

Report of Visiting Team  
Monday 12 August 2024 at 10.00 am

PRESENT

Councillor Mark Jones (Lead Councillor); Councillors Liz Crix, Sue Glithero, Graham Greenhalgh, Micheala Meikle, Wendy Meikle, Mike Newman, David Wilson and Rachel Wise.

**1. DECLARATIONS OF INTEREST**

No declarations of interest were made.

**2. SITE VISIT**

Councillors visited the following sites and made comments and/or recommendations 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. Any recommendations made by the Visiting Team are made without prejudice to the formal consideration of the application by the Committee.

(i) DC083741 - Hatherlow Sunday School, Hatherlow, Romiley, Stockport

Conversion of an existing disused former Church Hall building to form 11 No. apartments, with associated demolition, external alterations and landscaping.

Members conducted a thorough site visit and considered the impact of the proposed development on parking provision on surrounding roads.

The following comments were made/issues raised:

- Members commented that Otterspool Road sees increased traffic congestion at peak times.
- Members enquired as to whether resident concerns regarding the traffic survey had been taken into account. In response, members were advised that two traffic surveys had been undertaken which provided adequate data.
- Members enquired as to whether residents in the proposed development would be reliant on cars. In response, members were advised that the proposed development site was considered accessible by public transport. Additionally, members commented that there was a train station and shops a short walk away.
- Members commented that if there were to be parking on Howard Road which did not involve vehicles parking on the pavement, the road would be significantly narrower.
- Members enquired as to whether the windows to the side of the proposed development would overlook neighbouring properties. In response, members were advised that these windows would be obscurely glazed.

- Members commented most of the properties on surrounding roads had driveways rather than on-road parking provision.
- Members commented that during the site visit they had not seen anything to suggest that the traffic survey was inaccurate.

RECOMMENDED – No recommendation was made

(ii) DC/090964 - 18-37 High Street, Stockport

Proposed partial demolition/conversion of existing buildings, the creation of a residential development (Use Class C3) comprising 45 units, landscaping, highway works and other associated infrastructure.

Members conducted a thorough site visit and considered the impact of the proposed development on parking provision, supply of affordable housing and open space provision.

The following comments were made/issues raised:

- Members commented that there was a reduced need for parking provision in a town centre due to the proximity of public transport and amenities.
- Members enquired as to who owned the parking spaces at the front exterior of the property. In response, members were advised that these spaces were not owned by the applicant but the applicant had proposed two additional disabled parking spaces.
- Members noted that there were no concerns from officers in regard to the proposed development overlooking other residential properties.
- Members enquired as to the provision of open space for the proposed development. In response, members were advised that open space is more difficult to provide in an urbanised area such as a town centre.

RECOMMENDED – No recommendation was made

The visits ended at 11.45 am.