

PLANNING & HIGHWAYS REGULATION COMMITTEE

Meeting: 13 February 2020

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 9 January 2020 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.

No declarations of interest were made.

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 Monday, 10 February 2020.

The Chair reported that it had been suggested to him that consideration should be given to amending the commencement time of the Site Visits such that they started at 10.00 am rather than 9.30 am. It was stated that this would allow additional time for members to arrive at the Town Hall in advance of the visits which would assist members with young children who needed to be dropped off at schools. It would also reduce journey times both for members of the Visiting Team attending the Town Hall, but also for the coach travelling between sites.

RESOLVED – (1) That the report be noted.

(2) That the Deputy Chief Executive be requested to make arrangements for the next Site Visits to commence at 10.00 am on a trial basis to evaluate the benefits of a later commencement time.

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) DC073643 - 85 Cote Green Road, Marple Bridge

In respect of plan no. DC073643 for the demolition of existing bungalow and detached garage and construction of a new sustainable contemporary two-storey dwelling at 85 Cote Green Road, Marple Bridge, it was

RESOLVED – That planning permission be granted subject to the imposition of a condition relating to the provision of a bat box on site during construction works and its retention upon completion.

(ii) DC073782 - Edward Street, Stockport

In respect of plan no. DC073782 for the demolition of existing building and the erection of 133 apartments and associated works at Edward Street, Stockport, it was

RESOLVED – (1) That planning permission be granted.

(2) That the Corporate Director for Place Management & Regeneration be requested to enter into discussions with the applicant in relation to the number of electric vehicle charging points provided within the site as part of the development.

(iii) DC074708 - Former Hulme Hall School, 75 Hulme Hall Road, Cheadle Hulme

In respect of plan no. DC074708 for the demolition of existing structures and construction of 37 residential dwellings (24 houses, 13 apartments in Use Class C3), access improvements, car parking and associated landscaping at the former Hulme Hall School, 75 Hulme Hall Road, Cheadle Hulme, it was

RESOLVED – (1) That the application be referred to the National Planning Casework Unit to determine whether the application needs to be referred to the Secretary of State for a decision.

(2) That, subject to the outcome of (1) above, the Corporate Director for Place Management and Regeneration be authorised to determine the application, subject to the imposition of the following conditions in addition to those detailed in the report:-

- That the developer enters into an agreement for the ongoing maintenance of the access to the site from Hulme Hall Road.
- That the landscaping scheme shall make appropriate provision for mature planting.

(3) That an informative be placed on the decision notice advising the applicant that the scheme incorporated suitable boundary treatment for the protection of the residential amenity of both existing and new residents.

(iv) DC075172 - Warren Lodge, Montagu Street, Compstall

In respect of plan no. DC075172 for the construction of detached garage ancillary to main house at Warren Lodge, Montagu Street, Compstall, it was

RESOLVED – That planning permission be granted.

(v) DC075538 - Moorend Golf Range, 181 Woodford Road, Bramhall

In respect of plan no. DC075538 for the demolition of existing club house/ driving range buildings and erection of eight dwellings with associated landscaping, parking and access at Moorend Golf Range, 181 Woodford Road, Bramhall, 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 Authority had been advised by the National Planning Casework Unit that a decision in respect of the appeal against refusal of planning permission at the Seashell Trust, Stanley Road, Cheadle Hulme had been delayed.
- The appeal against refusal of planning permission for a change of use to form a 22-bedroom HMO at 250 Wellington Road South, Stockport had been dismissed.
- The appeal against the refusal of planning permission for the lowering of a chimney stack and the reinstatement of the existing roof together with repairs to the front wall and the addition of coping stones, metal railings and gates had been dismissed in respect of the lowering of the chimney stack and upheld in respect of the repairs to the front wall.

The following comments were then made/ issues raised:-

Planning & Highways Regulation Committee - 13 February 2020

- Clarification was requested in relation to the appeal decision for the High Hedge Notice issues in respect of 79 Hulme Hall Road, Cheadle Hulme that permitted a higher hedge than that stated in the original notice.
- It was requested that copies of the appeal decision be circulated to Reddish North ward councillors in respect of the appeal against the refusal to vary conditions at Elsa Waste Paper Ltd, Units 1-3, Station Road, Reddish.
- It was requested that further information on the precise location of the land at 509 Hempshaw Lane, Offerton that was subject to the Section 215 Notice be circulated to local councillors.
- Clarity was requested on whether the Temporary Stop Notice served on land off Norfolk Avenue, Heaton Chapel had been complied with.

RESOLVED – That the report be noted.

The meeting closed at 7.25 pm