

UPDATE: CENTRAL STOCKPORT AREA COMMITTEE 04. FEBRUARY 2021

The Officer introduced the report and advised that the application proposed the development of 5 houses with associated development.

When balancing the issues surrounding the application, the Committee was asked to note that following the Council's recent withdrawal from the GMSF, its persistent under delivery of housing and in the absence of a 5 year housing land supply, the Governments National Planning Policy Framework says that the Council's development plan policies for delivering housing, and the policies most important to determining the application, are out-of-date. In the absence of relevant up to date development plan policies, and although the Council should still take into account development plan policies in determining applications, the balance was tilted in favour of the Framework definition of sustainable development which meant granting planning permission except where the benefits are 'significantly and demonstrably' outweighed by the adverse impacts.

In this case the Officer had determined that the proposal not only complied with the development plan but was also sustainable development when assessed against the National Planning Policy Framework, as any adverse impacts of granting it would not significantly or demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

The application had been advertised as a departure to the development plan late in the process, and although it had already undergone an extensive period of consultation a formal decision could not be made on the proposal until the consultation period had fully lapsed and any resulting issues had been considered. Due to the number of representations received and the breadth of issues raised, it was not anticipated that this would result in any new substantive planning concerns that were not already addressed in the Committee report, hence the decision to bring the application to Committee to avoid delay. However, if it did the application would need to return to Area Committee for further consideration.

As the scheme was a departure to the development plan, the Area Committee could refuse the application but it could not approve it, as this decision rested with the PHR Committee. The decision of either Committee would need to be deferred and delegated to Officers pending the expiry of the consultation period, and in the event the application was approved the completion of a legal agreement as referred to in the report

The recommendation was that the application was granted.

The agent spoke in favour of the application, and an objector spoke against it.

The Committee debated the application and acknowledged the housing supply position, exacerbated by the Council's withdrawal from the GMSF process, but also commented that there was a deficiency of green open spaces in the Manor Ward and that the open space was clearly of value to local residents in view of the number

of objections received. The application was referred to the Planning & Highways Committee for determination without a recommendation.