

WERNETH AREA COMMITTEE

Meeting: 4 March 2024

At: 6.00 pm

PRESENT

Councillor Lisa Smart (Chair) in the chair; Councillor Angie Clark (Vice-Chair); Councillors Joe Barratt, Rosemary Barratt, Mark Roberts and Sue Thorpe.

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 subject to the following amendments: -

Minute No 9 – ‘Updates Related to Romiley Forum’

- Bullet point 2 – to delete the following “repair” and “as there was additional weight in the ceiling from solar panels and equipment storage” and to replace with “as the original covering was still in place on the roof, but there were no leaks and at that point did not at that point have the budget so to do.”
- Bullet point 3 – to insert “The life span of the upper roof had expired but was still in a serviceable condition” and “Recommendations had been made for both repairs and replacement since the change in guidance”.

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

<u>Councillor</u>	<u>Interest</u>
Angie Clark	Agenda Item 4 (viii) – ‘Ward Flexibility Funding – St Barnabus’ Church’ as a former fellow councillor of the applicant. Agenda Item 12 – ‘ATF4 Romiley Traffic Regulation Orders’ as residents within the area of the proposed scheme.
Lisa Smart	Agenda Item 4 (viii) – ‘Ward Flexibility Funding – St Barnabus’ Church’ as a former fellow councillor of the applicant. Agenda Item 12 – ‘ATF4 Romiley Traffic Regulation Orders’ as residents within the area of the proposed scheme.
Sue Thorpe	Agenda Item 4 (viii) – ‘Ward Flexibility Funding – St Barnabus’ Church’ as a former fellow councillor of the applicant.

Agenda Item 12 – ‘ATF4 Romiley Traffic Regulation Orders’ as residents within the area of the proposed scheme.

Mark Roberts Agenda Item 4 (viii) – ‘Ward Flexibility Funding – St Barnabus’ Church’ as a former fellow councillor of the applicant.

Agenda Item 12 – ‘ATF4 Romiley Traffic Regulation Orders’ as residents within the area of the proposed scheme.

Personal & Prejudicial Interests

Councillor

Interests

Angie Clark Plan no. DC089997 for change of use of vacant shop to Micro-Pub including outdoor seating area to the rear as an acquaintance of the applicant.

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

Joe Barratt Agenda Item 16 – ‘The Rocks, Bredbury – Action Plan’ as an employee of the Institute of Place Management at Manchester Metropolitan University

3. URGENT DECISIONS

No urgent decisions were reported.

4. COMMUNITY ENGAGEMENT

(i) Chair's Announcements

The Chair gave an update on Romiley Forum Theatre which had been closed due to reinforced autoclaved aerated concrete (RAAC). The Area Committee was informed that the council had provided funding of £300,000 for the reopening of the theatre and that contractors had been appointed. It was reported that the repairs were unlikely to be a permanent solution to remedy the RAAC.

The Chair also reported on the recent, well-attended Police and Communities Together (PACT) meeting which had taken place in Werneth. It was also reported that the police were in the process of recruiting for a designated police constable for the Woodley area.

Finally, the Chair reported on the Winter Warmer event which had taken place recently at Woodley Civic Hall. The event had been funded by the ‘Stockport Warm Spaces’ scheme and had involved many local community groups. The Chair thanked Bredbury and Woodley Community Neighbours for organising the event.

(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.

- Two questions were submitted in relation to Agenda Item 12 – ‘ATF4 Romiley Traffic Regulation Orders’ relating to no-waiting zones.

Responses to these questions were provided by a representative of the Director of Place Management at the meeting.

- Related to the removal of an oak tree at the cricket club in Bredbury.

In response, it was reported that the tree in question did not have a Tree Preservation Order (TPO) in place and it had been removed as part of planning application. Members commented that the tree had contributed to the character of the area and that it was a shame that it had been removed.

(iii) Petitions

No petitions were submitted.

(iv) Ward Flexibility Funding - Housebound Too Scooting

A representative of the Assistant Director for Legal & Democratic Governance submitted an application on behalf of Housebound Too Scooting for a grant of £150 from the Ward Flexibility Funding Budget towards the cost of arranging a social gathering and fundraiser day to promote mental well-being and to raise the profile of the organisation.

