

Report of Visiting Team
Monday, 13 December at 10.00 am

PRESENT

Councillors Brian Bagnall (Lead Councillor); Councillors Stuart Corris, Wendy Meikle and John Taylor.

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/080313 – THE GARDEN HOUSE, LAKES ROAD, MARPLE, STOCKPORT, SK6 7DH

Change of use of land to a mixed use consisting of an urban farm and educational facility, together with retention of buildings and structures, parking area and the construction of the Garden House comprising visitor and educational facilities, together with a managers dwelling and new detached storage building (part retrospective).

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

- Raised concerns with the activity to date and the incremental way in which the site had developed despite no planning permission being in place, further noting that the application was part retrospective, Members requested assurances from the applicant that unauthorised buildings would be removed from the site and that the scheme would be delivered complying with all conditions applied, should consent be granted.
- Raised concerns in relation to access and the suggested conditions involving the improvements to and ongoing maintenance of Lakes Road. In response, it was noted that Lakes Road is used by traffic visiting other destinations, such as The Roman Lakes. Members sought assurance that the applicant had the ability to undertake works on this road.
- Members noted that there were additional structures which had been erected on site which were not included in the application proposals.
- The impact on the development should the applicant be unsuccessful in securing Heritage Lottery Funding. It was noted that an application could not be made for the funding until planning permission had been granted, however Members were advised in that the applicant has advised that the team had been actively engaging with the

Heritage Lottery Fund to ensure they were in a robust position to submit an application and, if they were unsuccessful, other funding streams were available.

- The applicant advised that notice had been served on the Nursery to vacate by end of December 2021 and advised that the operator was looking for new premises but was unable to confirm when the nursery would be vacated or removed from the site.
- The popularity of the site was noted as were concerns expressed by local residents regarding the operation of the site and in particular the impact from traffic and parking demand.
- Members sought clarification on the position of the warden managers' dwelling and impact on the condition should the facility cease operating.
- Requested that the Planning Officer provide a summary of the conditions applicable, should Members be minded to grant the application.

RECOMMENDED – No recommendation was made.

Visit ended at 11.20 pm.