

BRAMHALL & CHEADLE HULME SOUTH AREA COMMITTEE

Meeting: 4 February 2021

At: 6.30 pm

PRESENT

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

1. MINUTES

The Minutes (copies of which had been circulated) of the meeting held on 17 December 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 interests were declared:-

Personal Interest

Councillor

Interest

Mike Hurleston	Plan no. DC078621 for a single storey ancillary accommodation (detached) to form storage outbuilding and a garden room at 20 Hill Top Avenue, Cheadle Hulme as a resident of the wider Swann Lane/ Hulme Hall Road/ Hill Top Avenue Conservation Area.
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Personal and Prejudicial Interest

Councillor

Interest

Helen Foster-Grime	Plan no. DC078018 for the erection of 2 no. (a pair) semi-detached dwellings including demolition of existing conservatory to 39 Moss Lane together with new vehicular access and new dropped kerbs to Moss Lane as she knew the applicant's representative.
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Councillor Foster-Grime took no part in the discussion or vote on this item.

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 submit questions to the Chair of the Area Committee on any matters within the powers and duties of the Area Committee.

Three public questions were submitted as follows:-

- Relating to the timescales for the planting of a replacement tree outside 10 Bramley Road, Bramhall.

The Chair responded that it had been confirmed that a replacement tree was scheduled to be planted during the next planting season.

- Relating to the date when the area committee would consider revised proposals to ameliorate the ongoing parking problems on Bramley Road, Bramhall.

The Chair confirmed that the matter was due to be considered as part of an item later in the agenda for the meeting (see Minute 8 below).

- Relating to the condition of the property at 2 Bramley Close, Bramhall and what if any action the Council proposed to take.

The Chair responded that the land was not in Council ownership, however the Council had written to the property owner to ask them to clean up the site.

- Relating to the security of the boundary of the site at 2 Bramley Close, Bramhall during demolition works.

It was clarified that as part of the demolition works, it was proposed to enclose the site with a two metre high boundary fence which would ensure that the site was in a secure state.

(iii) Petitions

No petitions were submitted.

(iv) Open Forum - One Stockport Borough Plan

A representative of the Corporate Director (Corporate and Support Services) and Deputy Chief Executive submitted a report (copies of which had been circulated) detailing how partners across Stockport had approached the development of a shared borough plan, including an overview of the insight which had informed the development of the priorities, and introduced a draft borough plan for scrutiny comment and consideration.

Holly Rae (Head of Service Strategy and Commissioning, Stockport Council) attended the meeting to present the item and to respond to questions from councillors.

The following comments were made/ issues raised:-

- The publication of an addendum to the report that addressed the comments previously made by the Area Committee at its meeting on 17 December 2020 on the shape and direction of the Borough Plan was welcomed.
- It was suggested that the language used throughout the report was vague or ambiguous and did not commit the Council to defined measurable actions or outcomes.
- Commitment to community action was forged through grass roots organisations and voluntary activity and not through top-down management by the Council.
- It was suggested that the continued progress of the Borough Plan through the Council's decision-making structures should be halted.
- Residents wanted to see the Council continued to demonstrate value for money for their Council Tax through visible and defined improvements in services such as waste collection and highway repairs.
- It was noted that the Borough Plan had identified the needs of an ageing population as an issue, and the development of a Local Plan for Stockport needed to consider this in terms of the housing types and locations for these that would reflect the changing demographics of the borough.
- Further consideration needed to be given the vision for Stockport Town Centre and the borough needed to bold with its future planning in this regard.
- The Plan needed to identify some actions, measurements and timescales for these if it were to have any value.
- It was suggested that the use of the One Stockport branding on the Borough Plan was unhelpful in defining its purpose.
- The Plan seemed ill-defined in terms of how its vision would be realised.
- It was commented that the Plan was repetitive in a parts and was overly long and might usefully be edited down to produce a more focussed and accessible document.
- The extensive consultation and engagement with the wider community, and children and young people in particular, was welcomed.
- The breadth and scope of the proposed Borough Plan was so wide as to dilute its potential impact.
- The needs of specific communities and localities in the borough needed to be focussed on rather than the approach of developing broad boroughwide plans.
- Councillors should have been engaged with as the start of the development of the Plan rather than being presented as a finalised document at the end of the process.

RESOLVED – That the report be noted.

(v) Ward Flexibility Funding

There were no applications to consider.

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 (Legal & Democratic Governance and Monitoring Officer) outlined the procedure for public speaking on planning applications.

(i) DC077912 - 529 Chester Road, Woodford

In respect of plan no. DC077912 for a proposed extended house with a new dormer roof and rear extension at 529 Chester Road, Woodford,

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

It was then

RESOLVED - That the Planning & Highways Regulation Committee be recommended to grant planning permission.

(ii) DC078018 - 39 Moss Lane, Bramhall

In respect of plan no. DC078018 for the erection of 2 no. (a pair) semi-detached dwellings including demolition of existing conservatory to 39 Moss Lane together with new vehicular access and new dropped kerbs to Moss Lane,

a member of the public spoke against the application; and

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

It was then

RESOLVED - That planning permission be refused on the grounds that the proposed development does not make adequate provision for amenity space.

(iii) DC078432 - Land at Foden Lane, Woodford

In respect of plan no. DC078432 for the construction of two dwellings and associated works on Land at Foden Lane, Woodford,

a member of the public spoke against the application; and

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

It was then

RESOLVED – That consideration of this application be deferred to a future meeting of the Area Committee pending further dialogue between the applicant and the development control service in relation to the concerns raised in relation to the visual impact and potential overbearing impact of the proposed extension.