RESOLVED – That approval be given to an application received from Housebound Too Scooting for a grant of £150 from the Ward Flexibility Funding Budget towards the cost of arranging a social gathering and fundraiser day to promote mental well-being and to raise the profile of the organisation.

(v) Ward Flexibility Funding - Romiley Arms Bowling Club

A representative of Romiley Arms Bowling Club attended the meeting and submitted an application for a grant of £600 from the Ward Flexibility Funding Budget towards the cost of removing overhanging branches, for the protection and preservation of the bowling green surface.

RESOLVED – That approval be given to an application received from Romiley Arms Bowling Club for a grant of £600 from the Ward Flexibility Funding Budget towards the cost of removing overhanging branches, for the protection and preservation of the bowling green surface.

(vi) Ward Flexibility Funding - Tigers Basketball Club

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

RESOLVED – That approval be given to an application received from Tigers Basketball Club for a grant of £50 from the Ward Flexibility Funding Budget towards the cost of purchasing basketball kits, training equipment and court hire.

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

A representative of the Assistant Director for Legal & Democratic Governance submitted an application on behalf of the Samaritans of Stockport & District for a grant of £95.24 from the Ward Flexibility Funding Budget towards the cost of advertisement and promotion, upgrading infrastructure and the purchase of publicity materials.

RESOLVED – That approval be given to an application received from Samaritans of Stockport & District for a grant of £95.24 from the Ward Flexibility Funding Budget towards the cost of advertisement and promotion, upgrading infrastructure and the purchase of publicity materials.

(viii) Ward Flexibility Funding - St Barnabas' Church

Representatives of St Barnabas' Church attended the meeting and submitted an application for a grant of £1,000 from the Ward Flexibility Funding Budget towards the cost of purchasing and installing a new gas water heater and flue.

RESOLVED – That approval be given to an application received from St Barnabas' Church for a grant of £1,000 from the Ward Flexibility Funding Budget towards the cost of purchasing and installing a new gas water heater and flue.

(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 £200 from the Ward Flexibility Funding Budget towards the cost of delivering an event to celebrate Armed Forces Day in the town centre.

RESOLVED – That approval be given to an application received from Stockport Armed Forces Community Organisation (SAFCO) for a grant of £200 from the Ward Flexibility Funding Budget towards the cost of delivering an event to celebrate Armed Forces Day in the town centre.

(x) Open Forum

A representative of the Assistant Director for Legal & Democratic Governance reported that no organisations had indicated that they wished to address the Area Committee as part of the Open Forum arrangements.

(xi) Ward Flexibility Funding - Project RECCE CIO

(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 in order that prompt consideration could be given to an application for Ward Flexibility Funding.)

A representative of Project RECCE CIO attended the meeting and submitted an application for a grant of £1,000 from the Ward Flexibility Funding Budget towards the cost of building, setting up and managing an apiary.

RESOLVED – That approval be given to an application received from Project RECCE CIO for a grant of £1,000 from the Ward Flexibility Funding Budget towards the cost of building, setting up and managing an apiary.

Non-Executive Business

5. DEVELOPMENT APPLICATIONS

A development application was 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/planningdecisions. 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) DC089997 - 242 Stockport Road West, Bredbury, Stockport, SK6 2AN

In respect of plan no. DC089997 for change of use of vacant shop to Micro-Pub including outdoor seating area to the rear at 242 Stockport Road West, Bredbury, Stockport, SK6 2AN,

a member of the public spoke against the application; and

the applicant spoke in support of the application.

It was then

RESOLVED – That planning permission be granted.

6. PLANNING APPEAL, ENFORCEMENT APPEALS AND ENFORCEMENT NOTICES

A representative of the Assistant Director for Legal and Democratic Governance submitted a report (copies of which had been circulated) summarising recent appeal decisions; listing current planning appeals and dates for local enquiries; informing hearings for planning appeals, and enforcement action within the Werneth Area Committee area.

RESOLVED – That the report be noted.

