

PLANNING & HIGHWAYS REGULATION COMMITTEE

Meeting: 5 September 2019

At: 6.00 pm

PRESENT

Councillor Andy Sorton (Chair) in the chair; Councillor Brian Bagnall (Vice-Chair); Councillors Anna Charles-Jones, Laura Clingan, Christine Corris, Roy Driver, Graham Greenhalgh, Steve Gribbon, Philip Harding, Wendy Meikle, John Taylor and Suzanne Wyatt.

1. MINUTES

The Minutes (copies of which had been circulated) of the meeting held on 1 August 2019 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>
Anna Charles-Jones	Plan no. DC073827 for the approval of reserved matters in relation to application DC058874 (appearance; landscaping; layout and scale of approved A3/A4 development (restaurant/drinking establishment) on land adjacent to Stanley Green Retail Park, Stanley Road, Cheadle Hulme as the holder of a pension with NFU Mutual Limited who were the applicants.

Personal and Prejudicial Interest

<u>Councillor</u>	<u>Interest</u>
Roy Driver	<p>Plan no. DC073712 for a part two, part single storey rear extension at 5 Horace Grove, South Reddish as he knew one of the objectors to the application</p> <p>Councillor Driver left the meeting during the consideration of this item and took no part in the discussion or vote.</p>
John Taylor	Plan no. DC073813 for a single storey side and rear extension and dormer extension to rear roofslope at 3 Ellesmere Road North, Heaton Chapel as he knew the applicant.

Councillor Taylor left the meeting and took no part in the discussion or vote on this item.

3. URGENT DECISIONS

No urgent decisions were reported.

4. PUBLIC QUESTION TIME

No public questions were submitted.

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 Tuesday, 2 September 2019.

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. 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) **DC066644 - Land at Dark Lane, Stockport**

In respect of plan no. DC066644 for a full planning application for the construction of a new cricket club comprising a cricket pitch and pavilion building with associated parking, score box, site screen and practice nets on land at Dark Lane, Romiley, it was

RESOLVED – That planning permission be granted subject to the removal of permitted development rights and the inclusion of an informative relating to the provision of disabled facilities within the pavilion.

(ii) **DC066645 - Bredbury St Marks Church Cricket Club, Hillside Road, Woodley**

In respect of plan no. DC066645 for an outline planning application for residential development with all matters reserved except means of access at Bredbury St Marks Church Cricket Club, Hillside Road, Woodley as part of proposed relocation of the Cricket Club to land at Dark Lane, Bredbury, it was

RESOLVED – (1) That Corporate Director for Place Management & Regeneration be authorised to determine the application pending the agreement of the applicant to enter into a Section 106 agreement with regard to the payment of a commuted sum in respect of traffic regulation orders.

(2) That it be noted that the Corporate Director for Place Management & Regeneration had indicated that upon receipt of any subsequent reserved matters application for the site, she would be inclined to elect not to exercise her delegation and remit the matter to the relevant committees for their determination.

(iii) DC073513 - Bretheren Meeting Room, Woodlands Road, Heaton Mersey

In respect of plan no. DC073513 for the redevelopment of site to provide residential accommodation with care (use Class C2), comprising 63 no. apartments for the elderly within a part three storey/part four storey building, with associated access roads, car parking, landscaping, bin storage and services at Bretheren Meeting Room, Woodlands Road, Heaton Mersey, it was

MOVED AND SECONDED – That consideration of this application be deferred to the next meeting of the Committee pending the undertaking of a further site visit to assess the impact of the proposed development on the residential amenity of neighbouring properties on Crossgate Mews by viewing the site of the proposed development from within the curtilage of those adjacent properties.

For the motion 2, against 10.

MOTION NOT CARRIED

It was then

RESOLVED – (10 for, 2 abstentions) That planning permission be granted.

(iv) DC072686 - 9 Redford Drive, Bramhall

In respect of plan no. DC072686 for the erection of a detached dwelling at 9 Redford Drive, Bramhall, it was

RESOLVED – That planning permission be granted.

(v) DC073670 - 222 Woodford Road, Woodford

In respect of plan no. DC073670 for the erection of a two storey dwelling following demolition of the existing bungalow at 222 Woodford Road, Woodford, it was

RESOLVED – That planning permission be granted.

(vi) DC073712 - 5 Horace Grove, South Reddish

In respect of plan no. DC073712 for a part two, part single storey rear extension at 5 Horace Grove, South Reddish, it was

MOVED AND SECONDED – That planning permission be refused on the grounds that the poor design of the proposed development would have a detrimental impact on the overall appearance and character of the area.

For the motion 4, against 5.

MOTION NOT CARRIED

It was then

RESOLVED – (5 for, 4 against) That planning permission be granted.

(vii) DC073818 - 3 Ellesmere Road North, Heaton Chapel

In respect of plan no. DC073818 for a single storey side and rear extension and dormer extension to rear roofslope at 3 Ellesmere Road North, Heaton Chapel, it was

RESOLVED – That planning permission be granted.

(viii) DC073827 - Land adjacent to Stanley Green Retail Park, Stanley Road, Cheadle Hulme

In respect of plan no. DC073827 for the approval of reserved matters in relation to application DC058874 (appearance; landscaping; layout and scale of approved A3/A4 development (restaurant/drinking establishment) on land adjacent to Stanley Green Retail Park, Stanley Road, Cheadle Hulme, it was

RESOLVED – That planning permission be granted subject to confirmation or the arrangements for the delivery of two electric vehicle charging points within the application site and the imposition of a condition relating to the submission of a landscaping scheme requiring the provision of mature landscaping.

(ix) DC074022 - Beeston Park Farm, Ridge End Fold, Marple

In respect of plan no. DC074022 for the erection of an extension to a multi-use portal framed agricultural shed at Beeston Park Farm, Ridge End Fold, Marple, 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.

It was reported that since the publication of the agenda, there had been a number of updates to the report as follows:-

- The appeal against the imposition of conditions on the planning permission granted for a single storey rear extension at 26 Fir Road, Bramhall had been allowed.
- The appeal against the refusal of planning permission for the construction of a new dormer bungalow at 517 Hempshaw Lane, Offerton had been dismissed.
- The appeal against an enforcement notice requiring the removal of unauthorised UPVC windows and the replacement with timber framed windows at 21 Ogden Road, Bramhall had been dismissed.
- The enforcement notice at 7 Peel Moat Road, Heaton Mersey relating to unauthorised gates in a conservation area had now been complied with.
- With regard to the prosecution for the offence of cutting down a tree the subject of a Tree Preservation Order at 33 Mauldeth Road, Heaton Moor, the defendant had received a fine and costs awarded to the Council.
- The notice served with regard to the erection of a fence and gate over 1 metre in height without the benefit of planning permission at 57 Didsbury Road, Heaton Mersey had now been complied with.
- The notice served with regard to a breach of a planning condition relating to a failure to ensure that the balustrade rail on the first floor patio windows was retained had been complied with.
- The stop notice and enforcement notice served on land at Mill Lane, Romiley relating to the importation, sorting, storage and disposal of soil, building rubble and other materials without the benefit of planning permission had been complied with.

RESOLVED – That the report be noted.

The meeting closed at 8.20 pm