

BRAMHALL & CHEADLE HULME SOUTH AREA COMMITTEE

Meeting: 1 October 2020

At: 6.30 pm

PRESENT

Councillor John McGahan (Chair) in the chair; Councillor Linda Holt (Vice-Chair); Councillors Brian Bagnall, Helen Foster-Grime, Mike Hurleston, Alanna Vine, Lisa Walker and Suzanne Wyatt.

1. MINUTES

The Minutes (copies of which had been circulated) of the meeting held on 20 August 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. COMMUNITY ENGAGEMENT

(i) Chair's Announcements

There were no announcements made.

(ii) Public Question Time

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

Two public questions were submitted as follows:-

- Relating to whether the area committee would oppose proposals to permit property owners or developers to add up to two additional floors to single storey properties without obtaining additional planning consent.

In response it was stated that the question related to an amendment to the General Permitted Development Order that came into effect in August 2020 which covers permitted development rights for the enlargement of a house or dwelling house for the construction of additional stories. It was stated that under the legislation, an applicant must still apply to

the council for prior approval, which would be subject to consultation with local residents and consent must still be given by the local authority.

- Relating to the potential usage of the proposed cycle path from Bramhall to Hazel Grove and the change in appearance of Dean Lane.

In response, it was stated that Dean Lane fell within Hazel Grove ward, and so was beyond the remit of this area committee. It was further stated that it was difficult to assess the usage of the proposed scheme in advance of its construction, however there had been a significant increase in cycling during the earlier stages of the coronavirus pandemic. It was further noted that the subject raised by the questioner also formed a substantive item that was due consideration later on the agenda for the meeting.

(iii) Petitions

No petitions were submitted.

(iv) Open Forum

A representative of the Deputy Chief Executive reported that no organisations had indicated that they wished to address the Area Committee as part of the Open Forum arrangements.

(v) Ward Flexibility Funding - Cheadle Hulme Garden and Allotment Association

A representative of the Strategic Head of Service & Monitoring Officer (Legal & Democratic Governance) submitted an application received on behalf of Cheadle Hulme Garden and Allotment Association for a grant from the Ward Flexibility Budget towards the cost of cutting back vegetation.

RESOLVED – That approval be given to an application received from the Cheadle Hulme Garden and Allotment Association for a grant of £600 from the Ward Flexibility Budget (Cheadle Hulme South ward allocation) towards the cost of cutting back vegetation.

(vi) Ward Flexibility Funding - Chads Theatre Company

A representative of the Strategic Head of Service & Monitoring Officer (Legal & Democratic Governance) submitted an application received on behalf of Chads Theatre Company for a grant from the Ward Flexibility Budget towards the cost of refurbishments.

RESOLVED – That approval be given to an application received from the Chads Theatre Company for a grant of £1,600 from the Ward Flexibility Budget (Cheadle Hulme South ward allocation) towards the cost of refurbishments.

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 for Place Management & 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).

A representative of the Strategic Head of Service & Monitoring Officer (Legal & Democratic Governance) outlined the procedure approved by the Council for public speaking on planning applications.

(i) DC075511 - 548 Chester Road, Woodford

In respect of plan no. DC075511 for the change of use of land and buildings from a car showroom to a church meeting hall together with elevational alterations to the building, external alterations to the layout of the site, erection of a 1m high timber fence and gates to the frontage and landscaping throughout the site at 548 Chester Road, Woodford,

a representative of the applicant spoke in support of the application.

It was then

RESOLVED – That planning permission be granted.

(ii) DC077092 - 505 Chester Road, Woodford

With the consent of the area committee, this item was withdrawn.

(iii) DC077245- 12 Seymour Road, Cheadle Hulme

In respect of plan no. DC077245 for a new rear single storey and dormer extension at 12 Seymour Road, Cheadle Hulme,

a member of the public spoke against the application.

It was then

RESOLVED – (6 for, 1 against, 1 abstention) That planning permission be granted.

