

**Cheadle Area Committee**

**28<sup>th</sup> November 2023**

**DEVELOPMENT APPLICATIONS**

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

**ITEM 1**

DC/081468

**SITE ADDRESS**

Gatley Golf Club  
Styal Road  
Gatley  
Cheadle  
Stockport  
SK8 3TW

**PROPOSAL**

Outline planning permission (access only) for up to 278 dwellings, retention of the existing Heald Green Community Theatre building, retention of the existing Clubhouse to facilitate its use as a community hub (sui generis) for flexible uses within Use Class E (a)(b)(e)(g(i)) and Class F2 (a)(b) (The combined retail and shop sales within Use Classes E(a) and F2(a) to be limited to a maximum of 200 sqm net floorspace), associated landscaping and open space and all user access from Pymgate Lane, Grasmere Road and Troutbeck Road and non-motorised user access from Styal Grove, Yew Tree Grove and Rose Vale Park.

**ITEM 2**

DC/084620

**SITE ADDRESS**

Land at Wilmslow Road  
Heald Green  
Stockport

**PROPOSAL**

Reserved Matters planning application for appearance, landscaping, layout, scale and access for the second phase of residential development (124 dwellings and

open space) following hybrid approval ref: DC/060928 (EIA development - subsequent application).

**ITEM 3**

DC/087141

**SITE ADDRESS**

Land Off Stanley Road  
Heald Green

**PROPOSAL**

The erection of a residential development comprising houses and apartments, together with all associated works including landscaping, public open space and car parking.

**ITEM 4**

DC/087714

**SITE ADDRESS**

Former Armadillo Self-storage  
Earl Road  
Cheadle Hulme  
Cheadle

**PROPOSAL**

Class B8 self-storage facility, pump house, sprinkler tank, parking area, landscaping and associated works.

**ITEM 5**

DC/089265

**SITE ADDRESS**

Cheadle College  
Cheadle Road  
Cheadle Hulme  
Cheadle  
SK8 5HA

**PROPOSAL**

Hybrid planning application seeking: Full (detailed) planning permission for the erection of a three storey college (Use Class F1(a)) with new car parking, cycle storage, plant, sub-station, hard and soft landscaping including new playing field, vehicular and pedestrian access and associated engineering and infrastructure, together with the demolition works necessary to separate the sports building from the remainder of the existing campus, the new entrance block and elevational treatment to the existing Sports Building; and Outline planning permission for the demolition of the existing college buildings and the erection of up to 32 dwellings with all matters reserved.

**ITEM 6**

DC/089425

**SITE ADDRESS**

160 Seashell Trust, Royal School Manchester  
Stanley Road  
Heald Green  
Cheadle  
Stockport  
SK8 6RQ

**PROPOSAL**

Retention and reconfiguration of temporary car parks and Stanley Road bellmouth approved under DC/077824 for a further period of 3 years. Extension to temporary southern car park for an additional 52 parking spaces with associated lighting.

**ITEM 7**

DC/089946

**SITE ADDRESS**

3 Yew Tree Grove  
Gatley  
Cheadle  
Stockport SK8 3TJ

**PROPOSAL**

Proposed front and rear extensions. Increase of roof to form living accommodation and alterations to elevations. Proposed single-storey granny annexe outbuilding. (Re-submission of DC/089437)

**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.

This Copyright has been made by or with the authority of SMBC pursuant to section 47 of the Copyright Designs and Patents Act 1988 ('the Act'). Unless the Act provides the prior permission of the copyright owner'. (Copyright (Material Open to Public Inspection) (Marking of Copies of Maps) Order 1989 (SI 1989/1099).