

PLANNING & HIGHWAYS REGULATION COMMITTEE

Meeting: 27 April 2023

At: 6.00 pm

PRESENT

Councillor Steve Gribbon (Chair) in the chair; Councillor Brian Bagnall (Vice-Chair); Councillors Anna Charles-Jones, Roy Driver, Sue Glithero, Graham Greenhalgh, Louise Heywood, Wendy Meikle, Becky Senior, Andy Sorton, John Taylor and Suzanne Wyatt.

1. MINUTES

The Minutes (copies of which had been circulated) of the meeting held on 23 March 2023 and 3 April 2023 were approved as a correct record and signed by the Chair.

2. DECLARATIONS OF INTEREST

Councillors and officers were invited to declare any interests 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

Members of the public were invited to put questions to the Chair on any matters in the powers or duties of the Committee, subject to the exclusions set out within the Code of Practice.

No public questions were submitted.

5. SITE VISITS

A representative of the Assistant Director - Legal & Democratic Governance (Monitoring Officer) submitted a report (copies of which had been circulated) detailing the recommendations made by the Visiting Team on Monday, 24 April 2023.

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 Deputy Chief Executive 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) DC/079856 - The Rope Works, Stanbank Street, South Reddish

In respect of plan no. DC/079856 for the variation of Conditions 1 (Approved Plans) and 28 (Opaque Glazing) attached to planning permission DC063392 in relation to minor changes to the existing permission in relation to Building A (improve the efficiency of the layout for the mill building conversion, retaining more of the fabric of the original building and providing a glazed link between the retained features) and Building B (increase in height of building along with changes to car parking layout) at The Rope Works, Stanbank Street, South Reddish, it was

RESOLVED – That planning permission be granted.

(ii) DC/085817 - Seaton House, 61 Wellington Street, Stockport, SK1 3AD

In respect of plan no. DC/085817 for the conversion and extension of the existing Seaton House, together with the construction of a new building to the rear to provide 35 dwellings (Use Class C3) with associated partial demolition, access, parking and landscaping at Seaton House, 61 Wellington Street, Stockport, SK1 3AD, it was

RESOLVED – That the Deputy Chief Executive and Corporate Director for Corporate & Support Services be authorised to determine the application subject to a legal agreement that would require a reassessment of viability at a later date to enable claw back should the viability position change over the course of the delivery of the development.

(iii) DC/086482 - Flora Cottage, 438 Chester Road, Woodford, Stockport, SK7 1QS

In respect of plan no. DC/086482 for the demolition of existing outbuildings to erect 3 detached single storey dwellings with the retention of the existing flora cottage and single storey extension to flora cottage following demolition of existing conservatory at Flora Cottage, 438 Chester Road, Woodford, Stockport, SK7 1QS, it was

RESOLVED - That the Deputy Chief Executive and Corporate Director for Corporate & Support Services be authorised to determine the application subject to the applicant entering into Section 106 Agreement for open space contributions.

(iv) DC/087393 - Edward Street, Stockport, SK1 3DQ

In respect of plan no. DC/087393 for the variation of condition 1 (approved plans) of planning permission ref: DC/073782 for a revised design and access solution and reduction in number of dwellings to 131 from 133 at Edward Street, Stockport, SK1 3DQ, it was

RESOLVED – That the Deputy Chief Executive and Corporate Director for Corporate & Support Services be authorised to determine the application subject to a legal agreement relating to highway matters.

(v) DC/087687 - 130 Moor Lane, Woodford, Stockport, SK7 1PJ

In respect of plan no. DC/087687 for a two storey side and rear extension and single storey rear extension at 130 Moor Lane, Woodford, Stockport, SK7 1PJ, it was

RESOLVED – That planning permission be granted.

(vi) DC/087683 - 75 Newlands Avenue, Cheadle Hulme, Cheadle, Stockport, SK8 6NE

In respect of plan no. DC/087683 for a single storey rear extension, external alterations including modifications to front porch, conversion of garage, pitched roof over existing two storey side extension, alterations to driveway and boundary treatments at 75 Newlands Avenue, Cheadle Hulme, Cheadle SK8 6NE, it was

RESOLVED – (10 for, 2 against) That planning permission be granted.

7. PLANNING APPEAL, ENFORCEMENT APPEALS AND ENFORCEMENT NOTICES

A representative of the Assistant Director - Legal & Democratic Governance (Monitoring Officer) 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 date of compliance for the enforcement notice at Fern Cliff, 18 Mauldeth Road, Heaton Moor had not been complied with and there was no work being undertaken to show compliance, therefore enforcement officers had provided one month to undertake the works prior to legal action being taken.

The following comments were made/ issues raised:-

- It was noted that a number of the updates remained on the report and requested that a revised list be provided within the agenda for the next meeting of the Committee.
- In relation to the replacement of trees, it was queried what action was taken by officers to monitor enforcement. In response, it was stated that if action was not taken to replant the trees in accordance with the enforcement notice, officers would issue court proceedings and where the trees were not replanted, officers would seek an injunction where the trees would be planted by the council and seek costs.
- In relation to the Planning Appeal at 30 Hampstead Lane, Stockport, it was queried whether the site was located in Stepping Hill Area Committee.

RESOLVED – That the report be noted.

The meeting closed at 7.12 pm