

## **HEATONS & REDDISH AREA COMMITTEE**

Meeting: 4 March 2024  
At: 6.00 pm

### PRESENT

Councillor Holly McCormack (Chair) in the chair; Councillor Dean Fitzpatrick (Vice-Chair); Councillors Liz Crix, Colin Foster, James Frizzell, Gary Lawson, Dena Ryness, John Taylor, Claire Vibert, David Wilson and Rachel Wise.

### **1. MINUTES**

The Minutes (copies of which had been circulated) of the meeting held on 22 January 2024 were approved as a correct record and signed by the Chair.

### **2. DECLARATIONS OF INTEREST**

Councillors and officers were invited to declare any interests 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. COMMUNITY ENGAGEMENT**

#### (i) Chair's Announcements

The Chair on behalf of the Area Committee informed the Heatons and Reddish local residents regarding the launch of the Spotlight on Reddish event which would involve local communities, members and artists and the return of the Worker Bee market event to Reddish.

#### (ii) Neighbourhood Policing

The Chair reported that a representative of Greater Manchester Police had been unable to attend the meeting, but welcomed any neighbourhood policing questions or issues to be raised.

#### (iii) Public Question Time

Members of the public were invited to put questions to the Chair on any matters within the powers and duties of the Area Committee, subject to the exclusions set out in the Code of Practice.

Two public questions were submitted as follows:-

- Relating to the availability of funding measures to repair the roof of Reddish Library.

RESOLVED – That the Cabinet be recommended to consider funding measures for the repair of the roof at Reddish Library.

- Relating to the prevention of the sale of Peel Moat open Space for residential development.

RESOLVED – As the questioner was not in attendance at the meeting and in accordance with the Code of Practice, the Chief Executive was requested to respond to the questioner in writing.

(iv) Petitions

No petitions were submitted.

(v) Open Forum

A representative of Stockport United for Migrants, Asylum Seekers & Refugees (SUMAR) attended the meeting to introduce the organisation and outline the work that they undertake.

The following comments were made/issues raised:-

- Members thanked the representative for attending the meeting, welcomed the work that SUMAR undertakes and were pleased to see collaborative working with other organisations.
- Members commented on the importance of integration and education, noting there were a number of misconceptions relating to asylum seekers including in respect of social housing.
- Members expressed sympathy for the attitudes towards asylum seekers relating to their situations and circumstances perpetuated as a result of the current systems.

(vi) Ward Flexibility Funding - Housebound Too Scooting

A representative of the Assistant Director for Legal and Democratic Governance submitted an application received on behalf of Housebound Too Scooting for a grant of £200 from the Ward Flexibility Budget (£50 from each ward allocation) towards the cost of arranging a social gathering and fundraiser day to promote mental well-being and to raise the profile of the organisation.

Members requested that a representative of Housebound Too Scooting be invited to submit an update on their progress to a future meeting of the Area Committee.

RESOLVED - That approval be given to an application from Housebound Too Scooting for a grant of £200 from the Ward Flexibility Budget (£50 from each ward allocation) towards the cost of arranging a social gathering and fundraiser day to promote mental well-being and to raise the profile of the organisation.

(vii) Ward Flexibility Funding - Tigers Basketball Club

A representative of the Assistant Director for Legal and Democratic Governance submitted an application received on behalf of Tigers Basketball Club for a grant of £200 from the Ward Flexibility Budget (£50 from each ward allocation) towards the cost of purchasing basketball kits, training equipment and court hire.

RESOLVED - That consideration of this item be deferred to a future meeting of the Area Committee pending the receipt of additional information relating to the organisations safeguarding policies for children.

(viii) Ward Flexibility Funding - Samaritans of Stockport & District

A representative of Samaritans of Stockport & District attended the meeting and submitted an application for a grant of £190.48 from the Ward Flexibility Budget (£47.62 from each ward allocation) towards the cost of advertisement and promotion, upgrading infrastructure and the purchase of publicity materials.

RESOLVED - That approval be given to an application from Samaritans of Stockport & District for a grant of £190.48 (£47.62 from each ward allocation) towards the cost of advertisement and promotion, upgrading infrastructure and the purchase of publicity materials.