(iv) DC077374 - 21 Fir Road, Bramhall

In respect of plan no. DC077374 for the raising of existing ridge height by 1.3m to provide accommodation at first floor including rear extension below new roofline, plus a single storey side garage extension including an infill side extension at 21 Fir Road, Bramhall,

a member of the public spoke against the application; and

a representative of the applicant spoke in support of the application.

It was then

RESOLVED – That planning permission be granted.

6. PLANNING APPEALS, ENFORCEMENT APPEALS & ENFORCEMENT NOTICES

A representative of the Corporate Director for Place Management & Regeneration submitted a report of the Strategic Head of Service & Monitoring Officer (Legal & Democratic Governance) (copies of which had been circulated) listing any outstanding or recently determined planning appeals and enforcements within the area represented by the Bramhall & Cheadle Hulme South Area Committee.

Clarification was sought on whether the high hedge noticed served at 79 Hulme Hall Road, Cheadle Hulme had been complied with. In response, it was stated that there had been an error in the report and the compliance date was 21 October 2020 and not 20 September as stated and that an inspection was in the process of being arranged.

Members then expressed their thanks to officers for their submissions to the planning inspector with regard to the appeals against refusal of planning permission at Bramhall Grill, 32 Bramhall Lane South, Bramhall and 18 Lumb Lane, Bramhall which had both been dismissed.

RESOLVED – That the report be noted.

7. 2019 FLOODING DRAFT INVESTIGATION REPORT

A representative of the Corporate Director for Place Management & Regeneration submitted a report (copies of which had been circulated) presenting the various aspects of the flood events that occurred on the last week of July and first week of August 2019 and specifically incorporated the draft Independent Section 19 Investigation Report in accordance with the Flood & Water Management Act (FWMA) 2010 on the investigation into the flooding events that had been undertaken independently by Mott MacDonald Consulting Engineers.

The following comments were made/ issues raised:-

- It was commented that the report identified that the A555 attenuation tanks had been badly designed and it was queried where the responsibility for the design of the tanks lay. In response it was stated that the tanks on the legacy part of the road had been installed as part of the original build approximately 20 years ago for which Cheshire County Council had been the lead authority. However, it was clarified that the failure of the attenuation ponds due to design and construction defects had been a more significant factor.
- There were issues in the construction and design of the A555 that had rectified by the contractor.
- Concern was expressed in relation to the time that had been taken to replace the failed pumps and controls at the original A555 pumping station at Hall Moss Lane bridge. In response it was stated that the replacement pumps had been ordered after the flooding event in March 2019 that had exposed the failure of the existing pumps, however due

to their nature they were designed and built to order. The replacement pumps had been scheduled to be installed the week after the July flooding event.

- The flood warning system had proved ineffective for much of the Stockport area. It was stated that the warning system was based on water levels in the River Mersey, however the sudden and intense nature of the rainfall was such that the Ladybrook filled quicker and reacted quicker to this, and discussions would take place with the Environment Agency in relation to the appropriateness of the continued use of water levels in the River Mersey as the trigger for warnings across the borough.
- There was evidence that when residents complained about incidents of flooding, they had been passed around various agencies and it was suggested that there needed to be a more coordinated approach to this.
- It was queried how the council was going to review its response to road closures during flood events which had been highlighted as an action from a June 2016 report. In response it was stated that due to the wide area that was covered, it was difficult to manage this across the borough within the resource constraints of the council. It was stated that a trial was taking place in the Heatons area with regard to the automation of this process.
- Complex land ownership and riparian responsibilities meant that it was not always possible or practical to check blockages and maintain structures.
- It was clarified that the alarms relating to the non-functioning pumps on the A555 were still being sent to Cheshire East Council rather than to Stockport, and on investigation after the March incident, it was found that two of the pumps were non-functioning and the other two had failed after which a temporary pump was installed between March and July while replacements were installed. It was stated that Stockport Council had subsequently taken back control of the pumping station.
- The report identified that the circuit breakers at the new pumping station were being triggered, and it was not yet clear what was causing the overload. An alarm system was being installed so that this could be identified early and officers could respond to future such incidents.
- The report currently didn't include any timescales attached to the recommendations. However, when the report was submitted to scrutiny committees and Cabinet later in the year, it would be accompanied by an officer report that would outline the council's response.
- There needed to be accountability for the design and build failures identified with the A555 road. It was commented that the identified defects have been rectified at the contractor's expense.
- The report identified that residents should give consideration to implementing flood mitigation measures, however a number of residents around the Bramhall Green roundabout had done so, but were still subject to flooding. It was further noted that where insurance companies paid for remediation, this would not cover the additional expense of implementing measures to reduce the likelihood of it happening again which was a failing of the existing system.
- There were a number of bridges in the area that did not have sufficient capacity to allow excess water to flow properly, causing water to back up and then flood. However, it was commented that there was insufficient funding available to undertake the necessary works to rebuild that bridges that would be necessary to fully resolve this issue.
- There had been a flooding issue on Highfield Road, Cheadle Hulme caused by culverts that were in private ownership. The Council had previously tried to engage with

