

Stepping Hill Area Committee

1st August 2023

DEVELOPMENT APPLICATIONS

Report of the Deputy Chief Executive

ITEM 1

DC/082329

SITE ADDRESS

Railway Cottage, 7A Rydal Avenue, Hazel Grove,
Stockport SK7 5AW

PROPOSAL

Application for Outline Planning Permission with Access and Layout to be considered, all other matters reserved, for the erection of 2no. three-bedroom detached dwelling houses (Use Class C3(a)) within the garden of 7a Rydal Avenue, including associated parking and incidental development.

ITEM 2

DC/088293

SITE ADDRESS

Hazel Grove High School, Jacksons Lane, Hazel Grove,
Stockport SK7 5JX

PROPOSAL

Western parcel: Demolition of existing garages on site; removal of existing tennis/netball courts; erection of a two storey educational facility (use class F1(a)), creation of new vehicular, cycle and pedestrian access and egress off Jacksons Lane; car park with drop off bay; new hard and soft landscaping including a MUGA; erection of PV canopies; and Eastern parcel: erection of replacement tennis /netball courts; fencing; two garages and resurfacing of existing hard standing to create a formal car parking area.

ITEM 3

DC/087646

SITE ADDRESS

2-6 London Road, Hazel Grove, Stockport SK7 4AH

PROPOSAL

Change of Use from Use Class E to Class C3 - Existing offices divided into 3 No. 2 Bed terraced dwellinghouses. Erection of single storey rear extension. Replacement of existing windows. Proposed doors and windows.

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 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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