

## **PLANNING & HIGHWAYS REGULATION COMMITTEE**

Meeting: 26 November 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 15 October 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.

The following interest was declared:-

#### **Personal Interest**

##### **Councillor**

##### **Interest**

Anna Charles-Jones

Plan no. DC076785 for the development of Royal George Village comprising the demolition, refurbishment and change of use of existing buildings, together with new build to provide apartments (use Class C3), co-working office space (use Class B1) and flexible commercial space (use classes A1, A3, B1 and D1 and/or D2), together with new public realm and civic space, shared amenity space, landscaping, car parking, cycle parking, servicing and all other associated works at Stockport College, Greek Street Campus, Greek Street, Stockport as a user of office accommodation within the application site.

Plan no. DC077824 for the construction of temporary construction access road and three temporary car parks to facilitate the construction of the new school building at the Seashell Trust campus (temporary for a period of three years) at Seashell Trust, Royal School Manchester, 160 Stanley Road, Heald Green DC077824 for the construction of temporary construction access road and three temporary car parks to facilitate the construction of the new school building at the Seashell Trust campus (temporary for a period of three years) at Seashell Trust, Royal School Manchester, 160

Stanley Road, Heald Green as a member of a local community liaison group with interests in the Bloor Homes residential development and that of the school.

### **3. URGENT DECISIONS**

No urgent decisions were reported.

### **4. PUBLIC QUESTION TIME**

No public questions were submitted.

### **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 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) **DC076025 - Orlando House, 11 Compstall Road, Marple Bridge, Stockport**

In respect of plan no. DC076025 for the change of use of office building to provide 7 no. residential apartments (Use Class C3a), with associated elevational alterations to the exterior of the building, including insertion of windows, doors and rooflights, application of render and cedar cladding, re-roofing, with the construction of two dormer extensions to the rear roof plane, and formation of external roof terraces with balustrading, together with the formation of associated car parking and segregated refuse and recycling provision at Orlando House, 11 Compstall Road, Marple Bridge, Stockport, it was

RESOLVED – That the Corporate Director (Place) and Deputy Chief Executive be authorised to determine the application subject to the applicant entering into a Section 106 agreement to secure the relevant contribution towards open space; and the imposition of a condition relating to the provision of acceptable waste collection facilities.

(ii) **DC076482 - Old Hall Farm, Old Hall Lane, Woodford**

In respect of plan no. DC076482 for the demolition of existing agricultural buildings, the conversion of existing L shaped curtilage listed barn to form 4 dwellings, the existing detached curtilage listed barn to form 1 new dwelling, and the erection of 3 new-build dwellings with landscaping, access and associated works at Old Hall Farm, Old Hall Lane, Woodford, it was

RESOLVED – (1) That planning permission be granted.

(2) That the Corporate Director (Place) and Deputy Chief Executive be recommended to include the site on the list of sites to be visited as part of the Annual Review of Outcomes Tour.

(iii) DC076483 - Old Hall Farm, Old Hall Lane, Woodford (Listed Building Consent)

In respect of plan no. DC076483 for listed building consent for the demolition of existing agricultural buildings, the conversion of existing L shaped curtilage listed barn to form 4 dwellings, the existing detached curtilage listed barn to form 1 new dwelling, and the erection of 3 new-build dwellings with landscaping, access and associated works at Old Hall Farm, Old Hall Lane, Woodford, it was

RESOLVED – That listed building consent be granted.

(iv) DC076785 - Stockport College, Greek Street Campus, Greek Street, Stockport

In respect of plan no. DC076785 for the development of Royal George Village comprising the demolition, refurbishment and change of use of existing buildings, together with new build to provide apartments (use Class C3), co-working office space (use Class B1) and flexible commercial space (use classes A1, A3, B1 and D1 and/or D2), together with new public realm and civic space, shared amenity space, landscaping, car parking, cycle parking, servicing and all other associated works at Stockport College, Greek Street Campus, Greek Street, Stockport, it was

RESOLVED – That planning permission be granted.

(v) DC077008 - War Memorial Art Gallery, Stockport

In respect of plan no. DC077008 for landscaping works, including both hard and soft elements, together with new public realm, civic space, amenity space and all other associated works at the War Memorial Art Gallery, Stockport, it was

RESOLVED – That planning permission be granted.

(vi) DC077061 - 3 Oak Meadow, Bramhall

In respect of plan no. DC077061 for the erection of garden room creating home office and covered amenity space along with associated external works at 3 Oak Meadow, Bramhall, it was

RESOLVED – That planning permission be granted.

(vii) DC077092 - 505 Chester Road, Woodford

In respect of plan no. DC077092 for the erection of extensions to existing dwelling at 505 Chester Road, Woodford, it was

RESOLVED – That planning permission be granted.

(viii) DC077225 - Frederick House, 3 Raleigh Street, South Reddish, Stockport

In respect of plan no. DC077225 for the change of use from existing industrial to D1, non-residential education at Frederick House, 3 Raleigh Street, South Reddish, Stockport, it was

RESOLVED – That planning permission be granted..

(ix) DC077824 - Seashell Trust, Royal School Manchester, 160 Stanley Road, Heald Green

In respect of plan no. DC077824 for the construction of temporary construction access road and three temporary car parks to facilitate the construction of the new school building at the Seashell Trust campus (temporary for a period of three years) at Seashell Trust, Royal School Manchester, 160 Stanley Road, Heald Green, it was

RESOLVED – That planning permission be granted subject to the inclusion of an informative relating to the provision of electric vehicle charging points.

(x) DC078202 - 6 Denham Drive, Bramhall

In respect of plan no. DC078202 for a single storey rear extension at 6 Denham Drive, Bramhall, it was

RESOLVED – That planning permission be granted.

**6. PLANNING APPEALS, ENFORCEMENT APPEALS & ENFORCEMENT NOTICES**

A representative of the Strategic Head of Service & Monitoring Officer (Legal & Democratic Governance) 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:-

- A further appeal received against the refusal of planning permission for a ground floor extension with parapet floor and flat roof featuring roof lanterns and large glazed sliding doors to the rear elevation at 6 Ranworth Avenue, Heaton Mersey.
- With regard to the breach of planning control at the former Standard Chemicals site at Mill Lane, Woodley the applicant had requested an extension of time for the submission of a planning application.
- The landowner at Unity Mills, Poleacre Lane, Woodley has confirmed their intention to comply with the tree replacement notice by 31 January 2021.

RESOLVED – That the report be noted.

The meeting closed at 7.15 pm