

## **PLANNING & HIGHWAYS REGULATION COMMITTEE**

Meeting: 14 December 2023  
At: 6.00 pm

### PRESENT

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

### **1. MINUTES**

The Minutes (copies of which had been circulated) of the meeting held on 9 November 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.

The following interest was declared:-

#### **Personal & Prejudicial Interest**

<b><u>Councillor</u></b>	<b><u>Interest</u></b>
Steve Gribbon	Plan no. DC/087141 for the erection of a residential development comprising houses and apartments, together with all associated works including landscaping, public open space and car parking at the Land Off Stanley Road, Heald Green as an employee of Total Fire Group Ltd who have a vested interest in the applicant organisation.

Councillor Gribbon left the meeting during the consideration of this item and took no part in the discussion or vote.

### **3. URGENT DECISIONS**

No urgent decisions were reported.

### **4. PUBLIC QUESTION TIME**

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, 11 December 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](http://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/081468: Gatley Golf Club, Styal Road, Gatley Cheadle

In respect of plan no. DC/081468 for 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 at Gatley Golf Club, Styal Road, Gatley, Cheadle, it was

RESOLVED – (10 for, 2 abstentions) That the consideration of this application be deferred to a future meeting of the Committee pending the receipt of additional information relating to the viability of Gatley Golf Club, affordable housing, construction traffic management, biodiversity net gain and public transport accessibility.

## **7. ADJOURNMENT**

*At 7.19 pm it was*

*RESOLVED – That the meeting be adjourned.*

*The meeting reconvened at 7:25 pm.*

## **8. DEVELOPMENT APPLICATIONS (CONTINUED)**

(i) DC/089265: Cheadle College, Cheadle Road, Cheadle Hulme, Cheadle

In respect of plan no. DC/089265 for 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 at Cheadle College, Cheadle Road, Cheadle Hulme, Cheadle, it was

RESOLVED - That the Deputy Chief Executive be authorised to determine the application pending the applicant entering into a Section 106 Legal Agreement to secure appropriate phasing, the provision of affordable housing and developer contributions to the provision and maintenance of formal recreation and children's play space.

(ii) DC/089946: 3 Yew Tree Grove, Gatley, Cheadle

In respect of plan no. DC/089946 for front and rear extensions, increase of roof to form living accommodation and alterations to elevations and proposed single-storey granny annexe outbuilding (Re- submission of DC/089437) at 3 Yew Tree Grove, Gatley, Cheadle, it was

RESOLVED – That planning permission be granted.

(iii) DC/084620: Land at Wimslow Road, Heald Green

In respect of plan no. DC/084620 for a 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) at Land at Wimslow Road, Heald Green, it was

RESOLVED – That planning permission be granted.

Councillor Rachel Wise (Vice-Chair) in the chair

(iv) DC/087141: Land Off Stanley Road, Heald Green

In respect of plan no. DC/087141 for the erection of a residential development comprising houses and apartments, together with all associated works including landscaping, public open space and car parking at the Land Off Stanley Road, Heald Green, 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 contributions towards open space.

Councillor Steve Gribbon (Chair) in the chair

(v) DC/088424: Land on the West Side of Bridle Road, Bridle Road, Woodford, Stockport, SK7 1QN

In respect of plan no. DC/088424 for the erection of one detached dwelling at the Land on the West Side of Bridle Road, Bridle Road, Woodford, Stockport, SK7 1QN, it was

RESOLVED – That planning permission be granted

(vi) DC/088566: 487 Chester Road, Woodford, Stockport, SK7 1PR

In respect of plan no. DC/088566 for a part retrospective application for a two storey rear extension and part single storey, part two storey side extension, additional alterations include the insertion of new windows and a new entrance doorway at 487 Chester Road, Woodford, Stockport, SK7 1PR, it was

RESOLVED – That planning permission be granted.

(vii) DC/088616: Springcroft, 45 Hall Moss Lane, Woodford, Stockport, SK7 1RB

In respect of plan no. DC/088616 for the demolition of existing outbuildings and the construction of one bungalow with new access at Springcroft, 45 Hall Moss Lane, Woodford, Stockport, SK7 1RB, it was

RESOLVED – That planning permission be granted.

(viii) DC/089238: 147 Buxton Road, Hazel Grove, Stockport

In respect of plan no. DC/089238 for the separation of an existing residential annexe to form a new dwelling at 147 Buxton Road, Hazel Grove, Stockport, 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.

(ix) DC/089425: 160 Seashell Trust, Royal School Manchester, Stanley Road, Heald Green, Cheadle

In respect of plan no. DC/089425 for the 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 at 160 Seashell Trust, Royal School Manchester, Stanley Road, Heald Green, Cheadle, it was

RESOLVED – That planning permission be granted.

(x) DC/089696: 527 Chester Road, Woodford, Stockport, SK8 1PR

In respect of plan no. DC/089696 for a proposed front porch extension to create a covered area, remove and make good external stone window heads, re-render all elevations and

re-tile roof along with the enlargement of the existing driveway at 527 Chester Road, Woodford, Stockport, SK8 1PR, it was

RESOLVED – That planning permission be granted.

(xi) DC089856: Beeston Park Farm, Ridge End Fold, Marple, Stockport, SK6 7EX

In respect of plan no. DC/089856 for the erection of a single storey detached log cabin to be used as a temporary dwellinghouse for an agricultural worker at Beeston Park Farm, Ridge End Fold, Marple, Stockport, SK6 7EX, it was

RESOLVED – That planning permission be granted.

## **9. PLANNING APPEALS, ENFORCEMENT APPEALS AND ENFORCEMENT NOTICES**

A representative of the Assistant Director for Legal and 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.

RESOLVED – That the report be noted.

The meeting closed at 8.36 pm