

PLANNING & HIGHWAYS REGULATION COMMITTEE

Meeting: 11 February 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, Yvonne Guariento, Wendy Meikle, John Taylor and Suzanne Wyatt.

1. MINUTES

The Minutes (copies of which had been circulated) of the meeting held on 14 January 2021 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. 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) DC075491 - Former Compstall Printworks, Andrew Street, Compstall

In respect of plan no. DC075491 for the demolition (in part) of the former Compstall Printworks and construction of 18 no. dwelling houses and 14 no. apartments with

associated car parking and landscaping at the former Compstall Printworks, Andrew Street, Compstall, it was

RESOLVED – That the Corporate Director (Place) and Deputy Chief Executive be authorised to determine the application, subject to the applicant entering into a Section 106 Agreement to secure the required financial contribution (£7,500) to fund the provision of parking restrictions/a Traffic Regulation Order on the access road and to secure a review mechanism/clawback clause in relation to open space contributions.

(ii) DC076583 - 192 Chester Road, Hazel Grove

In respect of plan no. DC076583 for a 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 extension), front elevation (two-storey extension), landscaping, car parking and associated infrastructure at 192 Chester Road, Hazel Grove, it was

RESOLVED - (9 for, 3 against) (1) That planning permission be refused as the proposed development fails to provide adequate parking to serve the likely demand resulting from the nature and intensity of the proposed use. This lack of car parking will detrimentally affect highway safety as vehicles will be displaced on to neighbouring roads and in particular Chester Road which will impede the free flowing of traffic. This in turn will be detrimental to residential amenity. In addition, there are inadequate sustainable transport modes available for the future residents of the care home, and the development fails to promote a healthy community for the residents of the care home.

(2) That, in the light of the Committee's decision to refuse planning permission contrary to the Officer recommendation, Councillor Brian Bagnall be nominated to assist in the defence of any subsequent appeal against the refusal of planning permission.

(iii) DC076884 - Land At Aldersgate Road/Corbar Road, Stockport

In respect of plan no. 76884 for the development of 5 dwellings with associated landscaping, access, car parking and associated infrastructure on land at Aldersgate Road/Corbar Road, Stockport, it was

RESOLVED – (11 for, 1 against) That planning permission be granted, subject to:-

- Conditions
- The applicant entering into a Section 106 Agreement to secure the relevant contribution towards open space and a clause to ensure that the existing floodlighting serving the Aquinas College Artificial Grass Pitch is amended in accordance with the submitted Light Spillage Survey, to be funded by the applicant/developer; and
- No new substantive issues being raised by an extended public notification period as explained in the report.

(iv) DC072210 - Hillside Farm, Werneth Low Road, Romiley

In respect of plan no. 72210 for the construction of a detached building, together with associated outdoor groundworks including the creation of a pond, seating areas and outdoor forest school, for use as a training centre/hub for armed forces veterans (part retrospective) at Hillside Farm, Werneth Low Road, Romiley, it was

MOVED AND SECONDED - That planning permission be refused as it was inappropriate development in the Green Belt and that very special circumstances had not been demonstrated to outweigh the harm to the Green Belt.

For the motion 5, against 7.

MOTION NOT CARRIED

FURTHER MOTION MOVED AND SECONDED - That planning permission be granted.

For the motion 8, against 4.

MOTION CARRIED

It was then:-

RESOLVED – (8 for, 4 against) That planning permission be granted.

(v) DC077912 - 529 Chester Road, Woodford

In respect of plan no. 77912 for a proposed extended house with a new dormer roof and rear extension at 529 Chester Road, Woodford, it was

RESOLVED – That planning permission be granted.

(vi) DC078432 - Land at Foden Lane, Woodford

With the consent of the Committee, this item was withdrawn.

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

In respect of plan no. 78612 for a single storey accommodation (detached) to form storage outbuilding and a garden room at 20 Hill Top Avenue, Cheadle Hulme, it was

RESOLVED – That planning permission be granted.

6. PLANNING APPEALS, ENFORCEMENT APPEALS AND 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 committee.

RESOLVED – That the report be noted.

The meeting closed at 9.10 pm