

## **PLANNING & HIGHWAYS REGULATION COMMITTEE**

Meeting: 25 March 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 11 February 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](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) DC074399 - Land Bounded By Ashton Road, The River Tame, Turner Lane and Bredbury Industrial Estate

In respect of plan no. DC074399 for Part A: Outline planning permission with all matters reserved for the creation of a commercial/industrial development providing up to 53,327 sqm of B2/B8 employment floor space (including ancillary office accommodation) along with the provision of other associated infrastructure (including internal plot access, roads, parking, footpaths, internal landscaping and the provision of a car park to serve Stockport Sports Village); and Part B: Full planning permission for the creation of two commercial/industrial units comprising 39,857 sqm (including ancillary office accommodation), strategic landscaping, the widening and realignment of Bredbury Park Way and the relocation of its junction with Ashton Road, along with the provision of other associated infrastructure (including access, parking and internal landscaping) at Land Bounded By Ashton Road, The River Tame, Turner Lane and Bredbury Industrial Estate, it was

RESOLVED – (1) (9 for, 3 against) That planning permission be refused on the grounds that very special circumstances had not been demonstrated to outweigh the harm to the green belt with specific regard to the loss of openness, encroachment into countryside and urban sprawl that would result.

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

(ii) DC075318 - Former Woodford Aerodrome, Woodford Garden Village, Chester Road, Woodford

In respect of plan no. DC075318 for the reserved Matters approval pursuant to outline planning permission DC053832 in relation to scale, appearance, landscape, and layout for 211 dwelling units, associated green space and infrastructure forming phase 3ACE at the former Woodford Aerodrome, Woodford Garden Village, Chester Road, Woodford, it was

RESOLVED – That planning permission be granted.

(iii) DC077768 - Woodman Inn, 60 London Road, Hazel Grove

In respect of plan no. DC077768 for the demolition of existing buildings and structures on-site, including the former Woodman Inn (Use Class A4), and erection of a single five storey block comprising of 32 no. residential apartments (Use Class C3 (a)) with access, parking provision, landscaping and associated works at the Woodman Inn, 60 London Road, Hazel Grove, it was

RESOLVED – That planning permission be granted.

(iv) DC078016 - Former Offerton High School, The Fairway, Offerton

In respect of plan no. DC078016 for the demolition of the former Offerton High School buildings with a replacement part single and part two storey primary school and associated external works to facilitate the proposed use at the former Offerton High School, The Fairway, Offerton, it was

RESOLVED – (1) That planning permission be granted subject to the applicant entering into a Section 111 agreement with regard to loss of the school playing field and the referral of the application to the Secretary of State.

(2) That the Corporate Director for Place be recommended to undertake a further separate investigation with regard to any additional highway mitigation measures that could be implemented within the locality and potential improvements to existing and proposed school travel plans.

(v) DC078325 - St Thomas Hospital, Shaw Heath, Cale Green

In respect of plan no. DC078325 for redevelopment comprising demolition of buildings, repurposing of existing buildings, and erection of new buildings for a mix of uses comprising 68 no. residential apartments and dwellings (Use Class C3) and 70 no. bed care home (Use Class C2) with 372 sqm flexible commercial space (Use Class E); ancillary hard and soft landscaping, formation of a new vehicular access onto Hollands Mill Road and Royal George Street, vehicular and cycle parking, and associated works and infrastructure at St Thomas Hospital, Shaw Heath, Cale Green, it was

RESOLVED – That planning permission be granted.

(vi) DC078326 - St Thomas Hospital, Shaw Heath, Cale Green (Listed Building Consent)

In respect of plan no. DC078326 for listed building consent for redevelopment comprising demolition of buildings, repurposing of existing buildings, and erection of new buildings for a mix of uses comprising 68 no. residential apartments and dwellings (Use Class C3) and 70 no. bed care home (Use Class C2) with 372 sqm flexible commercial space (Use Class E); ancillary hard and soft landscaping, formation of a new vehicular access into Hollands Mill Road and Royal George Street, vehicular and cycle parking, and associated works and infrastructure at St Thomas Hospital, Shaw Heath, Cale Green, it was

RESOLVED – That listed building consent be approved.

(vii) DC078365 - Dutch House, Wilmslow Road, Woodford

In respect of plan no. DC078365 for the demolition of the existing house and detached garage and its replacement with 1 no. new dwelling at Dutch House, Wilmslow Road, Woodford, it was

RESOLVED – That planning permission be granted.

(viii) 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, it was

RESOLVED – That planning permission be granted.

(ix) DC079221 - 18 Ley Lane, Marple Bridge, Stockport, SK6 5DD

In respect of plan no. DC079221 for the demolition of existing dwelling-house and outbuildings and erection of 1 no. replacement detached dwelling-house, outbuildings and associated landscaping at 18 Ley Lane, Marple Bridge, Stockport, 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.

## **7. REVIEW OF OUTCOMES TOUR 2021**

A representative of the Corporate Director (Place) & Deputy Chief Executive submitted a report (copies of which had been circulated) detailing a proposal to hold the Annual Review of Outcomes on Friday, 8 October 2021.

RESOLVED - (1) That approval be given to conduct the Annual Review of Outcomes Tour on Friday, 8 October 2021.

(2) That the Corporate Director (Place) & Deputy Chief Executive be requested to submit a report to each area committee seeking their nomination of a recently completed development site to be included on the list of sites to be inspected on the Annual Review of Outcomes Tour.

(3) That each area committee be requested to nominate up to two Members to attend the Annual Review of Outcomes Tour.

The meeting closed at 9.29 pm