7. THE DELIVERY OF BIODIVERSITY NET GAIN THROUGH THE PLANNING AND DEVELOPMENT MANAGEMENT PROCESS

A representative of the Assistant Director of 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 Development Management process.

The following comments were made/ issues raised:-

- Members welcomed the proposed on-site biodiversity enhancements. It was noted that the proposals were beneficial to local nature and assisted with the council's aim of building on brownfield sites where possible.
- Members queried what requirements for biodiversity net gain might be required in circumstances where a site's biodiversity baseline score was zero. In response it was stated that developers could be required to add features such as planters in order to add biodiversity where there none previously existed.

RESOLVED – That the report be noted.

8. INTRODUCTION OF CHANGES TO THE COUNCIL'S CHECKLIST FOR THE VALIDATION OF PLANNING APPLICATIONS

A representative of the Deputy Chief Executive submitted a report (copies of which had been circulated) setting out proposed re-adoption of the council's Application Validation Checklist (AVC) for the validation of planning applications.

The report set out the proposed re-adoption of the council's Application Validation Checklist (AVC) for the validation of planning applications. As a Local Planning Authority, the council must publish a local list of information requirements for submitted planning applications, pursuant to the National Planning Policy Framework.

The following comments were made/ issues raised:

- Members welcomed the proposed enforcement of surface water draining.
- Members requested enhanced consultations with residents, particularly in regard to tree surveys and the changing of the local landscape.

- It was reported that, in respect of planning applications, consultations with residents were carried out by way of notification to those residing in an adjoining property to the site of application. A site notice was also displayed along with a weekly online published list of development applications.
- Members asked whether topography was taken into account in determining which residents neighbouring a planning application would be consulted. In response it was reported that, over and above the minimum legal consultation, officers could use their discretion to carry out wider consultations.

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) related to significant changes to the planning system in England over recent years. During this time multiple new types of applications had been introduced and most recently an increased focus was being placed on the importance of making timely decisions.

In light of the changes to the planning system and the increased emphasis placed on the speed and quality of planning decisions it was considered necessary to consider the need to make a number of changes to the scheme of delegation for the determination of planning applications. In parallel it was also considered appropriate to review the Planning Protocol to ensure that it reflected accurately long-standing custom and practice in how the council exercised its planning powers.

The following comments were made/ issues raised:-

- Members commented that the proposed increase in the number of objections which triggered Area Committee determination of a development application, from four to six, was a proportionate change.
- In circumstances where an amendment to a development application led to the rescinding of objections, and where the final number of objections was fewer than six, the application would not be considered by Area Committee.
- Members commented that the Constitution Working Party had given consideration to the amended guidance issued by central government which had led to the proposed amendments to the scheme of delegation and planning protocol.

RESOLVED – That the report be noted.

10. PROPOSED DIVERSION OF FOOTPATH 64 BREDBURY AND ROMILEY

A representative of the Director of Place Management submitted a report (copies of which had been circulated) requesting the Area Committee to consider authorising the diversion of a section of footpath 64 Bredbury and Romiley.

The following comments were made/ issues raised: -

- In terms of the timescale for the proposed diversion of the footpath, preliminary works would be restricted by regulations related to protected species and were likely to take a month. Levelling work was likely to begin in July with the aim of completing the works before the end of the year. It was reported that work would be undertaken with hand tools rather than machinery in order to protect wildlife; this factor increased the likely timescale of the work.
- It was reported that this section of footpath was now being prioritised due to deterioration; the council had a responsibility to maintain the path to a certain standard.
- Members commented that, although the footpath was not wheelchair accessible, the proposed diversion would not be any less accessible than the original path.

RESOLVED – (1) That authorisation be given to the making of an Order under Section 119 of the Highways Act, diverting the section of footpath 64 BR from a route shown as a black solid line between Points A – F, to a route shown in a broken black line between points B-C-D-E-F, as shown on the plan attached at Appendix A.

(2) That, in the event that objections were received and sustained to the Order, the Assistant Director for Legal & Democratic Governance be authorised to forward the Order to the Secretary of State for confirmation.

(3) That authorisation be given that the Order be drafted to include a provision to allow the Definitive Map and Statement to be amended without further recourse to Committee.

