

SITE VISITS

Meeting: 18 March 2024

At: 10.00 am

PRESENT

Councillor Rachel Wise (Lead Councillor); Councillors Rosemary Barratt, Anna Charles-Jones, Sue Glithero, Mark Jones, Ian Powney and Suzanne Wyatt.

1. DC/088368: LAND NORTH OF STANLEY GREEN RETAIL PARK, CHEADLE HULME, STOCKPORT

Proposed construction of a restaurant (Use Class E/Sui Generis) with associated internal access, car parking, servicing, hard and soft landscaping, and other associated works at Land North of Stanley Green Retain Park, Cheadle Hulme, Stockport.

Members conducted a thorough site visit and considered the impact of the proposed development on traffic congestion on surrounding roads, the proximity of the proposed development to the local school and the opening hours of the proposed development. Alongside the site visit, Members walked from the proposed development site to the St James' Catholic High School.

Members made the following comments/observations:

- Members commented that as parking had been an issue at St James' Catholic High School which was in close proximity to the development, it was possible that parents may use the site for parking, resulting in children crossing a busy road.
- Members enquired about the nature of the previous planning application for the site. In response, members were advised that the previous application, which was granted, was for restaurant use whereas the current application was sought for a Use Class E/sui generis due to the expectation that take-away food would play a large role in the operation of the business.
- Members asked for clarification in respect of the opening hours of the proposed restaurant. In response, members were advised that the applicant had removed their plans for 24-hour opening times, with the revised proposed opening hours being from 6am – 11pm. It was noted that whilst this was the hours that they could be open, it did not necessarily mean they would be open at these hours. Members were advised that contact would be made with the applicant to seek further clarification.
- It was noted that Earl Road would experience an increase in traffic should the application be granted.
- Members enquired as to how the distance of 317 metres from the school to the proposed development site had been measured by Public Health. In response, members were advised that it had been measured as the walking route and not a straightline.
- Members raised concern that click and collect services essentially operate as a drive-thru and as such, the absence of a drive-thru would not result in a reduction in traffic. In response, members were advised that the traffic generated as a

result of the click and collect service was included in the figures presented as part of the application. The concern regarding a drive-thru was primarily as a result of potential queuing, not as a result of throughput. Those using the click and collect service would order ahead of arrival and the service tended to be quicker.

- Members commented that whilst there had been no major traffic accidents reported on the roundabout of the A34, they had received letters from residents informing them of a significant number of near-misses.
- Members enquired about the hours at which the barriers at the entrance and exit of the retail park would be open and closed. In response, members were advised that the applicant had initially proposed a change to keep the barriers open 24-hours a day but had since been in contact with officers to change this proposal and manage the opening times of the barriers, but had provided no definitive timings to date.

RECOMMENDED – No recommendation was made.

The meeting closed at 11:43