

PLANNING & HIGHWAYS REGULATION COMMITTEE

Meeting: 10 February 2022

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, Kerry Waters and Chris Gordon.

1. MINUTES

The Minutes (copies of which had been circulated) of the meeting held on 10 February 2022 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, 7 February 2022.

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) DC080313 - The Garden House, Lakes Road, Marple, Stockport, SK6 7DH

In respect of plan no. D080313 for the 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) at The Garden House, Lakes Road, Marple, Stockport, SK6 7DH, it was

RESOLVED – (8 for, 4 against) That planning permission be granted.

(ii) DC081106 - BASF, Earl Road, Cheadle Hulme

In respect of plan no. DC081106 for the proposed demolition of existing buildings and redevelopment of the site for B1/B2/B8 and associated access, yard and parking at BASF, Earl Road, Cheadle Hulme, it was

RESOLVED - That planning permission be granted.

(iii) DC081729 - 31 Bradgate Avenue, Heald Green

In respect of plan no. DC081729 for a proposed two-storey side extension with internal garage and proposed single storey front and rear extension with internal garage and proposed single storey front and rear extension with a 45-degree chamfered corner to the southern corner at 31 Bradgate Avenue, Heald Green, it was

RESOLVED - That planning permission be granted.

(iv) DC082570 - Beverley, Bramley Close, Bramhall

In respect of plan no. DC082570 for two detached dwelling houses at two storeys in height (plot 1 to include an integrated garage and plot 2 to have single-storey detached garage) at Beverley, Bramley Close, Bramhall, it was

MOVED AND SECONDED – That planning permission be refused on the grounds that the size of the proposed dwellings are too large to be accommodated on the site and as a result, the proposed development would have a detrimental impact on the overall appearance and character of the area.

For the motion 5, against 6, 1 abstention.

MOTION NOT CARRIED

It was then

RESOLVED – (5 for, 4 against, 3 abstentions) That planning permission be granted.

(v) DC082751 - Metropolitan House, Station Road, Cheadle Hulme

In respect of plan no. DC082751 for the change of use from existing D1 use (educational) to E(b) (food and drink) including alterations to front and side elevations including installation of extraction equipment at Metropolitan House, Station, Cheadle Hulme, it was

RESOLVED - That consideration of this application be deferred to the next meeting of the Committee pending clarification of whether an accessible parking space would be available for users of the proposed development.

(vi) DC083273 - Kingsgate, Wellington Road North, SK4 1LW

In respect of plan no. DC083273 for the proposal: reserved matters application for landscaping following outline approval DC/077409 at Kingsgate, Wellington Road North, SK4 1LW, it was

RESOLVED – That planning permission be granted.

(vii) DC083397 - 57 Dialstone Lane, Offerton

In respect of plan no. DC083397 for a proposed single storey rear extension at 57 Dialstone Lane, Offerton, it was

RESOLVED – (1 abstention) That planning permission be granted.

Councillor Meikle requested that her abstention on the resolution be recorded.

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.

It was reported that since the publication of the report the tree had been replanted at Bramley Close and would feature as part of the next report.

Members requested that an update be provided in relation to the Land at Hillside Farm, Romiley and the section 215 notice that had been served, and 287 Wellington Road South, Heavily and the enforcement notice that had been served.

RESOLVED – That the report be noted.

The meeting closed at 8.07 pm