

## **PLANNING & HIGHWAYS REGULATION COMMITTEE**

Meeting: 14 January 2021

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 26 November 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.

No declarations of interest were made.

### **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) DC072623 - Piccadilly Car Park, Piccadilly, Stockport

In respect of plan no. DC072623 for the erection of a mixed-use commercial (use Class E) and residential (C3 use) development comprising 98 no. apartments including a mix of 1, 2 and 3 bedroom units with associated access, parking, landscaping and engineering works at Piccadilly Car Park, Piccadilly, Stockport, it was

RESOLVED – (10 for, 2 abstentions) That planning permission be granted subject to the inclusion of an informative relating to the provision of appropriate fire mitigation measures.

(ii) DC077949 - 130 Moor Lane, Woodford

In respect of plan no. DC077949 for a two storey side extension and single storey rear extension and demolition of existing garage at 130 Moor Lane, Woodford, it was

RESOLVED – That planning permission be granted subject to the removal of permitted development rights.

(iii) DC078167 - Orchards, Church lane, Woodford

In respect of plan no. DC078167 for the erection of a detached garage/ outbuilding with storage accommodation above (retrospective) at Orchards, Church Lane, Woodford, it was

RESOLVED – That planning permission be granted.

(iv) DC076583 - 192 Chester Road, Hazel Grove

In respect of plan no. DC076583 for the proposed change of use from a dwelling house (Use Class C3) to a 12-bedroom care home for the Elderly (Use Class C2), roof extension, rear elevation (ground and first floor extensions), front elevation (two-storey extension), landscaping, car parking and associated infrastructure at 192 Chester Road, Hazel Grove, it was

RESOLVED – That consideration of this application be deferred to a future meeting of the Area Committee pending the receipt of additional information relating to (i) the highway impact of the proposed development with specific reference to the speed of vehicles and any potential mitigation that would be required; (ii) how the proposed development would operate and its staffing numbers; and (iii) a further examination of the land levels of the development site.

## **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:-

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- With regard to the enforcement action taken in relation to the breach of planning control at the former Standard Chemicals site at Mill Lane, Cheadle the applicant had applied to extend the compliance period for the injunction which would be heard by the High Court on 21 January 2021.
- With regard to the enforcement noticed served at Mac Court, St. Thomas Place, Stockport, following negotiations it has been agreed to build the gable wall in compliance with the approved plans with work commencing in April 2021.
- Further action in relation to the Section 215 notices served at 73 and 106 Crossefield Road, Cheadle Hulme had been suspended pending an appeal decision at 108 Crossefield Road as all cases related to similar issues.
- With regard to the enforcement notice served on land at Wybersley Road, High Lane 'Step 1' had now been complied with.
- The compliance date for the enforcement notice served at 123 Werneth Road, Woodley had been extended to 1 May 2021.
- The replacement tree planting on land adjacent to Unity Mills, Poleacre Lane, Woodley had been placed on hold due to the restrictions imposed by the current lockdown measures and an extension had been proposed until 15 February 2021.

RESOLVED – That the report be noted.

The meeting closed at 7.13 pm