

Report to Central Stockport Area Committee

Report of: Chief Planning Officer, and Director of Development and Regeneration

Services to Place

Date: 24th April 2021

Title: Stalled Sites Update – Edgeley and Cheadle Heath

1. Purpose of Report:

1.1 This report is in response to a request from members that officers provide an update on three stalled development sites in the Edgeley/Cheadle Heath Area:

- Springmount Mill, Stockport Road, Cheadle Heath
- St Augustines Church, St Augustines Road, Cheadle Heath
- 120 Stockport Road/Kent Road, Cheadle Heath.

2. Sites Update:

2.1 The table below outlines the issues for each site and along with an update and the current position with regards its planning and development status:

Stalled Housing Development Sites – Edgeley and Cheadle Heath.				
Site Name and Location	Ownership	Planning Status	Site Status	Current Position
Springmount Mill, Stockport Road, Cheadle Heath	Private	Planning application resubmitted Dec 2020 for 202 apartments (DC/079227) Non material Amendment for additional Rooflights – Granted (DC/066621) Rebuilding of Boundary Wall and Installation of gates – Granted (DC/072801)	Buildings in poor condition. Asbestos, underground methane, land remediation, environmental barrier required Significant remediation costs potentially affecting viability	Building suffered storm damaged and was partially demolished due to health and safety concerns. New application includes demolition of the remaining parts of the main building and rebuild. Site is secure. No current concerns from Enforcement perspective.
St Augustines Church, Edgeley	Private	Planning approved for 9 apartments (DC/057663)	Partly constructed. Development stalled	This site was in administration, but the receiver has recently confirmed to officers that the

				<p>site has been sold. On completion of this purchase, officers will contact the new owners to confirm their proposals for completing the development</p> <p>No current concerns from enforcement perspective. Building in good order. No amenity issues.</p>
<p>120 Stockport Road, Kent Road, Cheadle Heath</p>	<p>Private</p>	<p>Outline Consent for 12 apartments – Granted (DC/068474)</p>	<p>Former petrol filling station site which is contaminated. Some remediation work had been undertaken by the owner. Outline consent expires soon.</p>	<p>The owner purchased this site some years ago and secured consent to develop 12 apartments. Unfortunately, as a result of the remediation costs, the development is not currently financially viable. Officers have worked with him to try to develop alternative proposals with Onward (one of the Council's Partner Housing Associations and owners of the adjacent land) – Onward made a financial offer to purchase the site last Summer, but this was not sufficient to cover the</p>

				<p>owners costs to date. The owner has confirmed he is keen to develop the site and has appointed an architect to look alternative proposals that he hopes will prove to be viable. In the meantime he has confirmed he will ensure the site is kept secure</p> <p>No current issues from an enforcement perspective. Site secure.</p>
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3. Additional Information:

As part of ongoing work in respect of housing delivery in the borough as well as the preparation of the new local plan, consultants will shortly be commissioned to undertake some work to establish why a number of sites across the borough have stalled. This work will involve direct engagement with landowners and developers on behalf of the Council to unpick precisely what is preventing sites coming forward. The work will also explore options available to the Council in terms of bringing these sites forward. This will include examination of whether the use of CPO powers is appropriate, as well as the cost and timescale of doing so.

4. Recommendation

The Area Committee is recommended to note the report.

To discuss this report or for further information please contact Robert Goulsbra , Head of Development and Regeneration. Telephone number 0161 218 1764 or by e-mail on robert.goulsbra@stockport.gov.uk