

CHEADLE AREA COMMITTEE

Meeting: 28 November 2023

At: 6.00 pm

PRESENT

Councillor Yvonne Guariento (Chair) in the chair; Councillor Carole McCann (Vice-Chair); Councillors Anna Charles-Jones, Graham Greenhalgh, Ian Hunter, Jilly Julian, David Meller, Tom Morrison and Catherine Stuart.

1. MINUTES

The minutes (copies of which had been circulated) of the meeting held on 17 October 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 interests were declared:

Personal interests

Councillor

Interest

Yvonne Guariento

Agenda item 8 Combined School Streets – Proposed Permanent Traffic Regulation Order – Prohibition of Driving (Except for Permit Holders) as Chair of Governors at one of the schools mentioned within the report.

Catherine Stuart

Agenda item 6.(iv) DC/087714 Former Armadillo Self-Storage, Earl Road, Cheadle Hulme, Cheadle, as a family member undertook work on behalf of the agent for the application.

David Meller, Jilly Julian, Ian Hunter and Tom Morrison

Agenda item 5.(viii) Ward Flexibility Funding – Cheadle Civic Society as members of Cheadle Civic Society.

Personal and prejudicial interest

Councillor

Interest

Tom Morrison

Agenda item 6.(i) DC/081468 – Gatley Golf Club, Styal Road, Gatley, Cheadle, as having previously made a representation in objection to the application. Councillor Morrison left the meeting for the duration of

consideration and determination of the item of business.

3. URGENT DECISIONS

No urgent decisions were reported.

4. PROGRESS ON AREA COMMITTEE DECISIONS

A representative of the Director for Legal and Democratic Governance submitted a report (copies of which had been circulated) updating the Area Committee on progress since the last meeting on decisions taken by the Area Committee and its executive Sub Committee, and detailed the current position on Ward Flexibility Funding, the Brookfield Park Shiers Family Trust, and Delegated Budget.

Further, a verbal update was received on the success of a project which had been in receipt of a grant from the Brookfield Park Shiers Family Trust:

The Chime Homeowners (Residents Association)

The Chime Homeowners Association (Residents Association) received a grant of £2,236 (£1,118 funded by the Brookfield Shiers Family Trust and £372.67 funded from each ward's Ward Flexibility Fund budget) towards the cost of the purchase and installation of two benches on Hall Street Green to help reduce loneliness and isolation in the area. The applicant, Mr Simon Bryant, submitted a written update to the Area Committee on the success of the project. It was noted that the benches were installed in September 2023 and Chimes Residents and Friends of the Green groups welcomed the Mayor of Stockport to visit the residents and gardens and benches in November 2023.

RESOLVED – That the report be noted.

5. COMMUNITY ENGAGEMENT

(i) Chair's announcements

Members paid tribute to former Councillor John Pantall who had sadly passed away in October. Councillor Pantall had previously been a member of the Cheadle Area Committee and tribute was given to his many years and contribution to public service.

The Chair also announced that several events were scheduled to take place at All Hallows Church in December:

- 'Carols on the Green' by the Councillor Lane Post Office on Friday 8 December from 6.30pm;
- a Nativity Family Service on Sunday 17 December from 10am;
- 'Carols by Candlelight' on Sunday 17 December from 6.30pm;
- a Christingle Service on Christmas Eve from 4pm; and
- a Christmas Day Family Service on Christmas Day from 10am.

(ii) 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 Area Committee, subject to the exclusions set out within the Code of Practice.

One public question was submitted in relation to an overgrown area of Park Road Cemetery.

RESOLVED – That the Director of Place Management be requested to respond to the questioner in writing.

(iii) Neighbourhood policing

Inspector Baker (Greater Manchester Police (GMP)) sent his apologies for the meeting and had provided a written update (copies of which had been circulated).

RESOLVED – That the update be noted.

(iv) Petitions

No petitions were submitted.

