

PLANNING & HIGHWAYS REGULATION COMMITTEE

Meeting: 14 November 2024
At: 6.00 pm

PRESENT

Councillor Mark Jones (Chair) in the chair; Councillor Rachel Wise (Vice-Chair);
Councillors Anna Charles-Jones, Liz Crix, Dickie Davies, Sue Glithero, Graham
Greenhalgh, Micheala Meikle, Wendy Meikle, Mike Newman, John Taylor and Kerry
Waters.

1. MINUTES

The Minutes (copies of which had been circulated) of the meeting held on 25 September 2024 were approved as a correct record and signed by the Chair.

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.

No declarations of interest were made.

3. URGENT DECISIONS

No urgent decisions were reported.

4. PUBLIC QUESTION TIME

No public questions were submitted.

5. DEVELOPMENT APPLICATIONS

Development applications were 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. The 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 from the Place Directorate upon payment of the Council's reasonable charges).

(i) DC/082052 - Former Hope Mill Site, Water Street, Portwood, Stockport

In respect of plan no. DC/082052 for an outline planning application for the erection of Class E foodstore with some matters reserved except access, layout and scale, with associated car parking, servicing, landscaping and wider site works at the Former Hope Mill Site, Water Street, Portwood, Stockport, it was

RESOLVED – That planning permission be granted subject to:-

(1) the delegation of authority to the Assistant Director of Place Making and Planning (Chief Planning Officer) to negotiate the legal agreement indicated in the report.

(2) the delegation of authority to the Assistant Director of Place Making and Planning (Chief Planning Officer) to issue the outline planning permission and impose conditions to secure (but not exclusively) conditions as detailed in the report.

(3) the imposition of a further condition relating to the undertaking of a review of the layout of the car park with a view to mitigating or preventing conflicts between vehicles servicing the proposed development and the designated child and parent parking bays.

(ii) DC/086406 - Land to the South of Stitch Lane, Heaton Norris

In respect of plan no. DC/086406 for the alteration and conversion of listed engine house to form 2 no. self-contained apartments, erection of Roundhouse to provide an additional 52 no. self-contained apartments (54 apartments total), provision of access, car parking and landscaping and re-location of existing electricity sub-station on land to the south of Stitch Lane, Heaton Norris, it was

RESOLVED – That planning permission be granted subject to conditions detailed in the report, the imposition of a Section 106 agreement and the imposition of a further condition relating to the reconfiguration of the proposed disabled parking bays to assess the suitability of the proposed accessible parking bays.

(iii) DC/089005 - 32-52 London Road, Hazel Grove

In respect of plan no. DC/089005 for the 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 at 32-52 London Road, Hazel Grove, it was

RESOLVED – (1 abstention) (1) That planning permission be granted subject to conditions and the applicant entering into a Section 106 Agreement to secure:-

- £7,500.00 (with RPI indexation) to fund a Traffic Regulation Order (TRO) relating to the provision of / amendments to parking restrictions on Mount Pleasant and John Street;
- a review mechanism/clawback clause in relation to open space contributions and affordable housing.

(2) That a further condition be imposed requiring a review of the proposed arrangements for the layout of the car park with a view to ensuring that the accessible bays were not subject to improper use.

(iv) DC/089342 - The Pyramid Kings Valley, Yew Street, Heaton Mersey

In respect of plan no. DC/089342 for the change of use of existing office building to Buffet Restaurant, Banquet Halls and storage with ancillary offices at The Pyramid Kings Valley, Yew Street, Heaton Mersey, it was

RESOLVED – That planning permission be granted subject to the imposition of (i) a condition requiring a review of the proposed parking arrangements with a view to assessing the suitability of the proposed accessible parking bays, including access to electric vehicle charging points; and (ii) the inclusion of an informative relating to the provision of accessible toilets.

(v) DC/090014 - Land at Grafton Street, Heaton Norris

In respect of plan no. DC/090014 for a full application for residential development (Use Class C3) including all associated work and landscaping on land at Grafton Street, Heaton Norris, it was

RESOVLED – That consideration of this application be deferred pending further investigations into the history of the proposed application site.

6. PLANNING APPEALS, 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 inquiries and informal hearings according to Area Committee.

RESOLVED – That the report be noted.

7. REVIEW OF OUTCOMES TOUR 2024

A representative of the Deputy Chief Executive submitted a report (copies of which had been circulated) detailing the findings of the Review of Outcomes tour undertaken on Friday, 4 October 2024.

RESOLVED – That the report be noted.

The meeting closed at 7.24 pm