

PLANNING & HIGHWAYS REGULATION COMMITTEE

Meeting: 6 July 2023

At: 6.00 pm

PRESENT

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

1. MINUTES

The Minutes (copies of which had been circulated) of the meeting held on 27 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, 3 July 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/085968 - 1 Alpine Road, Portwood, Stockport, SK1 2NL

In respect of plan no. DC/085968 for the erection of a terrace of 3No. two storey, two bedroom, three person dwellings and 1No. single storey, two bedroom, four person CAT3 dwelling with associated parking and hard/soft landscaping at 1 Alpine Road, Portwood, Stockport, SK1 2NL, it was

RESOLVED – That planning permission be granted.

(ii) DC/084754 - White Nook, 61 Bridle Road, Woodford, Stockport, SK7 1QN

In respect of plan no. DC/084754 for a first floor extension, increase in roof and eaves height and alterations to roof form, front porch and part two storey, part single storey rear extension at White Nook, 61 Bridle Road, Woodford, Stockport, SK7 1QN, it was

RESOLVED – That planning permission be granted.

(iii) DC/085262 - 1 Wellington Road South, Stockport, SK4 1AA

In respect of plan no. DC/085262 for the redevelopment of existing building, including partial demolition, to create a mixed-use commercial and residential scheme comprising of 14 apartments at 1 Wellington Road South, Stockport, SK4 1AA, it was

RESOLVED – That planning permission be granted.

(iv) DC/085888 - 40 Hall Moss Lane, Woodford, Stockport, SK7 1RD

In respect of plan no. DC/085888 for side and rear extensions to the existing dwelling, 40 Hall Moss Lane. The demolition of all other existing buildings and structures and the erection of four dwellings, together with access, parking, landscaping, drainage, and other associated works at 40 Hall Moss Lane, Woodford, Stockport, SK7 1RD, it was

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

(v) DC/087394 - Welkin Mill, Welkin Road, Bredbury, Stockport, SK6 2BH

In respect of plan no. DC/087394 for the redevelopment of a grid-scale battery storage project consisting of battery racks, inverters, transformers and other electrical plant equipment connected via an underground ducted cable to Electricity North West's distribution network at the Vernon Park Substation. Erection of secure compound enclosed by a 2.4m high security fence. A 6m ball-stopping net will be installed on the western

boundary of the site to prevent any footballs from landing within the boundary of the site from the adjacent football pitches at Welkin Mill, Welkin Road, Bredbury, Stockport, SK6 2BH, it was

RESOLVED – That planning permission be granted.

(vi) DC/087757 - 59 Thornton Road, Heald Green, Cheadle

In respect of plan no. DC/087757 for the demolition of existing conservatory - replace with traditional construction. Remove low pitched roof over existing rear extension and replace with flat/mansard roof to suitable pitch (ridge no higher than existing abutment) at 59 Thornton Road, Heald Green, Cheadle, it was

RESOLVED – That planning permission be granted.

(vii) DC/087991 - 46 Spath Lane East, Cheadle Hulme, Cheadle, Stockport, SK8 7NL

In respect of plan no. DC/087991 for the erection of detached double garage to replace detached single garage (retrospective) at 46 Spath Lane East, Cheadle Hulme, Cheadle, Stockport, SK8 7N, it was

RESOLVED – That planning permission be granted.

(viii) DC/088104 - Bradshaw Trees Barn, Chatterton Lane, Mellor, Stockport, SK6 5NF

In respect of plan no. DC/088104 for the erection of wind turbine to serve dwelling at Bradshaw Trees Barn, Chatterton Lane, Mellor, Stockport, SK6 5NF, it was

RESOLVED – That planning permission be granted.

(ix) DC/088232 - Windyridge, 65 Bridle Road, Woodford, Stockport, SK7 1QN

In respect of plan no. DC/088232 for a two storey front extension, pitch/flat roof over the existing rear extension changed to a flat roof and external alterations including front canopy and alterations to windows and doors at Windyridge, 65 Bridle Road, Woodford, Stockport, SK7 1QN, it was

RESOLVED – That planning permission be granted.

(x) DC/088271 - 45 Chandos Road, Heaton Chapel, Stockport, SK4 5AN

In respect of plan no. DC/088271 for a part retrospective application for the retention / amendment of a single storey rear extension and retention of a front dormer at 45 Chandos Road, Heaton Chapel, Stockport, SK4 5AN, it was

RESOLVED – (8 for, 2 abstentions) 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 enforcement notice at 76 Broadstone Road, Heaton Chapel in relation to the cease of the short-term letting had been complied with and a six month extension for compliance in relation to the second part of the notice had been agreed.

It was noted that there had been no updates in relation to the enforcement appeal at 5 Mona Avenue, Heald Green since 2021 and requested that an update be provided.

RESOLVED – That the report be noted.

The meeting closed at 7.14 pm