

## **PLANNING & HIGHWAYS REGULATION COMMITTEE**

Meeting: 23 March 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 9 February 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.

The following interest was declared:-

#### Personal Interest

<u>Councillor</u>	<u>Interest</u>
Anna Charles-Jones	Plan no. DC/086371 for the proposed demolition of existing buildings and hard standings, and construction of new apartment building incorporating 73no. apartments, with associated access, landscaping and car parking, and proposed change of use from 'sui generis' uses to Class C3 as an observer to the Stockport Mayoral Development Corporation Board meetings.

### **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.

Two public questions were submitted where the questioner was not in attendance at the meeting and in accordance with the Code of Practice, the Chief Executive was requested to respond to the questioner in writing.

## **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, 20 March 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 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/085259 and DC/085260 -100 Cheadle Royal Hospital, Nurses Home, Wilmslow Road, Heald Green, Cheadle, SK8 3DG

In respect of plan no. DC/085259 and DC/085260 for the demolition of existing building and redevelopment of the site to provide 27 residential dwellings with associated access, landscaping, and parking provision at 100 Cheadle Royal Hospital, Nurses Home, Wilmslow Road, Heald Green, Cheadle, SK8 3DG, it was

RESOLVED – (1) That planning permission be granted (with reference to DC/085259), subject to the removal of permitted development rights, a condition in relation to archaeological recording including an information board and an informative in relation to the maintenance of the tree line.

(2) That Listed Building Consent be granted (with reference to DC/085260).

(ii) DC/081102 - Land at Lyndhurst Road, Reddish

In respect of plan no. DC/081102 for the Variation of Condition 1 (Approved Plans) attached to planning permission DC/073083 to allow the projection of ground and first floor to the rear as well as omitting the stagger in the ground floor layout at Land at Lyndhurst Road, Reddish, it was

RESOLVED - That planning permission be granted.

(iii) DC084444 - Werneth View, Glossop Road, Marple Bridge, Stockport, SK6 5NX

In respect of plan no. DC/084444 for the demolition of existing single storey bungalow and erection of replacement two story dwellinghouse at Werneth View, Glossop Road, Marple Bridge, it was

RESOLVED - That planning permission be granted.

(iv) DC085948 - Byways, 5 Whetmorhurst Lane, Mellor, Stockport, SK6 5NZ

In respect of plan no. DC085948 for the demolition of the existing 3 bedroomed dwellinghouse and erection of replacement 6 bedroomed dwellinghouse at Byways, 5 Whetmorhurst Lane, Mellor, it was

RESOLVED – That planning permission be granted.

(v) DC/085997 - Focus School, 237 Didsbury Road, Heaton Mersey

In respect of plan no. DC/085997 for a residential development consisting of 10 semidetached houses and 72 retirement apartments for independent living with ancillary support services and communal facilities together with associated landscaping, amenity space and car parking at Focus School, 237 Didsbury Road, Heaton Mersey, it was

RESOLVED - That planning permission be granted.

(vi) DC/086240 - 62 Brown Lane, Heald Green, Cheadle, SK8 3RL

In respect of plan no. DC/086240 for the demolition of the existing dwelling and construction of nine dwellings with associated access, parking and private amenity space at 62 Brown Lane, Heald Green, Cheadle, SK8 3RL, it was

RESOLVED - That planning permission be granted subject to the removal of permitted development rights.

(vii) DC/086371 - Car Wash Centre, King Street West, Stockport, SK3 0DT

In respect of plan no. DC/086371 for the demolition of existing buildings and hard standings and construction of new apartment building incorporating 73no. apartments with associated access, landscaping and car parking and proposed change of use from 'sui generis' uses to Class C3 at Car Wash Centre, King Street West, Stockport, SK3 0DT, it was

RESOLVED - That planning permission be granted.

(viii) DC/086866 - 3 Selwyn Drive, Cheadle Hulme

In respect of plan no. DC/086866 for the division of existing dwelling in to two dwellings, erection of side and rear extensions, roof alterations and erection of front and rear dormer windows at 3 Selwyn Drive, Cheadle Hulme, it was

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

(ix) DC/086881 - Eden Park Roundabout, Handforth Bypass, Cheadle Hulme, Cheadle

In respect of plan no. DC/086881 for the construction of a new section of highway to the west of the Eden Park roundabout including a segregated bi-directional cycle lane and pedestrian footway, together with associated drainage and landscaping works at Eden Park Roundabout, Handforth Bypass, Cheadle Hulme, Cheadle, it was

RESOLVED - That the consideration of this application be deferred to the next meeting of the Committee pending additional information relating to the drainage protocols around who would control the discharge from the attenuation tanks, where the attenuation tanks would discharge to and the implications associated.

(x) DC/087229 - 109 - 113 Castle Street, Edgeley, Stockport, SK3 9AL

In respect of plan no. DC/087229 for change of use from E Class to 11 bedroom House of Multiple Occupation (HMO) (Sui Generis) and external alterations at 109 – 113 Castle Street, Edgeley, Stockport, SK3 9AL, it was

MOVED AND SECONDED – That planning permission be granted.

For the motion 6, against 6.

Upon there being an equality of votes, the Chair exercised his casting vote in favour of the motion.

MOTION CARRIED

It was then

RESOLVED - (7 for, 6 against) That planning permission be granted.

(xi) DC087408 - Mellor Moor Cottage, Cobden Edge, Mellor, Stockport, SK6 5NZ

In respect of plan no. DC/087408 for the erection of an agricultural building at Mellor Moor Cottage, Cobden Edge, Mellor, Stockport, it was

RESOLVED – That planning permission be granted subject to the imposition of a condition to prevent the proposed agricultural building being used for residential purposes.

## **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 agenda, there had been a number of updates to the report as follows:-

- That the appeal against the refusal of planning permission for a single storey and rear infill extension, first extension to include loft space, roof lights and projecting full height modern glazed apex at 45 Buttermere, Gatley had been dismissed.
- That the Enforcement Notice served at 67 Earle Road, Bramhall had now been complied with.
- That the Breach of Condition Notice served at 138 A&B Stockport Road, Marple had now been complied with.

Members queried whether the appeal at 27 Outwood Drive, Heald Green which had been dismissed had incurred any costs for the council. In response, it was confirmed that no costs had been incurred. In addition, Members requested an update in relation to compliance with the enforcement regulations at the Garden House, Marple. In response, it was confirmed that the matter was being investigated and a response would be provided to Members in due course.

RESOLVED – That the report be noted.

The meeting closed at 7.59 pm