

Report of Visiting Team  
Monday, 8 November at 10.00 am

PRESENT

Councillor Andy Sorton (Lead Councillor); Councillors Roy Driver, Stuart Corris, Graham Greenhalgh, Phillip Harding, Mike Hurleston, Wendy Meikle, John Taylor and Kerry Waters and Suzanne Wyatt.

**1. DECLARATIONS OF INTEREST**

No declarations of interest were made.

**2. SITE VISIT**

Councillors visited the following sites and made a recommendation for consideration by the Planning & Highways Regulation Committee. Councillors were requested to refer to the plans list for a full report on the applications and details of objections and observations received. The Visiting Team recommendation was made without prejudice to the formal consideration of the application by the Committee.

(i) DC/080594 - LAURUS CHEADLE HULME, CHEADLE ROAD, CHEADLE HULME, CHEADLE

Construction of a 3G synthetic sports pitch with sports fencing, floodlights, storage container, spectator area and pedestrian access.

Members conducted a thorough site visit and the following issues were raised/ comments made: -

- The impact of the floodlights on neighbouring properties to the school boundary and whether screening could be provided such as mature planting to mitigate the impact that this would have.
- Discussed the proximity of neighbouring residential properties and the noise impact of the proposed sports pitch.
- Noted that there was no change of use to the site as it was currently being used as a sports field.
- Raised concerns in relation to the operating hours, particularly with the proposal that the operating hours included 07:00-21:00 during the weekend.

RECOMMENDED – That planning permission be granted subject to a reduction in the proposed operating hours.

(ii) DC/081396 - MERCEDES BENZ OF STOCKPORT, UNITS 7 TO 8 BRIGHTON ROAD, HEATON MERSEY, STOCKPORT

Application for the Variation of Condition 21 (Opening Hours) attached to planning

permission DC/066233 to allow the extension of the permitted operating hours for the site.

Members conducted a thorough site visit and particularly considered the impact that the proposed extension to the operating hours may have on surrounding properties and traffic on an already busy junction. Members noted that the site was positioned between the M60 motorway and Didsbury Road, both of which were busy highways with a certain level of noise and traffic. Members noted concerns in relation to staff parking and sought reassurance that staff would not park in front of residential properties, noting however that this was on the public highway. Finally, Members asked that information relating to staffing numbers and appointments per hour for servicing during the proposed extended hours be provided.

RECOMMENDED – That planning permission be granted subject to the receipt of the additional requested information.

- (iii) DC/078265 - 6-16 LOWER HILLGATE, STOCKPORT; DC/078266 - 1-3 LOWER HILLGATE, STOCKPORT; DC/078286 - 29-35 LITTLE UNDERBANK, STOCKPORT AND DC/078287 - LAND AT CHURCHGATE, STOCKPORT

DC/078265 – 6-16 Lower Hillgate, Stockport

Demolition of the existing building and erection of a new mixed-use building, 14 apartments (floors 2-4) with flexible Use Class E floorspace excluding hot food and restaurant uses at a ground floor level.

DC/078266 – 1-3 Lower Hillgate, Stockport

Erection of a new mixed-use building providing 6 affordable residential units (floors 2-4) with flexible Use Class E floorspace excluding hot food and restaurant uses at a ground floor level.

DC/078286 – 29-35 Little Underbank, Stockport

Demolition of the existing building and erection of a new mixed-use building providing 12 residential units (floors 2-4) with flexible Use Class E floorspace excluding hot food and restaurant uses at a ground floor level.

DC/078287 – Land at Churchgate, Stockport

Erection of a mixed-use building containing 50 residential apartments (4 x studios, 40 x 1 beds, 6 x 2 beds) with flexible Use Class E floorspace excluding hot food and restaurant uses at an upper ground floor level and provision of Public Open Space.

Prior to Members visiting the sites they viewed work space which has been created in the Bank Chambers Building in the Market Place to understand the nature of the work space proposed by the applications.

Members then conducted a thorough site visit to obtain an appreciation of the location of the proposed sites within the context of the historic core of the town centre. Members noted the impact of the proposed developments on the existing buildings and welcomed

the investment to replace the derelict buildings located within the Market Underbanks and Hillgate Conservation Areas, Townscape Heritage Area and within the historic core of the Town Centre. Further comments were made in relation to the proposed phasing of the development and anticipated build programme should consent be granted. Members further noted the importance in ensuring the palette of materials and detailing of the schemes delivers a high-quality form of development which was in keeping with existing buildings.

RECOMMENDED – No recommendation was made

Visit ended at 12.30 pm.