

CENTRAL STOCKPORT AREA COMMITTEE

Meeting: 5 August 2021

At: 6.00 pm

PRESENT

Councillor Kerry Waters (Chair) in the chair; Councillor Laura Clingan (Vice-Chair); Councillors Sheila Bailey, Dickie Davies, 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 24 June 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.

No declarations of interest were made.

3. URGENT DECISIONS

No urgent decisions were reported.

4. ARTICLE 4 DIRECTION - HOUSES IN MULTIPLE OCCUPATION (HMO'S)

A representative of the Strategic Head of Service & 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 the problems caused by the increasing concentration of houses on multiple occupation (HMOs) particularly in the Central Stockport area, which in some cases had changed the character of the area. HMOs provided useful accommodation, particularly for people moving into an area, but it was their concentration that had become problematic, compounded by the fact that planning permission was not required for smaller HMOs.

Members were advised that an Article 4 direction could be made by a local planning authority to restrict the scope of permitted development rights, either in relation to a particular area or site, or a particular type of development anywhere in the authority's area.

The following comments were made/issues raised:-

- There was a need for HMOs, but this was not necessarily in residential streets.
- The problems were causing residents, particularly families, to move out of the Central Stockport area.

- An Article 4 direction in relation to HMOs should be adopted by the Council in advance of the Local Plan being finalised.

RESOLVED – That this Area Committee recommends that the Council adopts an Article 4 Directive with regard to Houses in Multiple Occupation as a matter of urgency.

5. COMMUNITY ENGAGEMENT

(i) Chair's Announcements

No announcements were made.

(ii) Neighbourhood Policing

A representative of the Strategic Head of Service & Monitoring Officer (Legal and Democratic Governance) reported that no representative of Greater Manchester Police was able to attend this meeting of the Area Committee.

(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.

A question was submitted enquiring when the fountain in St. Peters Square in Stockport would be switched back on.

The meeting was advised that whilst Covid-19 rates remained high in Stockport the situation would continue to be monitored. It was hoped to have the fountain switched back on as soon as possible.

(iv) Petitions

A representative of the Strategic Head of Service & Monitoring Officer (Legal and Democratic Governance) reported on the receipt of the following petitions:-

Motorbikes on Davenport Playing Fields

A petition from 555 signatories regarding the ongoing use of Davenport Playing Fields by children and young people riding motorbikes in the summer months.

Traffic Calming – Portwood

A petition from 16 signatories requesting the Council to address the dangerous speeding through the estate and the use of the estate as a 'rat run' to Brinnington.

RESOLVED – That the petitions be referred to the Corporate Director (Place) and Deputy Chief Executive for investigation.

(v) Open Forum - Local Plan Engagement

Jonathan Mayo from the Place Directorate attended the meeting to provide a brief presentation on the proposed approach to engaging with communities and stakeholders as the Local Plan was developed and seeking input on further opportunities to engage with local communities.

The following comments were made/issues raised:

- Members thanked the Officers for his attendance at the meeting and commended the quality of the proposed consultation on the Local Plan.
- Members welcomed the approach being taken to include as many stakeholders and members of the community as possible.
- Ward Members would like to hold separate meetings on this subject so that their knowledge of their wards could be utilised effectively.
- Members wished to ensure that when the Local Plan was drawn up, notice was taken of the lack of affordable housing in Stockport.

RESOLVED – That Jonathan Mayo be thanked for his attendance and presentation.

6. DEVELOPMENT APPLICATIONS

A development application was 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) DC/073239 - 17 Great Portwood Street Portwood Stockport SK1 2DW

In respect of plan no. DC/073239 for demolition of existing buildings and erection of Class E retail unit with associated parking and vehicular access

a member of the public spoke against the application; and

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

RESOLVED – That the application be referred to the Planning and Highways Regulation Committee for determination, with further details provided on the following:

- The building is unsound and there is currently no viable scheme, proposed tenant or realistic timeframe for any future development.
- Attempts being made to try and find a resolution for those people who have an interest in The Railway public house.
- The applicant making a positive step forward and working proactively with the local community.

7. APPEAL DECISIONS, CURRENT PLANNING APPEALS AND ENFORCEMENTS

A representative of the Strategic Head of Service & Monitoring Officer (Legal and Democratic Governance) submitted a report (copies of which had been circulated) listing any outstanding or recently determined planning appeals and enforcements within the area represented by the Central Stockport Area Committee.

The following comments were made/issues raised:

- In response to a Member question regarding 287 Wellington Road South, the Committee was advised that there were ongoing discussions taking place in relation to action at this site and Members requested that an update be provided to the next meeting.

RESOLVED – That the report be noted.