(v) Open Forum - Cheadle District Centre Action Place - Update

A representative of the Assistant Director for Legal and Democratic Governance submitted a report of the Director of Place Management (copies of which had been circulated) providing an update on the delivery of the Cheadle District Centre Action Plan, including initial thoughts as to how the £5,000 from UK Shared Prosperity Fund (UKSPF) could be allocated, as well as the proposed support provision for large Local Centres.

The following comments were made/ issues raised:

- A meeting was scheduled to take place in December 2023 to consider options for spending the UKSPF funding.
- It was reported that there were a number of new businesses in the area.
- It was noted that the timeframe in which to use the £5,000 was limited and so the team were working hard to progress discussions as to how the funding should be allocated.

Thanks were expressed to officers for their work to date.

RESOLVED – (a) That the progress made in developing the Cheadle District Centre Action Plan be noted.

(b) That the plans to develop an information portal to support businesses and organisations in large Local Centres be noted.

(vi) Ward Flexibility Funding - Make a Difference

A representative of the Assistant Director for Legal and Democratic Governance submitted an application (copies of which had been circulated) received on behalf of Make a Difference for a grant of £500 from the Ward Flexibility Funding Budget (Cheadle Hulme North ward allocation) towards the cost of running additional arts and craft sessions at a wellbeing café (Heald Green).

RESOLVED – That consideration of the application be deferred to the next meeting of the Area Committee to enable the applicant to provide further information as to their application.

(vii) Ward Flexibility Funding – Cheadle Civic Society

A representative of the Assistant Director for Legal and Democratic Governance submitted an application (copies of which had been circulated) received on behalf of Cheadle Civic Society for a total grant of £1000 from the Ward Flexibility Funding budget (£500 from the Cheadle East & Cheadle Hulme North and £500 from the Cheadle West & Gatley ward allocations) towards the cost of street signage for increasing awareness of the Cheadle Village Conservation Area.

RESOLVED - That approval be given to an application from Cheadle Civic Society for a grant of £1000 from the Ward Flexibility Funding budget (£500 from the Cheadle East & Cheadle Hulme North and £500 from the Cheadle West & Gatley ward allocations) towards the cost of street signage for increasing awareness of the Cheadle Village Conservation Area.

(viii) Ward Flexibility Funding – 2nd Heald Green Girl Guides

A representative of the Assistant Director for Legal and Democratic Governance submitted an application (copies of which had been circulated) received on behalf of the 2nd Heald Green Girl Guides for a grant of £500 from the Ward Flexibility Funding budget (Heald Green ward allocation) towards the cost of establishing a new Girl Guide unit to promote and advance social welfare in young girls in the local community.

RESOLVED - That approval be given to an application from the 2nd Heald Green Girl Guides for a grant of £500 from the Ward Flexibility Funding budget (Heald Green ward allocation) towards the cost of establishing a new Girl Guide unit to promote and advance social welfare in young girls in the local community.

(ix) Ward Flexibility Funding – Hurricanes Cheerleading

Karen Broadhurst attended the meeting and had submitted an application on behalf of Hurricanes Cheerleading for a grant of £112 from the Ward Flexibility Funding budget (£42 from Cheadle West & Gatley and £70 from Cheadle Hulme North ward allocations) towards the cost of purchasing new club member uniforms for their members.

RESOLVED - That approval be given to an application from Hurricanes Cheerleading for a grant of £112 from the Ward Flexibility funding budget (£42 from Cheadle West & Gatley

and £70 from Cheadle Hulme North ward allocations) towards the cost of purchasing new club member uniforms for their members.

(x) Ward Flexibility Funding – African and Caribbean Community Association

Tolu Fiberesima attended the meeting and had submitted an application on behalf of African and Caribbean Community Association for a total grant of £138.42 from the Ward Flexibility Funding budget (£46.14 from each ward allocation) towards the cost of organising a celebration of International Men's Day, with health talks and activities regarding prostate cancer, diabetes and high-blood pressure.