residents to ascertain and identify riparian ownership of the culvert, however nine months on from the initial consultation, members were still not aware of the outcome or how the issue was being progressed. In response, it was stated that there were a large number of culverts across the borough where it was not fully understood where they ran. Work was taking place on a targeted basis in the worst affected to use CCTV cameras to trace them and understand where they ran and identify any repair requirements. With regard to the specific issue on Highfield Road, there remained issues with a number of residents who were refusing the council access to their land to establish whether or not they were riparian owners.

- It was suggested that some of the issues being experienced in Bramhall were as a result of the negligence of the council with specific regard to the silting of the watercourse under the bridge at Bramhall Green roundabout.
- It was commented that while there would be a public consultation on the findings of the draft report, it was queried how the engagement would work for those residents who did not have access to the internet.

RESOLVED – That the report be noted.

8. RESIDENTS PARKING REPORT

A representative of the Corporate Director for Place Management & Regeneration submitted a report (copies of which had been circulated) detailing proposed revised principles to guide future parking policy decisions and seeking feedback on the proposed changes to resident parking policy and town centre parking policy to reflect the revised principles.

It was suggested that the proposal to provide councillors with a free permit covering all residents parking zones in their wards and cabinet members to park across the borough should be removed from the proposed scheme.

It was further suggested that the council should give consideration to the use of Automatic Number Plate Recognition to police schemes.

RESOLVED – That the report be noted.

9. OBJECTION REPORT - MAYOR'S CYCLING AND WALKING CHALLENGE FUND, BRAMHALL PARK TO A6 - TRAFFIC REGULATION ORDERS

A representative of the Corporate Director for Place Management & Regeneration submitted a report (copies of which had been circulated) advising the Area Committee of objections received to the proposed introduction of Traffic Regulation Orders associated with the Bramhall Park to A6 walking and cycling scheme, and seek associated approvals.

RESOLVED – (1) That the Area Committee express its support and endorsement for the recommendations contained within the report.

(2) That the Cabinet Member for Economy & Regeneration be recommended to make the orders as advertised.

10. APPOINTMENT OF COUNCILLORS TO LAY WREATHS AT REMEMBRANCE DAY SERVICES

A representative of the Strategic Head of Service & Monitoring Officer (Legal & Democratic Governance) submitted a report (copies of which had been circulated) requesting the Area Committee to appoint Councillors to lay wreaths at Remembrance Day Services at Bramhall, Cheadle Hulme and Woodford War Memorials on Sunday, 8 November 2020.

RESOLVED – That approval be given to the appointment of the following Councillors to lay wreaths on Sunday, 8 November 2020:-

Bramhall War Memorial	- Councillor Linda Holt
Cheadle Hulme War Memorial	- Councillor Suzanne Wyatt
Woodford War Memorial	- Councillor John McGahan

11. PROGRESS ON AREA COMMITTEE DECISIONS

A representative of the Strategic Head of Service & Monitoring Officer (Legal & Democratic Governance) submitted a report (copies of which had been circulated) updating the Area Committee on progress on decisions taken by the Area Committee since the last meeting and the current position on the Area Flexibility and the Delegated budget.

RESOLVED – That the report be noted.

The meeting closed at 9.11 pm