

Planning and Highways Regulation Committee
8th February 2024

DEVELOPMENT APPLICATIONS

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

Item 1

Application Reference	DC/081468
Location:	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 sq m 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

Application Reference	DC/088870
Location:	9 High Lane Woodley Stockport SK6 1AZ
PROPOSAL:	Extensions to ground floor and raising of the roof to accommodate an additional storey

Item 3

Application Reference	DC/090581
Location:	4 Hill Top Romiley Stockport SK6 4AY
PROPOSAL:	Proposed three storey side extension (top floor in roof void), two storey and single storey rear extensions, internal re-modelling and conversion of existing loft space to habitable space with new dormers to front and rear.

Item 4

Application Reference	DC/090307
Location:	The Cottage Gird Lane Marple Bridge Stockport SK6 5LP
PROPOSAL:	Erection of replacement dwelling (Resubmission of planning application DC074161, to include dormer roof extension to rear elevation) (Part Retrospective)

Item 5

Application Reference	DC/090379
Location:	Small Holding To East Of Wybersley Road High Lane Stockport SK6 8HB
PROPOSAL:	Demolition of existing mess room building and erection of replacement mess room building, to include restoration and repair of existing farmyard hardstanding.

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.

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