Executive Business

11. PROPOSED TRAFFIC REGULATION ORDER ON HILLSIDE ROAD, PENNINE ROAD AND WERNETH ROAD, WOODLEY

A representative of the Director of Place Management submitted a report (copies of which had been circulated) setting out the findings of a consultation exercise and seeking approval for the introduction of Traffic Regulation Order (TRO) in relation to the S278 St Marks Church Cricket Club Development, Planning Ref: DC/066645.

The following comments were made/ issues raised: -

- The extensive consultations with residents were noted and the building out of the footpath near the junction, along with measures to reduce speeding, were welcomed.
- Members asked whether those residents without driveways would have access to car parking in the newly created parking bay. In response, it was reported that there was no requirement for the developer to provide a residents parking scheme. Residents could request the council to introduce a parking scheme.
- Members asked whether the plans to widen grass verges would address the drainage of water at the top of Werneth Road and requested sustainable drainage options. Officers undertook to consult the drainage team on this matter.
- It was reported that building works on the nearby cricket club would be funded by the developer.
- Members commented that the scheme was likely to improve road safety, in particular journeys to the school.

- Members queried why a mini-roundabout had not been considered at the junction. In response, it was reported that a mini-roundabout was not feasible at the site due to limited visibility at the turnings.
- It was reported that the traffic order would be extended to the zigzag markings and that consideration would be given to the addition of bollards.
- Members expressed concern about potholes and road damage.

RESOLVED – That the Cabinet Member for Parks, Highways and Transport Services be requested to approve the legal advertising of the following Traffic Regulation Order (TRO):-

Hillside Road, Woodley

Both Sides:

From the intersection of the north easterly kerb line of Pennine Road for a distance of 10metres in an easterly direction.

Werneth Road, Woodley

Both Sides: From the intersection of the south westerly kerb line of Pennine Road for a distance of 10metres in a westerly direction.

Pennine Road, Woodley

East Side:

From a point, 10 metres north of the intersection of the northern kerb line of Hillside Road to a point, 10 metres south of the intersection of the southern kerb line of Hillside Road.

West Side:

From the intersection of the northern kerb line of Werneth Road for a distance of 24metres in a north westerly then northerly direction.

Proposed Toucan Crossing

Werneth Road, Woodley

From a point 31 metres from the southern kerb line of Hillside Road, and subject to no objections being received within 21 days from the advertisement date, the order can be made.

12. ATF4 ROMILEY TRAFFIC REGULATION ORDERS

A representative of the Director of Place Management submitted a report (copies of which had been circulated) detailing the proposed Traffic Regulation Orders (TROs) associated with the ATF4 Romiley project.

The following comments were made/ issues raised: -

- In terms of the potential impact of double yellow lines upon on-street parking for residents, it was reported that, in accordance with the Highway Code, parking was not

permitted within 10 metres or opposite a junction or bend and that the Police can take action where parking breached the Highway Code. A public consultation was proposed for this scheme which would enable residents to submit objections.

- In relation to those parts of the proposals which were within a conservation area, it was reported that the Conservation Officer had been consulted on the proposals. Generally, road markings were considered to be acceptable within conservation areas although measures were taken to reduce the visual impact, for example, narrower lines or lines painted in primrose rather than fluorescent yellow.
- Members expressed concern that raised tables on side streets could contribute to severe flooding in Layfield Avenue which had a natural sink and the precinct area where there were more dropped curbs.
- Members requested that consideration be given making the cycleway at the central crossing in Romiley diagonal, rather than bending around the crossing, with traffic lights to alternate access. It was reported that the crossings were designed to comply with the guidelines of the funding bodies.
- Changes in the Highways Code to give pedestrians and cyclists priority had been taken into account in the design of the crossing.
- The proposed for double yellow lines at the junction of The Tang and Urwick Road were considered to be unnecessary as it was not used as a road; the installation of double yellow lines might indicate that it could be used as a road.
- It was reported that plans remained in place for the upper junction of Stockport Road and Green Lane to be built out in order to slow traffic.
- It was reported that the bus stop on Compstall Road near the centre of Romiley would remain a conventional bus stop at its current location.

