and DC/070683- St George's Vicarage, Bramhall Lane, Cale Green

In respect of plan nos. DC/070682 and DC/070683 to fully restore the exterior of St. George's former vicarage and convert into 5 apartments with the addition of 2 roof lights and a dormer door to access external terrace on second floor' demolition of later addition (single storey garage) to allow for new glazed extension to listed building to create circulation link for new apartment building, housing a further 8 apartments; and additional 6 semi-detached houses, set in vicarage gardens at St George's Vicarage, Bramhall Lane, Cale Green, it was

RESOLVED – (1) That planning permission be granted subject to the conditions specified in the report.

(2) That listed building consent be granted.

(xv) DC071012 - 11 Warren Road, Cheadle Hulme

In respect of plan no. DC071012 for the change of use of existing building from a bar/restaurant (use Class A4) to offices (use Class B1) at 11 Warren Road, Cheadle Hulme, it was

RESOLVED – That planning permission be granted.

## **7. PLANNING APPEALS, ENFORCEMENT APPEALS & ENFORCEMENT NOTICES**

A representative of the Deputy Chief Executive submitted a report (copies of which had been circulated) summarising recent appeal decisions, listing current planning appeals and dates for local inquiries and informal hearings according to area committees.

A representative of the Corporate Director for Corporate and Support Services reported that since the publication of the report a further appeal had been received against the refusal of planning permission for a two storey side extension to detached dwelling at 3 Manston Drive, Cheadle Hulme.

It was further reported that the appeal against the refusal of planning permission for a rear balcony at 4 Winnington Road, Marple had been dismissed.

RESOLVED – That the report be noted.

The meeting closed at 8.05 pm