

CENTRAL STOCKPORT AREA COMMITTEE

Meeting: 11 March 2021

At: 6.00 pm

PRESENT

Councillor Dickie Davies (Chair) in the chair; Councillor Kerry Waters (Vice-Chair); Councillors Sheila Bailey, Laura Clingan, Becky Crawford, Philip Harding, Amanda Peers, Andy Sorton, Charlie Stewart, Wendy Wild, Elise Wilson and Matt Wynne.

1. MINUTES

The Minutes (copies of which had been circulated) of the meeting held on 4 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 they had in any of the items on the agenda for the meeting.

The following interests were declared:-

Personal and Prejudicial Interests

Elise Wilson

Agenda Item 5 (ii) Development Application DC/078325 – St. Thomas Hospital, Shaw Heath, Cale Green as a member of the Board of the Stockport Town Centre Mayoral Development Corporation.

Agenda Item 5(iii) Development Application DC/0788326 – St. Thomas Hospital, Shaw Heath, Cale Green as a member of the Board of the Stockport Town Centre Mayoral Development Corporation.

It was noted that the Standards Committee had approved a dispensation to enable those councillors who were members of the Board of the Stockport Town Centre West Mayoral Development Corporation and who would otherwise have a personal and prejudicial interest in the matter being discussed to take part in the debate and vote at the meeting.

Personal Interests

Councillor

Interest

Wendy Wild

Agenda Item 5 (i) Development Application DC074399 - Land Bounded by Ashton Road, The River Tame, Turner Lane and Bredbury Industrial Estate as a member of Cheshire Wildlife Trust.

- Matt Wynne Agenda Item 5 (ii) Development Application DC/078325 – St. Thomas Hospital, Shaw Heath, Cale Green as he was buying a house under a shared ownership scheme with Stockport Homes.
- Agenda item 5(iii) Development Application DC/0788326 – St. Thomas Hospital, Shaw Heath, Cale Green as he was buying a house under a shared ownership scheme with Stockport Homes.
- Dickie Davies Agenda item 7 – Road Safety around Schools – Vernon Park Primary School as he assists with the ‘dropping off’ and ‘picking up’ of his grandchildren who attend the school.

3. URGENT DECISIONS

No urgent decisions were reported.

4. COMMUNITY ENGAGEMENT

(i) Chair's Announcements

No announcements were made.

(ii) Neighbourhood Policing

Inspector Ian Ashenden attended the meeting to report on neighbourhood policing issues within the Central Stockport area. He also reported on recent crime committed in the Central Stockport area.

The following comments were made/issues raised:

- Members commented that across the Borough there had been reports of nuisance caused by off-road bikes. It may be that the same group of individuals were involved and that they had been travelling across the Borough. They posed a risk to pedestrians, cyclists and motorists. In response, Members were advised that there had been an increase in the frequency of this type of nuisance. Data was currently being analysed in order to ensure that enforcement action was effectively targeted. Work was also being undertaken to develop a thorough intelligence picture. In addition, Greater Manchester Police were working with partners to investigate how key areas for this activity could be made less accessible.
- In response to a question regarding community vehicle speed initiatives, Members were requested to send details of any known hot spots in order that limited Police resources could be targeted in those areas.
- A group of young people had been causing anti-social behaviour in the vicinity of the new sports area at Cheadle Heath Park and it was queried whether a dispersal order could be issued

RESOLVED – That Inspector Ian Ashenden be thanked for his attendance.

(iii) Public Question Time

Members of the public were invited to put questions to the Chair of the Area Committee on any matters within the powers and duties of the Area Committee, subject to the exclusions set out in the Code of Practice. Two public questions were submitted as follows:-

The first public question related to the recent removal of the advance stop lines at the junction of Heaton Lane and the A6 in Stockport town centre and how this fitted in with Council strategies relating to cycling and walking, and health and wellbeing.

The meeting was advised that the advance cycle stop lines (ASLs) at the junction of Heaton Lane and the A6 had been removed during the implementation of the recent Town Centre Access Plan (TCAP) scheme 706. They had been removed due to the need to maximise queuing space between Cotton Tree Street and the A6. This was required as the Council was going to implement a bus, taxi and cycle gate on Heaton Lane at Astley Street. The gate would prevent vehicles exiting Cotton Tree Street from turning left towards the M60 on Heaton Lane, but would require them instead to use the A6 junction and the new link road. With the ASLs in place there would be insufficient space between Cotton Tree Street and the A6 to allow right turning vehicles to queue on Heaton Lane whilst waiting for a green signal.

Whilst the Council regretted the loss of the ASL it was felt that the benefit to cyclists of the removal of all through general traffic on Heaton Lane would more than mitigate that loss. As part of the scheme, the Council has also implemented Toucan crossings over the A6 so that cyclists could cross between Heaton Lane and Mersey Square and a footway / cycleway along the south side of Heaton Lane from the A6 to the Heaton Lane roundabout.

The second public question enquired what plan the Council had for the physical archives at the Central Library in Stockport whilst the building was closed to members of the public.

The meeting was advised that until social distancing measures were removed and services could resume at Central Library, One Stockport Hub would have a temporary heritage area with the ability to order and view the most popular artefacts, books and records online or by appointment.

