

SITE VISITS

Meeting: 8 July 2024

At: 10.00 am

PRESENT

Councillor Mark Jones (Chair) in the chair; Councillor Rachel Wise (Vice-Chair); Councillors Liz Crix, Sue Glithero, Graham Greenhalgh, Wendy Meikle and Mike Newman.

1. 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.

No declarations of interest were made.

2. SITE VISIT

Councillors visited the following sites and made a recommendation for consideration by the Planning & Highways Regulation Committee. Councillors were requested to refer to the plans list for a full report on the applications and details of objections and observations received. The Visiting Team recommendation was made without prejudice to the formal consideration of the application by the Committee.

(i) DC/088660 - Blossoms K & C Ltd Kennels, Blossoms Lane, Woodford, Stockport

Proposed demolition of existing buildings and erection of 8 dwellings at Blossoms K&C Ltd. Kennels, Blossoms Lane, Woodford, Stockport, SK7 1RE.

Members conducted a thorough site visit and considered the impact of the proposed development on the volume of traffic on surrounding roads, accessibility to the site, and parking on the site.

The following comments were made/issues raised:

- Members noted that the highways engineer has recommended refusal due to concerns regarding lack of public transport hindering accessibility and enabling dependence on cars.
- Members enquired as to what the effect of construction will be on surrounding roads. In response, members were advised that this will be addressed in a Construction Management Plan if the application is approved.
- Members commented that whilst the proposed development is for bungalows, the dwellings will be taller than the buildings which are proposed to be demolished and will contain living space in the roof.
- Members commented that there was some scepticism regarding how much the nature of the proposed dwellings would contribute towards housing need in Stockport. In response, members were advised that cumulatively all new housing would contribute towards the housing supply.

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- Members commented that although two parking spaces were proposed for each dwelling by the developer, there would be no reason that they could not own further vehicles and use on-street parking.
- Members enquired as to what would happen to the trees on the land where the development was being proposed. In response, members were advised that trees would be cut down, and none were protected by a Tree Protection Order. However, the hedges and trees on the perimeter would stay, and a proposed wildflower meadow would create a net gain to biodiversity on the proposed development.
- Members enquired as to whether extensions to the dwellings could be stopped. In response, members were advised that committee development rights could be removed for this purpose.
- Members enquired as to whether the roads in and surrounding the proposed development were adopted highways. In response, members were advised some of the roads were and some were not.
- Members enquired as to whether it was possible to put a Traffic Regulation Order in place on Blossoms Lane. In response, members were advised that there would be no requirement to do so as the maximum parking criteria had been met, and that there would be no justification for further highways improvements.

RECOMMENDED – No recommendation was made.

The visit ended at 11:30 am.