

Planning and Highways Regulation Committee
17th August 2023

DEVELOPMENT APPLICATIONS

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

Item 1

Application Reference	DC/082329
Location:	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

Application Reference	DC/083916
Location:	Roselaya Buxton Road Hazel Grove Stockport SK7 6NG
PROPOSAL:	Demolition of existing storage building and erection of 1 no. residential dwellinghouse, with associated access, parking and landscaping.

Item 3

Application Reference	DC/085975
Location:	Farmers Arms 209 Stockport Road Cheadle Heath Stockport Stockport

	SK3 0LX
PROPOSAL:	Demolition of vacant public house and development of a single restaurant with drive-thru lane (Class E)

Item 4

Application Reference	DC/087432
Location:	Lambert House Stockport Road Cheadle Stockport SK8 2DY
PROPOSAL:	Change of use from Office use (Class E(g)i) to up to 98 residential units (Class C3) with associated external alterations

Item 5

Application Reference	DC/087511
Location:	Site of former 1-19 Higher Hillgate, Stockport At The Corner Of Higher Hillgate And Higher Barlow Row
PROPOSAL:	Demolition of existing buildings on site and construction of 24no. apartments with associated hard and soft landscaping and car parking.

Item 6

Application Reference	DC/088293
Location:	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 7

Application Reference:	DC/088340
Location:	356 Chester Road Woodford Stockport SK7 1QG
PROPOSAL:	Ground and first floor extensions to the front and rear of the property and various internal modifications

Item 8

Application Reference	DC/088470
Location:	20 Fullerton Road Heaton Norris Stockport SK4 4EN
PROPOSAL:	Single storey rear extension to bungalow. Internal alterations and replacement windows and doors.

Item 9

Application Reference	DC/088649
Location:	435 Chester Road Woodford Stockport
PROPOSAL:	Two storey rear extension, loft conversion including formation of gable roof, with front and rear dormers

Item 10

Application Reference	DC/088653
Location:	31 Moor Lane Woodford Stockport SK7 1PW
PROPOSAL:	Demolition of the existing single storey rear extensions to be replaced by a single storey rear and side extension.

Item 11

Application Reference	DC/089049
Location:	Orrishmere Primary School Worcester Road Cheadle Hulme Cheadle Stockport SK8 5NW
PROPOSAL:	Variation of Condition 1 of Planning Permission reference DC/086026 for Public Service Infrastructure - Demolition of existing buildings on site and construction of a part-one, part-two storey SEN Secondary School with associated landscaping, MUGA, playspace and parking.

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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