

**Planning and Highways Regulation Committee**  
**6<sup>th</sup> July 2023**

**DEVELOPMENT APPLICATIONS**

**Report of the Deputy Chief Executive and Corporate Director**  
**(Corporate & Support Services)**

**Item 1**

<b>Application Reference</b>	<b>DC/084754</b>
<b>Location:</b>	White Nook, 61 Bridle Road, Woodford, Stockport, SK7 1QN
<b>PROPOSAL:</b>	First floor extension, increase in roof and eaves height and alterations to roof form. Front porch and part two storey, part single storey rear extension

**Item 2**

<b>Application Reference</b>	<b>DC/085262</b>
<b>Location:</b>	1 Wellington Road South, Stockport, SK4 1AA
<b>PROPOSAL:</b>	Redevelopment of existing building, including partial demolition, to create a mixed-use commercial and residential scheme comprising of 14 apartments.  This application is to serve as an updated submission of the previously approved and now lapsed application DC/068530.

**Item 3**

<b>Application Reference</b>	<b>DC/085888</b>
<b>Location:</b>	40 Hall Moss Lane, Woodford, Stockport, SK7 1RD
<b>PROPOSAL:</b>	Side and rear extensions to the existing dwelling, 40 Hall Moss Lane. The demolition of all other existing buildings and structures and the erection of four dwellings, together with access, parking, landscaping, drainage, and other associated works.

**Item 4**

<b>Application Reference:</b>	<b>DC/085968</b>
<b>Location:</b>	1 Alpine Road, Portwood, Stockport, SK1 2NL
<b>PROPOSAL:</b>	Erection of a terrace of 3No. two storey, two bedroom, three person dwellings and 1No. single storey, two bedroom, four person CAT3 dwelling with associated parking and hard/soft landscaping.

**Item 5**

<b>Application Reference:</b>	<b>DC/087394</b>
<b>Location:</b>	Welkin Mill, Welkin Road, Bredbury, Stockport, SK6 2BH
<b>PROPOSAL</b>	Development of a grid-scale battery storage project consisting of battery racks, inverters, transformers and other electrical plant equipment connected via an underground ducted cable to Electricity North West's distribution network at the Vernon Park Substation. Erection of secure compound enclosed by a 2.4m high security fence. A 6m ball-stopping net will be installed on the western boundary of the site to prevent any footballs from landing within the boundary of the site from the adjacent football pitches.

**Item 6**

<b>Application Reference</b>	<b>DC/087757</b>
<b>Location:</b>	59 Thornton Road, Heald Green, Cheadle
<b>PROPOSAL:</b>	Demolition of existing conservatory - replace with traditional construction. Remove low pitched roof over existing rear extension and replace with flat/mansard roof to suitable pitch (ridge no higher than existing abutment).

**Item 7**

<b>Application Reference</b>	<b>DC/087991</b>
<b>Location:</b>	46 Spath Lane East, Cheadle Hulme, Cheadle, Stockport SK8 7NL
<b>PROPOSAL:</b>	Erection of detached double garage to replace detached single garage (retrospective)

### Item 8

<b>Application Reference</b>	<b>DC/088104</b>
<b>Location:</b>	Bradshaw Trees Barn Chatterton Lane Mellor Stockport SK6 5NF
<b>PROPOSAL:</b>	Erection of wind turbine to serve dwelling

### Item 9

<b>Application Reference</b>	<b>DC/088232</b>
<b>Location:</b>	Windyridge, 65 Bridle Road, Woodford, Stockport, SK7 1QN
<b>PROPOSAL:</b>	Two storey front extension, pitch/flat roof over the existing rear extension changed to a flat roof and external alterations including front canopy and alterations to windows and doors

### Item 10

<b>Application Reference</b>	<b>DC/088271</b>
<b>Location:</b>	45 Chandos Road, Heaton Chapel, Stockport, SK4 5AN
<b>PROPOSAL:</b>	Part retrospective application for the retention / amendment of a single storey rear extension and retention of a front dormer

## 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.

This Copyright has been made by or with the authority of SMBC pursuant to section 47 of the Copyright Designs and Patents Act 1988 ('the Act'). Unless the Act provides the prior permission of the copyright owner'. (Copyright (Material Open to Public Inspection) (Marking of Copies of Maps) Order 1989 (SI 1989/1099)