(ix) Ward Flexibility Funding - Stockport Armed Forces Community Organisation (SAFCO)

A representative of Stockport Armed Forces Community Organisation (SAFCO) attended the meeting and submitted an application for a grant of £400 from the Ward Flexibility Budget (£100 from each ward allocation) towards the cost of delivering an event to celebrate Armed Forces Day in the town centre.

RESOLVED - That approval be given to an application from Stockport Armed Forces Community Organisation (SAFCO) for a grant of £400 from the Ward Flexibility Funding Budget (£100 from each ward allocation) towards the cost of delivering an event to celebrate Armed Forces Day in the town centre, subject to the Cabinet Member for Finance & Resources giving approval to a virement from the Ward Discretionary Budget to the Ward Flexibility Funding Budget (Reddish South ward).

(x) Ward Flexibility Funding - Whitehill Allotment Society

(NOTE: The Chair was of the opinion that this item, although not included on the agenda, should be considered as a matter of urgency in accordance with Section 100B(4)(b) of the Local Government Act 1972 (as amended) in order that the Area Committee could consider the application in advance of the proposed project taking place).

A representative of Whitehill Allotment Society attended the meeting and submitted an application for a grant of £220 from the Ward Flexibility Budget (£55 from each ward allocation) towards the cost of educational material and equipment to encourage wildlife to return to the area.

RESOLVED - That approval be given to an application from Whitehill Allotment Society for a grant of £220 from the Ward Flexibility Budget (£55 from each ward allocation) towards the cost of educational material and equipment to encourage wildlife to return to the area.

## **5. 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. 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/planning](http://www.stockport.gov.uk/planning). Copies of the schedule of plans, or any part thereof, may be obtained upon payment of the Council's reasonable charges).

A representative of the Assistant Director for Legal & Democratic Governance outlined the procedure approved by the Council for public speaking on planning applications.

### (i) DC/090411 - Kenwood Point, Kenwood Road, North Reddish

In respect of plan no. DC/090411 for the demolition and redevelopment of the existing industrial/warehouse and associated service yard, and the erection of a 25,900sqm data centre alongside associated parking, servicing, access and other associated works at Kenwood Point, Kenwood Road, North Reddish,

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

It was then

RESOLVED – That the Planning & Highways Regulation Committee be recommended to grant planning permission.

### (ii) DC/090640 - 31 Kings Drive, Heaton Moor

In respect of plan no. DC/090640 for the erection of a single storey rear extension and rear dormer loft conversion at 31 Kings Drive, Heaton Moor, it was

RESOLVED – That the Planning & Highways Regulation Committee be recommended to grant planning permission.

## **6. APPEAL DECISIONS, CURRENT PLANNING APPEALS AND ENFORCEMENTS**

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 Heatons and Reddish Area Committee.

RESOLVED – That the report be noted.

## **7. INTRODUCTION OF CHANGES TO THE COUNCIL'S CHECKLIST FOR THE VALIDATION OF PLANNING APPLICATIONS**

A representative of the Deputy Chief Executive and Director (Corporate & Support Services) submitted a report (copies of which had been circulated) detailing the proposed re-adoption of the council's Application Validation Checklist (AVC) for the validation of planning applications.

The following comments were made/issues raised:-

- It was queried how the planning process was applied with regard to the validation process.
- In response, it was commented that applications must meet the criteria detailed in the national and local validation checklist prior to it being registered as an application. At which point the application would be subject to the assessment process where it would be compared against local and national policies.
- In relation to timescales, it was queried whether applications submitted whilst in the consultation phase would be retrospectively required to comply with the proposed checklist.
- In response, it was stated that any applications that were received prior to the proposed validation checklist being adopted by the council would be subject to the current, 2019 validation checklist.

RESOLVED – That the report be noted.

## **8. THE DELIVERY OF BIODIVERSITY NET GAIN THROUGH THE PLANNING AND DEVELOPMENT MANAGEMENT PROCESS**

A representative of the Assistant Director Place Making and Planning submitted a report (copies of which had been circulated) providing an update on the activities relating to the delivery of Biodiversity Net Gain through the Planning and Management process.

The following comments were made/issues raised:-

- It was questioned how off-site provision of Biodiversity Net Gain would be monitored.
- In response, it was stated that there were mandatory conditions applied to major applications and as a local planning authority, the council was unable to mandate where that off-site provision of Biodiversity Net Gain was produced, providing that the submission detailed where it would be located. It was commented that on site Biodiversity Net Gain would be the first preference, however off-site provision of Biodiversity Net Gain would be monitored at intervals over several years in line with the conditions applied.
- It was suggested that Biodiversity Net Gain could increase costs for developers and questioned if this would be considered within the application process.
- In response, it was stated that Biodiversity Net Gain would be a developer cost which would be factored into the viability considerations of any development.