Handling and examining artefacts in a Covid safe way was difficult to achieve due to a risk of contamination when books, records and artefacts were handled by multiple users and when many of the artefacts were difficult to disinfect. To manage this risk, the Council was following national advice and guidance in relation to offering a Covid-secure heritage service at this time.

Accordingly, bookable sessions and the ability to view six items would be offered at One Stockport Hub when the Council moved to Step 2 of the Government's Roadmap to Recovery. According to the current roadmap, and subject to confirmation by the Government, this would be from 12 April 2021.

(iv) Petitions

No petitions were submitted.

(v) Open Forum

In accordance with the Code of Practice no organisation had indicated that they wished to address the Area Committee as part of the Open Forum arrangements.

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/planning. 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).

A representative of the Strategic Head of Service & Monitoring Officer (Legal & Democratic Governance) outlined the procedure approved by the Council for public speaking on planning applications.

(i) DC074399 - Land Bounded By Ashton Road, The River Tame, Turner Lane and Bredbury Industrial Estate

In respect of plan no. DC074399 - Land Bounded By Ashton Road, The River Tame, Turner Lane and Bredbury Industrial Estate:-

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).

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).

a member of the public spoke against the application; and

a representative of the applicant spoke in favour of the application.

It was then

RESOLVED – That the application be referred to the Planning and Highways Regulation Committee for determination.

(ii) DC/078325 - St Thomas Hospital, Shaw Heath, Cale Green

In respect of plan no. DC/078325 for redevelopment comprising the 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 the former St. Thomas Hospital, Shaw Heath, Cale Green

a member of the public spoke against the application; and

a representative of the applicant spoke in favour of the application.

It was then

RESOLVED – That the Planning and Highways Regulation Committee be recommended to grant planning permission, subject to the completion of an appropriate legal agreement.

(iii) DC/078326 - St Thomas Hospital, Shaw Heath, Cale Green (Listed Building Consent)

In respect of plan no. DC/078326 Listed Building Consent – 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 the former St Thomas Hospital, Shaw Heath, Cale Green

RESOLVED – That the Planning and Highways Regulation Committee be recommended to grant listed building consent.

(iv) DC/078606 - Chapel Street Motors, Bakewell Street, Edgeley

In respect of plan no. DC/078606 for the provision of a Replacement Roof Covering (Retrospective) at Chapel Street Motors, Bakewell Street, Edgeley

the applicant spoke in favour of the application.

It was then

RESOLVED – (9 for, 3 abstentions) That planning permission be granted.

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) listing any outstanding or recently determined planning appeals and enforcement action within the area represented by the Central Stockport Area Committee.

RESOLVED – That the report be noted.

7. MAYOR'S CYCLING AND WALKING CHALLENGE FUND, HEATONS ACTIVE NEIGHBOURHOOD UPDATE

A representative of the Corporate Director (Place) and Deputy Chief Executive submitted a report (copies of which had been circulated) which updated the Committee on the development of a Heatons Active Neighbourhood scheme which, subject to approvals and funding, the Council would seek to deliver as part of the Greater Manchester Mayor's Cycling and Walking Challenge Fund.

RESOLVED – That the report be noted.

8. ROAD SAFETY AROUND SCHOOLS - VERNON PARK PRIMARY SCHOOL

A representative of the Strategic Head of Service and Monitoring Officer (Legal and Democratic Governance) submitted a report of the Corporate Director (Place) and Deputy Chief Executive (copies of which had been circulated) which set out the findings of a consultation exercise for the Road Safety around Schools scheme around Vernon Park Primary School and sought approval for the introduction of Traffic Regulation Orders and associated signage; and the implementation of dropped kerbs with associated tactile paving and pencil bollards.

RESOLVED – (i) That approval be given to the Road Safety around Schools scheme around Vernon Park Primary School, to be funded from the Road Safety around Schools programme budget allocation, and the statutory legal advertising of the Traffic Regulation Orders set out in Appendix A to the report and, subject to no objections being received within twenty one days from the advertisement date, the Orders be made.

(ii) That approval be given to the associated signage and the implementation of dropped kerbs with associated tactile paving and pencil bollards.

9. DERELICT SITES IN THE EDGELEY AND CHEADLE HEATH WARD

A representative of the Strategic Head of Service and Monitoring Officer (Legal and Democratic Governance) reported that this item had been placed on the agenda at the request of Councillor Sheila Bailey

Councillor Bailey reported on various derelict sites in the Edgeley and Cheadle Heath Ward, in particular at Lesley Wright House, Stockport Road, the corner of Kent Road/Stockport Road, Cheadle Heath and at Springmount Mill, and requested that a report be submitted to the next meeting of the Area Committee with regard to what the

Council could do to help facilitate development on the sites, including the possible use of compulsory purchase powers.

RESOLVED – That a report be submitted to the next meeting of the Area Committee.

10. PROGRESS ON AREA COMMITTEE DECISIONS

A representative of the Strategic Head of Service and Monitoring Officer (Legal and Democratic Governance) submitted a report (copies of which had been circulated) updating the Area Committee on progress since the last meeting on decisions taken by the Area Committee and the current position on Ward Flexibility Funding.

The following comments were made/issues raised:

- Members requested that the area from King Street West to Grenville Street in Edgeley be considered as a possibility for a parking zone and that a report be submitted to the Area Committee in due course.

RESOLVED – That the report be noted.

The meeting closed at 9.21 pm