RESOLVED – That the Cabinet Member for Parks, Highways & Transport Services be requested to approve the legal advertising of the TROs set out as Appendices A and B and illustrated on the attached drawings and that; subject to no objections being received within 21 days from the advertisement date the orders be made.

13. BREDBURY GREEN AND ROMILEY DISCRETIONARY WARD BUDGET

The Assistant Director for Legal & Democratic Governance submitted a report on behalf of the Director of Place Management (copies of which had been circulated) requesting the allocation of £10,000 of the Ward Discretionary Budget (Bredbury Green and Romiley ward) to provide inclusive play opportunities at Goyt Valley Play Area.

RESOLVED – That consideration of this item be delegated to the chair as an urgent decision.

14. FUNDING FOR MILL LANE, WOODLEY

A representative of the Director of Place Management submitted a report (copies of which had been circulated) seeking to secure funding from the Discretionary Budget for a TfGM traffic survey on Mill Lane, Woodley.

- This proposal had been made due to traffic congestion on Mill Lane and nearby roads during peak times for use of Stockport's Sports Village.
- The purpose of the traffic study was to analyse the time taken by users of the leisure centre and nearby residents to emerge from the estate and onto the main road.

- Members welcomed the proposed use of the Discretionary Budget for this study to deliver for local people.

RESOLVED – That the Cabinet Member for Finance and Resources be requested to approve the use of £4,000 from the Ward Discretionary Budget (Bredbury and Woodley ward) to fund a traffic survey on Mill Lane, Woodley.

15. FUNDING FOR WERNETH ROAD, WOODLEY

A representative of the Director of Place Management submitted a report (copies of which had been circulated) seeking to secure funding from the Discretionary Budget for traffic calming measures on Werneth Road, Woodley.

- The purpose of this proposal was to install a vehicle activated sign along with signage indicating that traffic should slow down on Werneth Road.
- It was noted that the Ward Discretionary Budget (Bredbury and Woodley ward) had no remaining funds.
- Members determined that this scheme would be funded from the Ward Delegated Budget (rather than from the Ward Discretionary Budget).

RESOLVED – That approval be given to the use of £6,000 from the Delegated Budget to assist with traffic calming measures on Werneth Road, Woodley.

16. THE ROCKS, BREDBURY - ACTION PLAN

A representative of the Assistant Director for Legal and Democratic Governance submitted a report on behalf of the Director of Development and Regeneration (copies of which had been circulated) providing an update on developing an Action Plan for The Rocks Shopping Parade, Higher Bents Lane, Bredbury to recommend visual improvements for the benefit of local people and in support of the traders at this location.

The following comments were made/ issues raised: -

- Members requested the addition of artwork at the side of Cohen's Chemist or at an alternative location at the Rocks. It was suggested that children from nearby schools could be encouraged to contribute to the artwork.

RESOLVED – That the Cabinet Member for Finance & Resources be requested to approve the use of £2,250 from the Ward Discretionary Fund (Bredbury Green and Romiley ward allocation) towards the costs of artwork and planting at The Rocks.

17. PROGRESS ON AREA COMMITTEE DECISIONS

A representative of the Assistant Director for Legal & 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 detailing the current position on area flexibility funding. The report also included the current position on the highway and traffic management delegated budget.

RESOLVED – That the report be noted.

18. PARKS EVENT APPLICATION - MAY DAY ON THE MEADOW 2024 AT TANGSHUTT FIELDS

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 in order that consideration be given to the parks event application.

A representative of the Assistant Director for Legal & Democratic Governance submitted a report of the Director of Place Management (copies of which had been circulated) detailing an application from the Friends of Tangshutt Fields to hold their annual May Day on the Meadow event on Bank Holiday Monday, 6 May 2024.

RESOLVED – That approval be given to an application received from the Friends of Tangshutt Fields to hold their annual May Day on the Meadow event on Bank Holiday Monday 6th May 2024, subject to all appropriate paperwork and licences being obtained and submitted to the Council at least one week prior to the event taking place.

The meeting closed at 8.34pm.