

PLANNING & HIGHWAYS REGULATION COMMITTEE

Meeting: 30 September 2021

At: 6.00 pm

PRESENT

Councillor Andy Sorton (Chair) in the chair; Councillor Brian Bagnall (Vice-Chair); Councillors Anna Charles-Jones, Stuart Corris, Roy Driver, Graham Greenhalgh, Philip Harding, Wendy Meikle, Iain Roberts, John Taylor, David Wilson and Suzanne Wyatt.

1. MINUTES

The Minutes (copies of which had been circulated) of the meeting held on 19 August 2021 were approved as a correct record and signed by the Chair.

2. DECLARATIONS OF INTEREST

Councillors and officers were invited to declare any interest 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. SITE VISITS

A representative of the Strategic Head of Service & Monitoring Officer (Legal & Democratic Governance) submitted a report (copies of which had been circulated) detailing the recommendations made by the Visiting Team on Monday, 27 September 2021.

RESOLVED – That the report be noted.

6. 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) DC073489 - Brook Vale Farm, Bean Leach Road, Offerton, Stockport

In respect of plan no. DC073489 for the retention of static caravan for residential use in connection with Brook Vale Farm at Brook Vale Farm, Bean Leach Road, Offerton, it was

RESOLVED – That planning permission be granted.

(ii) DC075688 - Lower Cobden Edge Farm, 15 Whetmorhurst Lane, Mellor, Stockport

In respect of plan no. DC075688 for the demolition of existing agricultural building and erection of a detached two storey dwelling with single storey detached garage at Lower Cobden Edge Farm, 15 Whetmorhurst Lane, Mellor, it was

RESOLVED – That planning permission be granted.

(iii) DC077298 - Welkin Mill, Welkin Road, Bredbury, Stockport

In respect of plan no. DC077298 for a grid scale battery storage facility at Welkin Mill, Welkin Road, Bredbury, it was

RESOLVED – (11 for, 1 against) That planning permission be granted.

(iv) DC077459 - Belmont House, Schools Hill, Cheadle

In respect of plan no. DC077459 for the partial demolition, refurbishment and conversion of currently vacant listed building, Belmont House, to 4 no. residential apartments and 1 no. residential townhouse; plus erection of new build elements comprising: 7 no. residential apartments, 3 no. 3 storey residential townhouses and 2 no. 2 storey residential townhouses, plus additional landscaping and amenity spaces providing a total of 17 no. new residential units at Belmont House, Schools Hill, Cheadle, it was

RESOLVED – (1) That the Deputy Chief Executive & Corporate Director (Place) be authorised to determine the application subject to the subsequent granting of listed building consent, there being no material change to the scale and scope of the proposed development arising from either existing or further damage to the building, and the applicant entering into a Section 106 agreement to (i) secure a phasing strategy for the repairs/restoration of Belmont House; (ii) ensure that should the scheme become viable in the future, that developer contributions can be sought at that time; and (iii) secure developer contributions toward the “no waiting at any time” restrictions proposed.

(2) That should it not provide possible to implement the above resolution within six months, that the matter be remitted back to the Committee for further consideration.

(v) DC079225 - Weir Mill, King Street West, Stockport (Full Application)

In respect of plan no. DC079225 (Full Application) for redevelopment comprising the repurposing of existing buildings and erection of new buildings for a mix of uses comprising 253no, residential homes alongside flexible commercial space (Use Class E), drinking establishments (Sui Generis Use), and hot food takeaways (Sui Generis Use); partial demolition, new public realm, vehicular access, car parking and cycle parking, and associated works at Weir Mill, King Street West, Stockport, it was

RESOLVED – That the Corporate Director (Place) & Deputy Chief Executive be authorised to determine the application pending and subject to:-

- (i) the completion of a comprehensive list of conditions and informatives to apply to the consent and not limited to those conditions expressly referred to in the report.
- (ii) negotiation of the necessary obligations to be covered by a legal agreement which will secure the following :-
 - Clawback provision of open space contributions and a financial offsite contribution to the provision of affordable housing, including covering the cost of the further assessment by independent professional advisors by the Council.
 - Phased delivery of the development (note this matter may be covered by condition).
 - Contributions towards the provision of Traffic Regulation Order
 - Contributions towards the provision of off-site Electric Vehicle/ car club.
 - Monitoring fee to include monitoring of the site wide travel plan.

(vi) DC079226 - Weir Mill, King Street West, Stockport, SK3 0DT (Listed Building Consent)

In respect of plan no. DC079225 (Full Application) for redevelopment comprising the repurposing of existing buildings and erection of new buildings for a mix of uses comprising 253no, residential homes alongside flexible commercial space (Use Class E), drinking establishments (Sui Generis Use), and hot food takeaways (Sui Generis Use); partial demolition, new public realm, vehicular access, car parking and cycle parking, and associated works at Weir Mill, King Street West, Stockport, it was

RESOLVED – (1) That listed building consent be approved.

(2) That in the light of the objections received from The Victorian Society and Ancient Monuments Society, the decision be referred to the Secretary of State as the application to give him the opportunity to call-in the application for his own determination should he choose to do so.

(vii) DC080120 - Land Off Duke Avenue, Stockport

In respect of plan no. DC080120 for the removal and demolition of existing structures and the erection of 7,939sqm (GEA) of industrial, storage and distribution floorspace with ancillary offices (Use Class B2, B8 and E(g)), including construction of access and estate

road off Duke Avenue, car parking and associated works on land Off Duke Avenue, Stockport, it was

RESOLVED – That planning permission be granted.

(viii) DC080809 - Middle Dale Farm Cottage, Dale Road, Marple, Stockport, SK6 6NL

In respect of plan no. DC080809 for the conversion of barn to single dwelling (Resubmission of application DC057128) at Middle Dale Farm Cottage, Dale Road, Marple, it was

RESOLVED – That planning permission be granted.

(ix) DC081379 - Highfield, Benches Lane, Marple Bridge, Stockport, SK6 5RY

In respect of plan no. DC081379 for the demolition of existing bungalow and double garage and erection of replacement single storey dwelling with integrated garage and alterations to access at Highfield, Benches Lane, Marple Bridge, it was

RESOLVED – That planning permission be granted subject to the removal of permitted development rights.

(x) DC081772 - CP1A, Stockport Exchange Car Park, Railway Road, Stockport

In respect of plan no. DC081772 for reserved matters approval (access, layout, scale, appearance and landscaping) for the erection of a multi storey car park pursuant to hybrid application reference DC063213 at CP1A, Stockport Exchange Car Park, Railway Road, Stockport, it was

RESOLVED – That planning permission be granted.

(xi) DC081773 - Land At Stockport Exchange, Railway Road, Stockport

In respect of plan no. DC081773 for reserved matters approval (access, layout, scale, appearance and landscaping) for the erection of a 6 storey office building (Class E), including retail and commercial uses at ground level 9Class E and Sui Generis Drinking Establishments and Hot Food takeaways), associated landscaping and works, pursuant to hybrid application reference DC063213 at land at Stockport Exchange, Railway Road, Stockport, it was

RESOLVED – That planning permission be granted.

7. PLANNING APPEAL, 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.

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The condition of the building at 287 Wellington Road South was discussed, and it was suggested that the Council may need to consider taking direct action with regard to some elements of the building that may pose a danger.

RESOLVED – That the report be noted.

The meeting closed at 7.44 pm