(iv) DC078612 - 20 Hill Top Avenue, Cheadle Hulme

In respect of plan no. DC078612 for a single storey ancillary accommodation (detached) to form storage outbuilding and a garden room at 20 Hill Top Avenue, Cheadle Hulme,

a member of the public spoke against the application; and

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

It was then

RESOLVED – That the application be referred to the Planning & Highways Regulation Committee in the light of the Area Committee's concerns in relation to the scale and impact of the proposed development.

(v) DC078018 - 39 Moss Lane, Bramhall (continued)

A representative of the Strategic Head of Service (Legal & Democratic Governance and Monitoring Officer) reported that in the light of the Area Committee's decision to refuse planning permission contrary to officer recommendation, it would be necessary for the Area Committee to nominate a councillor to assist in the defence of any subsequent appeal.

RESOLVED – That Councillor Brian Bagnall be nominated to assist in the defence of any subsequent appeal against the refusal of planning permission.

6. PLANNING APPEALS, ENFORCEMENT APPEALS AND ENFORCEMENT NOTICES

A representative of the Corporate Director (Place) and Deputy Chief Executive submitted a report of the Strategic Head of Service (Legal & Democratic Governance and Monitoring Officer) (copies of which had been circulated) that summarised recent appeal decisions and listed current planning appeals and dates for local enquiries; informal hearings for planning appeals, and enforcement action within the Bramhall & Cheadle Hulme South Area Committee area.

In response to a query in relation to the progress of the proposed public inquiry in respect of the appeal against refusal to grant a certificate of lawful development for an informal recreation and amenity open space at Chesters Croft Residential Park, Spath Lane East, Cheadle Hulme, it was reported that the indicative hearing date of 26 January 2021 had been cancelled and work was taking place to reschedule this for April 2021.

RESOLVED – That the report be noted.

7. DEPARTMENT FOR TRANSPORT MAJOR ROAD NETWORK FUND - A34 IMPROVEMENT PLAN

A representative of the Corporate Director (Place) and Deputy Chief Executive submitted a report (copies of which had been circulated) detailing proposals for twelve schemes which were consulted upon to support the overall vision to improve the A34 corridor. The scheme proposals aim to alleviate congestion, unlock growth potential in the surrounding area and enhance accessibility by sustainable modes.

The following comments were made/ issues raised:-

- It was confirmed that the replacement subway under the A34 connecting the two campuses of The Kingsway School would be installed during school holidays, and the existing subway would remain operational during term-time to ensure that children did not need to negotiate crossing the busy A34.
- It was confirmed that a minimum of one lane in each direction would remain open during the construction of the new subway under the A34 with the exception of some night time full carriageway closures.
- The engagement work that had been undertaken to develop these proposals was commended, however the relatively limited response rate suggested that residents may not fully realise the potential impact of the schemes detailed in the report.
- Concern was expressed in relation to the potential for the creation of 'rat runs' between Wilmslow Road and the A34 exacerbating peak-time congestion on this route.
- It was suggested that the works required to achieve the benefits of the designed scheme at the Stanley Green Roundabout would not outweigh the inconvenience to local residents and road users during the construction phase.
- It was commented that previous works at the Stanley Green Roundabout had resulted in significant traffic disruption and that any future works must not replicate these issues.
- Concern was expressed that certain elements of the proposals may have a consequential impact on traffic flows leading to further congestions and safety issues with particular regard to the Stanley Green and Eden Park roundabouts.

RESOLVED – (1) That the Cabinet Member for Economy & Regeneration be informed of this Area Committee's concerns and comments with regard to the proposed scheme proposals.

(2) That it be noted that the implementation of the detailed proposals contained within the report would be subject to further approval and consideration by the Area Committee.

8. BRAMLEY ROAD, BRAMHALL - PROPOSED TRAFFIC REGULATION ORDER

A representative of the Corporate Director (Place) and Deputy Chief Executive submitted a report (copies of which had been circulated) detailing the findings of a consultation exercise and seeking approval for the introduction of a Traffic Regulation Order on Bramley Road, Bramhall.

RESOLVED - That the Cabinet Member for Sustainable Stockport be recommended to give approval to the legal advertising of the Traffic Regulation Orders set out in Appendix A to the report and, subject to the receipt of no objections within 21 days of the advertisement date, the subsequent making of the orders at a cost of £3,660 to be funded

from the Area Committee's Delegated Budget (Bramhall South & Woodford ward allocation).

9. UPGRADE OF BUS STOPS IN THE BRAMHALL AND CHEADLE HULME AREA

A representative of the Corporate Director (Place) and Deputy Chief Executive presented a report (copies of which had been circulated) detailing the results of the recent consultation exercise carried out and any objections received relating to the upgrading of existing bus stops, as well the relocation of one bus stop in the Bramhall and Cheadle Hulme area.

It was noted that subsequent to the publication of the initial report, an addendum had been published that aimed to address some of the concerns that had been expressed by ward councillors with regard to the proposed upgrades to a number of bus stops in the Bramhall South & Woodford ward.

RESOLVED – (1) That the Cabinet Member for Economy & Regeneration be recommended to give approval to the upgrading of bus stops as detailed in the report and the subsequent addendum subject to the receipt of further comments from ward councillors with regard to the proposals for Bus Stop References BS0628, BS0629, BS0630, BS0631, BS0632, BS0633, BS0635 and BS0636 located on Ack Lane East and Ack Lane West.

(2) That it be noted that a further report would be submitted with regard to the proposed relocation of Bus Stop Reference SG0634 to outside of property Nos 67/ 69 Ack Lane West.

(3) That it be noted that a further report would be submitted with regard to the proposal for Bus Stop Reference SG0627 located on Ack Lane East, outside of the Shell garage.

The meeting closed at 9.36 pm