An invitation was extended to the applicant to work with Heald Green who were 'going blue' to raise awareness around prostate cancer.

RESOLVED - That approval be given to an application from African and Caribbean Community Association for a grant of £138.42 from the Ward Flexibility Funding Budget (£46.14 from each ward allocation) towards the cost of organising a celebration of International Men's Day, with health talks and activities regarding prostate cancer, diabetes and high-blood pressure.

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 Corporate Director for Corporate & Support Services 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 upon payment of the council's reasonable charges).

The Clerk outlined the procedure for public speaking on planning applications.

(i) DC/081468 - Gatley Golf Club, Styal Road, Gatley Cheadle

In respect of application DC/081468 relating to the proposed 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,

a member of the public spoke against the application, and

a representative of the applicant spoke in support of the application.

It was then

MOVED AND SECONDED – That the Planning & Highways Regulation Committee be recommended to refuse the application on the grounds that the application failed to provide sufficient detail in relation to highways and accessibility matters, in addition to a failure to demonstrate that current operation of the site as a golf course was unviable.

For the motion 4, against 4.

Upon their being an equality of votes, the chair exercised her casting vote against the motion.

MOTION NOT CARRIED

FURTHER MOTION MOVED AND SECONDED – (1) That no specific recommendation be made in relation to the determination of the application.

(2) That the Planning & Highways Regulation Committee be recommended to undertake a site visit at rush hour in the light of the Area Committee's concerns in relation to access and traffic management (visiting both proposed site entrances and considering the distances to nearby towns and transport links). Further, to consider in greater depth the proposed connectivity and sustainability of the site, and having regard to the National Planning Policy Framework paragraph 99 requirement that an assessment has been undertaken of the site showing it to be surplus to requirements.

For the motion 6, against the motion 2.

MOTION CARRIED

It was then

RESOLVED (6 for, 2 against) – (1) That no specific recommendation be made in relation to the determination of the application.

(2) That the Planning & Highways Regulation Committee be recommended to undertake a site visit at rush hour in the light of the Area Committee's concerns in relation to access and traffic management (visiting both proposed site entrances and considering the distances to nearby towns and transport links). Further, to consider in greater depth the proposed connectivity and sustainability of the site, and having regard to the National Planning Policy Framework paragraph 99 requirement that an assessment has been undertaken of the site showing it to be surplus to requirements.

(ii) DC/084620 - Land at Wimslow Road, Heald Green

In respect of application DC/084620 for the proposed 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 Wilmslow Road, Heald Green.

RESOLVED – That the Planning & Highways Regulation Committee be recommended to grant planning permission, subject to the receipt of an updated ecological survey confirming no new issues of significance requiring reassessment of the application and the imposition of conditions.

(iii) DC/087141 - Land Off Stanley Road, Heald Green

In respect of application DC/087141 for the proposed erection of a residential development comprising houses and apartments, together with all associated works including landscaping, public open space and car parking at Land Off Stanley Road, Heald Green, the agent for the applicant spoke in support of the application.

It was then

RESOLVED – That the Planning & Highways Regulation Committee be recommended to grant planning permission, subject to the imposition of conditions and the satisfactory completion of a Section 106 Agreement.

(iv) DC/089265 - Cheadle College, Cheadle Road, Cheadle Hulme, Cheadle

In respect of application DC/089265 for the proposed 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,

a member of the public spoke in objection to the application, and

the applicant and agent spoke in support of the application.

It was then

RESOLVED – (1) That no specific recommendation be made in relation to the determination of the application.

(2) That the Planning & Highways Regulation Committee be recommended to undertake a site visit in light of the Area Committee's concerns with regards to the deliverability of the site.

