

PLANNING & HIGHWAYS REGULATION COMMITTEE

Meeting: 19 December 2024
At: 6.00 pm

PRESENT

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

1. MINUTES

The Minutes (copies of which had been circulated) of the meeting held on 14 November 2024 were approved as a correct record and signed by the Chair.

2. DECLARATIONS OF INTEREST

Councillors and officers were invited to declare any interest 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. SITE VISITS

A representative of the Assistant Director for Legal & Democratic Governance submitted a report (copies of which had been circulated) detailing the recommendations made by the Visiting Team on Monday, 17 December 2024.

RESOLVED – That the report be noted.

6. 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/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

RESOLVED – (11 for, 1 against) That planning permission be granted subject to the imposition of conditions and a Section 106 agreement to secure commuted sums for children's play and formal recreation.

(ii) DC/091344 - Lower Cobden Edge Farm, Whetmorhurst Lane, Mellor, Stockport

In respect of plan no. DC/091344 for the erection of 1 no. detached dwellinghouse with detached garage (Retrospective amendment to planning permission DC075688, to comprise addition of a basement and lowering of approved garage) at Lower Cobden Edge Farm, Whetmorhurst Lane, Mellor, Stockport, it was

RESOLVED – That planning permission be granted.

(iii) DC/091912 - Stables On Land To Rear of Longhurst Lane and Knowle Road, Mellor

In respect of plan no. DC/091912 for the demolition of existing stables and tack room buildings and erection of 1 no. single storey self-build dwellinghouse with associated access, parking and landscaping at Stables on land to rear of Longhurst Lane and Knowle Road, Mellor, it was

RESOLVED – (10 for, 1 against, 1 abstention) That the Head of Planning be authorised to determine the application subject to the applicant entering into a Section 106 Agreement to secure the relevant contribution towards open space.

(iv) DC/092780 - 2 Greenhythe Road, Heald Green, Cheadle

In respect of plan no. DC/092780 for the proposed change of use from dwelling (C3) to a residential care home (C2) to provide accommodation for a maximum of three young people at 2 Greenhythe Road, Heald Green, Cheadle, it was reported that the application should have been the subject of a site visit in advance of the meeting in accordance with the recommendation of the Cheadle Area Committee on 29 October 2024. However, due to an administrative error, this had been omitted from the schedule of sites that were due to be visited on Monday, 17 December 2024.

RESOLVED – That consideration of this application be deferred to the next meeting of the Committee pending the undertaking of a visit by the Visiting Team.

7. 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.

It was reported that since the publication of the agenda, it had been confirmed that an advertisement appeal in respect of 89 Stanley Road, Cheadle Hulme had been dismissed.

An update was requested in relation to the progress of the appeal in respect of the refusal to grant a certificate of lawful development for the use of land as part of a caravan site at Chesters Croft, Cheadle Hulme. In response, it was reported that the council had been involved in a public inquiry going back over 12 months which was then deferred and suspended on three occasions. The final sitting day for the inquiry took place on Wednesday, 11 December 2024 and Council was now awaiting a response from the planning inspector.

RESOLVED – That the report be noted.

The meeting closed at 6.43 pm