PLANNING & HIGHWAYS REGULATION COMMITTEE

Meeting: 2 July 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, Charles Gibson, Graham Greenhalgh, Philip Harding, Wendy Meikle, John Taylor and Suzanne Wyatt.

1. MINUTES

The Minutes (copies of which had been circulated) of the meeting held on 13 February 2020 were approved as a correct record.

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:-

Disclosable Pecuniary Interest

Councillor	Interest
Brian Bagnall	Plan no. DC074720 for the removal of 8 conifer trees and associated hedging and their replacement with gravel treatment to the surface at 4 Bramhall Park Road, Bramhall as the applicant. Councillor Bagnall took no part in the discussion or vote on this item.

3. ANNUAL REVIEW OF OUTCOMES TOUR

(NOTE: The Chair was of the opinion that this item, although not included on the agenda, should be considered as a matter of urgency in accordance with Section 100B(4)(b) of the Local Government Act 1972 (as amended) in order to the allow the Committee to give consideration to the arrangements for the 2020 Annual Review of Outcomes Tour).

The Chair reported that at this stage in the year, it would be normal practice for the Committee to give approval to the proposed arrangements for the Annual Review of Outcomes Tour, and to request the area committees to nominate a site for inspection as part of that tour.

It was confirmed that due to the ongoing impact of the coronavirus pandemic, it was recommended that the tour should not take place in October as normal. The Corporate Director for Place Management & Regeneration would keep the situation under review and

should circumstances change sufficiently then it may be possible to hold the tour later in the municipal year.

RESOLVED – That the position be noted.

4. URGENT DECISIONS

A representative of the Deputy Chief Executive submitted a report (copies of which had been circulated) providing notice that the Corporate Director for Place Management & Regeneration had taken urgent action under the constitution to give approval to 15 development applications following consultation with the Chair, Vice-Chair a representative of the remaining political groups represented on the committee.

RESOLVED – That the actions be noted.

5. PUBLIC QUESTION TIME

No public questions were submitted.

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) DC074660 - 6 Kings Close, Bramhall

In respect of plan no. DC074660 for the demolition of existing dwellin and new residential housing development comprising 3no. dwellings and 1no. detached garage, accessed via shared private driveway with associated landscaping and external works at 6 Kings Close, Bramhall, it was

RESOLVED – (6 for, 5 against) That consideration of this application be deferred to a future meeting of the Committee pending the undertaking of a site visit to assess the impact of the proposed development on the character of the area, residential amenity and highway safety as originally requested by the Bramhall & Cheadle Hulme South Area Committee at its meeting on 12 March 2020.

(NOTE: Councillor Roy Driver, although in attendance at the meeting, was unable to participate in the vote in this item by virtue of having not been present for the duration of the item due to technical difficulties impacting his connection with the remote meeting).

(ii) DC074720 - 4 Bramhall Park Road, Bramhall

In respect of plan no. DC074720 for the removal of 8 conifer trees and associated hedging and their replacement with gravel treatment to the surface at 4 Bramhall Park Road, Bramhall, it was

RESOLVED – That planning permission be granted.

(iii) DC075785 - William Fairey Engineering Ltd, Sir Richard Fairey Road, Heaton Chapel

In respect of plan no. DC075785 for the erection of new industrial buildings, demolition and partial demolition of existing buildings (total employment floorspace of 6,650 square metres), together with replacement of and realignment of car parking at the existing industrial site (amendment to permission DC/072841) at William Fairey Engineering Ltd, Sir Richard Fairey Road, Heaton Chapel, it was

RESOLVED – That planning permission be granted.

(iv) DC075864 - Dower House, Hall Road, Bramhall

In respect of plan no. DC075864 for extensions and alterations to existing dwellinghouse comprising the rebuilding of existing garage with first floor extension above, two storey side extension to eastern elevation, alterations to existing roof, basement, new fencing and gates, landscaping and arboricultural works at Dower House, Hall Road, Bramhall, it was

RESOLVED – That planning permission be granted.