RESOLVED – That the report be noted.

### **9. PROPOSED CHANGES TO THE SCHEME OF DELEGATION FOR DETERMINING PLANNING APPLICATIONS AND THE PLANNING PROTOCOL**

A representative of the Deputy Chief Executive submitted a report (copies of which had been circulated) which set out the proposed changes to the scheme of delegation for the determination of planning applications, alongside a review of the Planning Protocol to ensure that it accurately reflected the long-standing custom and practice in the exercising of planning powers.

The following comments were made/issues raised:-

- It was noted that the proposed changes had increased the threshold for Area Committee determination from four to six representations contrary to the officer recommendation and the reason for this was to reduce costs to the Authority and improve performance around the delivery of planning decisions.
- Members queried where the delays currently were in the system and why some applications were taking longer to determine than the Government targets.
- It was commented that, under the proposed changes, the Area Committee would continue to have oversight of significant applications and applications that were of local importance to residents.
- It was queried whether multiple objections received from the same household would be considered as one objection or multiple.
- In response, it was confirmed that objections from the same household would be treated as a single objection, however if letters of objection and support were received for the same household they would be treated as separate responses.
- Members requested that clarification around objections from the same household be considered.
- It was noted that all householder planning applications would be fully delegated to officers for determination under the proposed changes.
- It was commented that whilst the call-in threshold had been increased to a minimum of two Members, it was felt that this would not have a significant impact on this Area Committee.

RESOLVED – That the report be noted

### **10. STOCKPORT TOWN CENTRE RESIDENTIAL DESIGN GUIDE**

A representative of the Assistant Director Place Making and Planning submitted a report (copies of which had been circulated) providing details relating to the Stockport Town Centre as it continued to change. At the heart of this transformation were ambitious plans to increase and enhance the town centre residential offer. However, to ensure high- quality and sustainable residential growth takes place, the council must clearly outline its expectations. As such, the Stockport Town Centre Residential Design Guide sets out the council's design expectations for this area of the borough.

RESOLVED – That the report be noted.

## **11. HEATONS WARD BOUNDARY SIGNAGE PROJECT**

A representative of the Assistant Director for Legal and Democratic Governance submitted a report on behalf of the Director of Place Management (copies of which had been circulated) seeking approval for funding of further ward boundary signage relating to the Heatons.

Members noted that there was an error within the report that referenced the incorrect wards and requested that this be amended prior to consideration by the Cabinet Member.

RESOLVED – That the Cabinet Member for Parks, Highways & Transport Services be recommended to give approval to the supply and installation of the signage as detailed within the report.

## **12. PARK BRIDGE CLOSE & THE PARKLANDS, HEATON CHAPEL. PROPOSED EXTENSION TO THE MOVING TRAFFIC REGULATION ORDER - 20MPH SPEED LIMIT**

A representative of the Assistant Director for Legal and Democratic Governance submitted a report on behalf of the Director of Place Management (copies of which had been circulated) detailing a proposal for the extension to an existing 20mph speed limit to include Park Bridge Close and The Parklands in Heaton Chapel.

RESOLVED – That approval be given to the legal advertising of the following Moving Traffic Regulation Order and, subject to the receipt of no objections within 21 days of the advertisement date, the subsequent making of the order to be funded from monies remaining in the Section 106 Agreement for the Ash Hotel redevelopment:-

### **Extend 20mph Speed Limit:**

#### **Park Bridge Close**

From the junction with Selby Street for its full extent to its cul-de-sac end.

#### **The Parklands**

From the junction with Horace Grove for its full extent to the cul-de-sac end.

## **13. PROGRESS ON AREA COMMITTEE DECISIONS**

A representative of the Assistant Director for Legal and Democratic Governance submitted a report (copies of which had been circulated) providing an update on progress since the last meeting on decisions taken by the Area Committee and detailing the current position on ward flexibility funding. The report also included the current position on the highway and traffic management delegated budget.

RESOLVED – That the report be noted.

The meeting closed at 8.07 pm