

## **PLANNING & HIGHWAYS REGULATION COMMITTEE**

Meeting: 11 November 2021  
At: 6.00 pm

PRESENT

Councillor Andy Sorton (Chair) in the chair; Councillors Anna Charles-Jones, Stuart Corris, Dickie Davies, Roy Driver, Graham Greenhalgh, Mike Hurleston, Iain Roberts, John Taylor, Kerry Waters and Suzanne Wyatt.

### **1. MINUTES**

The Minutes (copies of which had been circulated) of the meeting held on 30 September 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, 8 November 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](http://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) 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

In respect of (i) plan no. DC/078265 for the 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 at 6-16 Lower Hillgate, Stockport; (ii) plan no. DC/078266 for the 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 at 1-3 Lower Hillgate, Stockport; (iii) plan no. DC/078286 for the 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 at 29-35 Little Underbank, Stockport; and (iv) plan no. DC/078287 for the 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 on land at Churchgate, Stockport, it was

RESOLVED – That the Corporate Director (Place) & Deputy Chief Executive be authorised to determine the applications subject to the successful negotiation of obligations to be covered by a legal agreement to secure the phased delivery of the development to ensure that the 6 no. affordable 'shared ownership' (managed by a RP) apartments proposed for Site 'B' (DC/078266) 1-3 Lower Hillgate are delivered first and that public open space including the provision of a 'Pocket Park' is provided at an appropriate trigger point mechanism associated with the delivery across the four sites and associated population capacity.

- (ii) DC/078965 - Land At Welkin Road, Stockport

In respect of plan no. DC/078965 for the installation and operation of a battery energy storage system on land at Welkin Road, Stockport it was

RESOLVED – That planning permission be granted.

- (iii) DC/080594 - Laurus Cheadle Hulme, Cheadle Road, Cheadle Hulme, Cheadle

In respect of plan no. DC/080594 for the construction of a 3G synthetic sports pitch with sports fencing, floodlights, storage container, spectator area and pedestrian access at Laurus Cheadle Hulme, Cheadle Road, Cheadle Hulme, Cheadle, it was

RESOLVED – That planning permission be granted.

(iv) DC/080754 - The Poultry Farm, Chatterton Lane, Mill Brow, Marple Bridge

In respect of plan no. DC/080754 for the erection of a park home to provide temporary farm workers accommodation at The Poultry Farm, Chatterton Lane, Mill Brow, Marple Bridge, it was

RESOLVED – That planning permission be granted.

(v) DC/081396 - Mercedes Benz Of Stockport, Units 7 To 8 Brighton Road, Heaton Mersey, Stockport

In respect of plan no. DC/081396 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 at Mercedes Benz Of Stockport, Units 7 To 8 Brighton Road, Heaton Mersey, Stockport, it was

RESOLVED – That planning permission be granted.

(vi) DC/081489 - Holm Lea, Bridle Road, Woodford

In respect of plan no. DC/081489 for the demolition of existing dwelling and outbuilding and the erection of a replacement dwelling and outbuilding at Holm Lea, Bridle Road, Woodford, it was

RESOLVED – That planning permission be granted.

(vii) DC/081672 - Huws Gray, Moor Lane, Woodford

In respect of plan no. DC/081672 for the rebuilding of warehouse and trade counter following fire at Huws Gray, Moor Lane, Woodford, it was

RESOLVED – That planning permission be granted.

(viii) DC/082118 - Land At The Former Woodford Aerodrome, Chester Road, Woodford

In respect of plan no. DC/082118 for reserved matters approval pursuant to outline planning permission DC053832 in relation to scale, appearance, landscape, and layout for 295 dwelling units, associated green space and infrastructure forming phases 3B,D,E & F on land at the Former Woodford Aerodrome, Chester Road, Woodford, 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.

Planning & Highways Regulation Committee - 11 November 2021

It was reported that since the publication of the report the appeal against refusal of planning permission for the erection of a double storey front and first floor side extension at 131 Meadway, Bramhall had been dismissed.

RESOLVED – That the report be noted.

The meeting closed at 6.53 pm