

PLANNING & HIGHWAYS REGULATION COMMITTEE

Meeting: 17 August 2023

At: 6.00 pm

PRESENT

Councillor Steve Gribbon (Chair) in the chair; Councillors Rosemary Barratt, Anna Charles-Jones, Sue Glithero, Mark Jones, Wendy Meikle, Ian Powney, Kerry Waters, Rachel Wise and Suzanne Wyatt.

1. MINUTES

The Minutes (copies of which had been circulated) of the meeting held on 6 July 2023 were approved as a correct record and signed by the Chair.

2. APPOINTMENT OF VICE CHAIR

RESOLVED – That Councillor Rachel Wise be appointed Vice Chair of the Planning & Highways Regulation Committee for the period until the next Annual Council Meeting.

3. 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.

4. URGENT DECISIONS

No urgent decisions were reported.

5. 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.

One public question was submitted seeking clarification of whether decisions made by the Committee were binding and without exception.

In response, it was commented that decisions made by the Planning & Highways Regulation Committee were legally binding, however if there were any challenge this would be dealt with outside Committee.

6. 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, 14 August 2023.

RESOLVED – That the report be noted.

7. 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/088470: 20 Fullerton Road, Heaton Norris, Stockport, SK4 4EN

In respect of plan no. DC/088470 for a single storey rear extension to bungalow, internal alterations and replacement windows and doors at 20 Fullerton Road, Heaton Norris, Stockport, SK4 4EN, it was

RESOLVED – That planning permission be granted.

(ii) DC/087511: Site of Former 1-19 Higher Hillgate, Stockport (at the corner of Higher Hillgate and Higher Barlow Row)

In respect of plan no. DC/087511 for the demolition of existing buildings on site and construction of 24 no. apartments with associated hard and soft landscaping and car parking at the site of the former 1-19 Higher Hillgate, Stockport (at the corner of Higher Hillgate and Higher Barlow Row), it was

RESOLVED - That planning permission be granted.

(iii) DC/088293: Hazel Grove High School, Jacksons Lane, Hazel Grove, Stockport, SK7 5JX

In respect of plan no. DC/088293 for the 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 at Hazel Grove High School, Jacksons Lane, Hazel Grove, Stockport, SK7 5JX, it was

RESOLVED - That the Deputy Chief Executive be authorised to determine the application pending the completion of a Section 111 Legal Agreement requiring the payment of

commuted sums to deliver 10% off site biodiversity net gain mitigation measures and the payment of £7,500 to fund the provision of parking restrictions.

(iv) DC/085975: Farmers Arms, 209 Stockport Road, Cheadle Heath, Stockport, SK3 0LX

In respect of plan no. DC/085975 for the demolition of a vacant public house and development of a single restaurant with drive-thru lane (Class E) at Farmers Arms, 209 Stockport Road, Cheadle Heath, Stockport, SK3 0LX, it was

RESOLVED – That the consideration of this application be deferred to a future meeting of the Committee pending the completion and submission of traffic modelling data in terms of the traffic flows predicted at the application site at the junction of Stockport Road and Edgeley Road.

(v) DC/083916: Roselaya, Buxton Road, Hazel Grove, Stockport, SK7 6NG

In respect of plan no. DC/083916 for the demolition of existing storage building and erection of 1 no. residential dwellinghouse, with associated access, parking and landscaping at Roselaya, Buxton Road, Hazel Grove, Stockport, SK7 6NG, it was

RESOLVED – That the Deputy Chief Executive be authorised to determine the application pending the applicant entering into a Section 106 Agreement to secure the relevant contribution towards open space.

(vi) DC/082329: Railway Cottage, 7A Rydal Avenue, Hazel Grove, Stockport, SK7 5AW

In respect of plan no. DC/082329 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 at Railway Cottage, 7A Rydal Avenue, Hazel Grove, Stockport, SK7 5AW, it was

RESOLVED – That the Deputy Chief Executive be authorised to determine the application pending the applicant entering into a Section 106 Legal Agreement.

(vii) DC/087432: Lambert House, Stockport Road, Cheadle, Stockport, SK8 2DY

In respect of plan no. DC/087432 for a change of use from office use (Class E(g)i) to up to 98 residential units (Class C3) with associated external alterations at Lambert House, Stockport Road, Cheadle, Stockport, SK8 2DY, it was

RESOLVED - That the Deputy Chief Executive be authorised to determine the application pending the applicant entering into a Section 106 Legal Agreement regarding the payment of open spaces commuted sums and affordable housing clawback.

(viii) DC/088340: 356 Chester Road, Woodford, Stockport, SK7 1QG

In respect of plan no. DC/088340 for ground and first floor extensions to the front and rear of the property and various internal modifications at 356 Chester Road, Woodford, Stockport, SK7 1QG, it was

RESOLVED – That planning permission be granted.

(ix) DC/088649: 435 Chester Road, Woodford, Stockport

In respect of plan no. DC/088649 for a two storey rear extension, loft conversion including formation of gable roof, with front and rear dormers at 435 Chester Road, Woodford, Stockport, it was

RESOLVED - That planning permission be granted.

(x) DC/088653: 31 Moor Lane, Woodford, Stockport, SK7 1PW

In respect of plan no. DC/088653 for the demolition of the existing single storey rear extensions to be replaced by a single storey rear and side extension at 31 Moor Lane, Woodford, Stockport, SK7 1PW, it was

RESOLVED - That planning permission be granted.

(xi) DC/089049: Orrishmere Primary School, Worcester Road, Cheadle Hulme, Cheadle, Stockport, SK8 5NW

In respect of plan no. DC/089049 for a 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 at Orrishmere Primary School, Worcester Road, Cheadle Hulme, Cheadle, Stockport, SK8 5NW, it was

RESOLVED – That planning permission be granted.

8. 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 court hearings in relation to the enforcement appeal regarding breach of planning control at the former Standard Chemicals site at Mill Lane, Cheadle had taken place on the 7 August and 8 August 2023, however further applications had been made and were due to be at court early September.

RESOLVED – That the report be noted.

The meeting closed at 8.21 pm