(v) DC075969 - Healdwood Bungalow, Healdwood Road, Romiley

In respect of plan no. DC075969 for the removal of two porches, erection of a new porch, re-roofing and cladding in timber plus removal of existing outrigger and creation of new single storey rear and side extension at Healdwood Bungalow, Healdwood Road, Romiley, it was

RESOLVED – That planning permission be granted.

(vi) DC076125 - Beeston Park Farm, Ridge End Fold, Marple, Stockport

In respect of plan no. DC076125 for the erection of an agricultural barn for the storage of winter bedding (straw) at Beeston Park Farm, Ridge End Fold, Marple, Stockport, it was

RESOLVED – That planning permission be granted.

(vii) DC076427 - Meadows Farm, Hilltop Lane, Mellor, Stockport

In respect of plan no. DC076427 for the erection of a two storey rear extension, a single storey side extension and an increase in ridge height and roof lights at Meadows Farm, Hilltop Lane, Mellor, Stockport, it was

RESOLVED – That planning permission be granted.

(viii) DC076437 - 37 Southern Crescent, Bramhall

In respect of plan no. DC076437 for a first floor side extension with a single storey side extension; remodelling of the front porch area; recovering of the whole house with a thin coat render and construction of a storage area to the front of the house and extended driveway at 37 Southern Crescent, Bramhall, it was

RESOLVED – That planning permisison be granted.

(ix) DC076452 - The Great Barn, Hollyvale, Marple Bridge, Stockport

In respect of plan no. DC076452 for the erection of 1 no. stable building and 2 no. field shelters within land in the ownership of The Great Barn, Holly Vale, Marple Bridge, it was

RESOLVED – That planning permission be granted.

(x) DC076659 - 79 Gillbent Road, Cheadle Hulme, Cheadle

In respect of plan no. DC076659 for two storey extensions to both sides of existing detached house at 79 Gillbent Road, Cheadle Hulme, Cheadle, it was

RESOLVED – That planning permission be granted.

7. 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, 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:-

- An appeal against the refusal of planning permission for the erection of B1 light industrial/ B8 storage and distribution warehouse units and associated means of access, parking, servicing and landscaping on land adjacent to Mentor House, Chestergate had been dismissed.
- The compliance date for the high hedge notice served at 79 Hulme Hall Road, Cheadle Hulme had been extended until 20 September 2020.
- The compliance date for the high hedge notice served on land to the rear of 3 Nimrod Grove, Woodford had been extended until 4 November 2020.
- A new enforcement notice had been served with regard to a material change of use of garage to single dwellinghouse 604 Didsbury Road, Heaton Mersey with a compliance date of 21 February 2021.
- An appeal against the an enforcement notice served to remove an unauthorised rear dormer extension in a Conservation Area at 51 Elms Road, Heaton Moor had been withdrawn with a revised compliance date of 20 January 2021.

- A development application had been received with regard to the 36 Mill Brow, Marple Bridge where an enforcement notice had been served in relation to raised decking in the rear garden.
- A new high hedge notice had been served on 20 March 2020 at 4 Hornsea Road, Offerton.

The following comments were then made/ issues raised:-

- It was queried how Elsa Waste Paper Ltd would comply with the requirement of the Planning Inspector that there shall be no vehicles operated inside the site except between the 0700 and 1830 hours
- It was confirmed that following an appeal being allowed at 71 Longford Road West, North Reddish there was no longer a requirement for the applicant to provide for a scheme for the provision and maintenance of formal recreation and children's play space and facilities.
- Confirmation was requested that the required replanting of trees at Unity Mill, Woodley had been complied with.
- Concern was expressed in relation to the decision of the Planning Inspector to allow an appeal against the refusal of planning permission for the erection of two detached dwellings on land adjacent to Windyridge, 65 Bridle Road, Woodford.

RESOLVED - That the report be noted.

The meeting closed at 7.31 pm