

Werneth Area Committee

1st August 2022

DEVELOPMENT APPLICATIONS

Report of the Deputy Chief Executive

<u>ITEM 1</u>	DC081474
<u>SITE ADDRESS</u>	Cow And Calf Hotel, 2 School Brow, Bredbury, Stockport, SK6 3AT
<u>PROPOSAL</u>	Retention, conversion and extension of pub to form 3 dwellings and erection of and 5 houses and 1 bungalow together with new access and parking.
<u>ITEM 2</u>	DC084781
<u>SITE ADDRESS</u>	Further Hey, 41-43 Werneth Road, Woodley, Stockport, SK6 1HP
<u>PROPOSAL</u>	Erection of 7 no. residential dwellinghouses (C3 use), together with associated access, car parking and amenity space.
<u>ITEM 3</u>	DC082085
<u>SITE ADDRESS</u>	Bredbury Substation, Stockport Road West, Bredbury Stockport, SK6 2BP
<u>PROPOSAL</u>	Construction and operation of a 49.9mw battery storage facility, landscaping, fencing, site access road and cable corridors.

INFORMATION

These applications need to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants [and those third parties, including local residents, who have made representations] have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Article 8 and Protocol 1 Article 1 confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Unitary Development Plan, the Head of Development and Control has concluded that some rights conferred by these Articles on the applicant(s)/objectors/residents and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. He believes that any restriction on these rights posed by approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

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