8. THE METROPOLITAN BOROUGH COUNCIL OF STOCKPORT (VERNON PARK PRIMARY SCHOOL) (PROHIBITION AND RESTRICTION OF WAITING) AND (SCHOOL CLEARWAY) ORDER 2021– OBJECTION REPORT

A representative of the Strategic Head of Service & Monitoring Officer (Legal and Democratic Governance) submitted a report (copies of which had been circulated) which set out a number of objections to proposed Traffic Regulation Orders for Bateson Street, Peak Street and Alpine Road, Stockport.

Having considered the objections received, Officers proposed an amendment to the Traffic Regulation Order as follows:-

It was proposed to amend the proposed School Keep Clear restrictions such that the gap was still closed but a 6m area with no car parking restrictions was introduced at the south-western end of the restrictions as shown on Drawing 0305/37/VP/002 Rev C; and

It was proposed to reduce the existing No Waiting at Times Shown (Monday – Saturday 8am – 6pm) restrictions at the north-eastern end of Bateson Street to 10m in order to increase the on-street car parking provision for residents during these times.

RESOLVED – (1) That the Area Committee notes the objections which have been received and considered by Officers.

(2) That approval be given to the proposed amendments to the Traffic Regulation Order as set out in the report and shown on the plan attached to the report.

(3) That the objectors be informed of the decision where contact details have been provided.

9. FORBES CLOSE & FORBES ROAD, OFFERTON - NO WAITING AT ANY TIME TRAFFIC REGULATION ORDER

A representative of the Strategic Head of Service & 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 a proposal to introduce No Waiting at Any Time restrictions at the junction of Forbes Close and Forbes Road in Offerton as vehicles parking at the junction were hindering visibility and safe turning movements for drivers coming in and out of the cul-de-sac.

RESOLVED – That approval be given to the statutory legal advertising of the following No Waiting at any Time Traffic Regulation Order at the junction of Forbes Close and Forbes road, Offerton, at a cost of £700 to be funded from the Area Committee's Delegated Budget (Manor Ward allocation):-

Part I

No Waiting at Any Time

South westerly side - from a point adjacent to the southern boundary of plot 31 on the south westerly kerb line on Bergara Close for a distance of 70 metres in a south easterly direction to a point with the boundary adjacent to the pedestrian/cycleway access of the north easterly kerb line.

Part II

Resident Permit Holders Only on First Team Match days or 1st Team Rugby Match, 1st August to 31st May, noon – 5.30pm or 5.30pm – 10pm
(Match Day Event Parking Zone 4):

Bergara Close - from the intersection of the southern kerb line of Mercian Way on both sides to its southern extents including the western arm and southern extents. (its full Adopted extents).

(2) That approval be given to the statutory legal advertising of the Traffic Regulation Order and, subject to no objections being received within twenty one days from the advertisement date, the Order be made.

10. STALLED SITES UPDATE - EDGELEY AND CHEADLE HEATH

A representative of the Strategic Head of Service (Legal & Democratic Governance and Monitoring officer submitted a report of the Corporate Director (Place) and Deputy Chief Executive submitted a report (copies of which had been circulated) which provided an update on stalled development sites in the Edgeley and Cheadle Heath Area.

The following comments were made/issues raised:

- Outline planning consent for twelve apartments at 120 Stockport Road, Cheadle Heath, at the junction of Kent Road, was due to expire soon. When the consent had expired, Members felt that there was an opportunity to do something constructive with the site as it was currently an eyesore.
- The site at Springmount Mill, Stockport Road, Cheadle Heath had been in a poor state for in excess of four years. It was reported that the owner was actively looking to bring forward a scheme but there may be a necessity for some public monies in order to do this. If that was the case, then affordable housing should form part of any future development.
- Members commented that the report needed to contain dates as to when planning permission had been granted so they could have a full picture of the situation at the sites.

RESOLVED – That the report be noted.

11. HOPES CARR MEMORIAL

This item was placed on the agenda at the request of Councillor Andy Sorton.

Councillor Sorton reported that a great deal of development was currently taking place in Stockport Town Centre, some of which was in the vicinity of memorial to the victims of the Hopes Carr air disaster. The Council was keen to protect the integrity of this memorial. As such, Councillor Sorton made a public appeal for relatives of those who had lost their lives in the Hopes Carr disaster or of those who were involved in the rescue operation to come forward so that their views could be taken into consideration. Anyone who had any information was requested to contact the Council by email at hopescarrgarden@stockport.gov.uk

12. PROGRESS ON AREA COMMITTEE DECISIONS

A representative of the Strategic Head of Service & 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 report also included the current position on the Area Committee's Delegated Budget.

RESOLVED – That the report be noted.

The meeting closed at 7.45 pm