

## **Cheadle Area Committee**

**20 April 2021**

### **DEVELOPMENT APPLICATIONS**

#### **Report of the Corporate Director (Place) and Deputy Chief Executive**

<b><u>ITEM 1</u></b>	DC076341
<b><u>SITE ADDRESS</u></b>	St Anns Hospice, 20 St Anns Road North, Heald Green, Stockport
<b><u>PROPOSAL</u></b>	A hybrid planning application seeking: Full planning permission for the demolition of all existing buildings and the development of a new hospice facility including access and landscaping; and Outline planning permission with all matters reserved except for access for a residential development of up to 40 residential dwellings, landscaping and other associated infrastructure.
<b><u>ITEM 2</u></b>	DC/076390
<b><u>SITE ADDRESS</u></b>	201-203 Finney Lane, Heald Green, Stockport
<b><u>PROPOSAL</u></b>	Demolition of former hotel and erection of 8no. 3 bed dwellings with associated access, parking and amenity space
<b><u>ITEM 3</u></b>	DC078180
<b><u>SITE ADDRESS</u></b>	Land At Wilmslow Road, Heald Green, Stockport
<b><u>PROPOSAL</u></b>	Reserved matters planning application for appearance, landscaping, layout, scale and access for the first phase of residential development (202 dwellings and open space) following hybrid approval ref: DC/060928 (EIA development - subsequent application)

## **INFORMATION**

These applications need to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants [and those third parties, including local residents, who have made representations] have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Article 8 and Protocol 1 Article 1 confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Unitary Development Plan, the Head of Development and Control has concluded that some rights conferred by these Articles on the applicant(s)/objectors/residents and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. He believes that any restriction on these rights posed by approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

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