

# Stepping Hill Area Committee

29<sup>th</sup> October 2024

## DEVELOPMENT APPLICATIONS

### Report of the Deputy Chief Executive

**ITEM 1**

DC/089005

**SITE ADDRESS**

32-52 London Road  
Hazel Grove  
Stockport  
SK7 4AH

**PROPOSAL**

Demolition of existing buildings and structures on-site, including former vehicle depot and associated storage buildings (Use Class Sui-Generis/B8), converted residential buildings (Use Class C3), paint shop and offices (Use Class E), and erection of 2no five storey block comprising of 109 no. residential apartments (Use class C3 (a)) with access, parking provision, amenity space, landscaping and associated works.

**INFORMATION**

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants [and those third parties, including residents, who have made representations] have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Article 8 and Protocol 1 Article 1 confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Unitary Development Plan, the Head of Development and Control has concluded that some rights conferred by these Articles on the applicant(s)/objectors/residents and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. He believes that any restriction on these rights posed by approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

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