(v) DC/087714 - Former Armadillo Self-Storage, Earl Road, Cheadle Hulme, Cheadle

In respect of application DC/087714 for the proposed Class B8 self-storage facility, pump house, sprinkler tank, parking area, landscaping and associated works at former Armadillo Self-Storage, Earl Road, Cheadle Hulme, Cheadle.

RESOLVED - That the Chief Planning Officer be recommended to grant planning permission, subject to the imposition of conditions and informatives.

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

In respect of application DC/089425 for the proposed 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,

the agent for the applicant spoke in support of the application.

It was then

RESOLVED - That the Planning & Highways Regulation Committee be recommended to grant planning permission, subject to conditions.

(vii) DC/089946 - 3 Yew Tree Grove, Gatley, Cheadle

In respect of application DC/089946 for the 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) at 3 Yew Tree Grove, Gatley, Cheadle,

a member of the public spoke in objection to the application, and

the applicant spoke in support of the application.

It was then

RESOLVED – (1) That the Planning & Highways Regulation Committee be recommended to undertake a site visit (including the front and rear of the site) in light of the Area Committee's concerns around lack of clarity of what was previously approved in 2021 and the application as it currently stood.

(2) That the Planning & Highways Regulation Committee be requested to determine the application.

7. COUNCIL MEETING PROCEDURE RULE 9 (DURATION OF MEETING)

At this stage in the proceedings, the meeting was informed that the provisions of Council Meeting Procedure Rule 9.1 (Duration of Meeting) would be invoked unless the Area Committee meeting wished the meeting to continue.

RESOLVED – That the provisions of Council Meeting Procedure Rule 9.1 relating to the duration of (Council) meetings be duly invoked.

8. PLANNING APPEALS, ENFORCEMENT APPEALS AND NOTICES

A representative of the Assistant Director for Legal and Democratic Governance submitted a report (copies of which had been circulated) listing any outstanding or recently determined planning appeals and enforcements within the area represented by the Cheadle Area Committee.

RESOLVED – That the report be noted.

9. COMBINED SCHOOL STREETS - PROPOSED PERMANENT TRAFFIC REGULATION ORDER - PROHIBITION OF DRIVING (EXCEPT FOR PERMIT HOLDERS)

A representative of the Assistant Director for Legal and Democratic Governance submitted a report of the Director of Place Management (copies of which had been circulated) detailing a proposal to amend the existing Experimental Prohibition of Driving (except for Permit Holders) Traffic Regulation Order at Broomfield Drive, South Reddish, Bulkeley Street, Edgeley and Ashfield Crescent, Cheadle, to that of a Permanent Traffic Regulation Order.

RESOLVED - That the Cabinet Member for Parks, Highways & Transport Services be recommended to approve the Traffic Regulation Order set out in Appendix A, to be established on a permanent basis.

10. PROPOSED SANDRINGHAM ROAD FOOTPATH WIDENING - ATF4 LADYBROOK VALLEY

A representative of the Assistant Director for Legal and Democratic Governance submitted a report of the Director of Place Management (copies of which had been circulated) detailing proposals to widen an existing footpath between Sandringham Road and Twining Brook Road which forms part of the Active Travel Fund 4 Ladybrook Valley scheme.

RESOLVED – That approval be given to a proposal to widen an existing footpath between Sandringham Road and Twining Brook Road within its geographical purview as part of the Active Travel Fund 4 Ladybrook Valley scheme (to be funded from the Active Travel Fund 4 budget), as shown on Drawing No. F274-004 and as follows:

- Widening and resurfacing the existing shared use path to 3m.
- Provision of additional LED lighting columns along the route.
- Dropped kerb access for cyclists at the entrance to the path from Sandringham Road.

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- Provision of bollards spaced 1.5m apart to prevent access from unauthorised vehicles, whilst maintaining access for pedestrians, cyclists, wheelchair users and pushchairs at the entrance to the path.
- Provision of an access protection marking across the dropped kerb on Sandringham Road to prevent access to the path being blocked.

The meeting closed at 10.19 pm