

CHEADLE AREA COMMITTEE

Meeting: 28 January 2025

At: 6.00 pm

PRESENT

Councillor Ian Hunter (Chair) in the chair; Councillor Carole McCann (Vice-Chair);
Councillors Anna Charles-Jones, Graham Greenhalgh, Jilly Julian, Huma Khan,
David Meller, Mike Newman and Catherine Stuart.

1. MINUTES

The minutes (copies of which had been circulated) of the meeting held on 3 December 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.

The following interests were declared:

Personal interest

<u>Councillor</u>	<u>Interest</u>
Graham Greenhalgh	Agenda Item 5 (vii) Ward flexibility funding application – Gatley Festival as a stall holder at the previous iteration of the Gatley Festival.

Personal and prejudicial Interest

<u>Councillor</u>	<u>Interest</u>
Jilly Julian	Agenda Item 5 (ix) Ward flexibility funding application – Stockport LGBT+ Centre CIC as a friend of the applicant. Councillor Julian exercised her right to speak as a member of the public to present the application in accordance with section 3.12 of the council's Code of Conduct, and then left the meeting and took no further part in the discussion or vote on the item.

3. URGENT DECISIONS

No urgent decisions were reported.

4. PROGRESS ON AREA COMMITTEE DECISIONS

A representative of the Assistant Director for Governance submitted a report (copies of which had been circulated) updating the Area Committee on progress since the last meeting on decisions taken by the committee and its executive sub committee, and detailing the current position on Ward Flexibility Funding, the Brookfield Park Shiers Family Trust, Delegated Budget and Ward Discretionary Budget. Members received a verbal update from the Democratic Services Officer on the success of projects which had been in receipt of a grant from the Trust:

Friends of Brooklyn Crescent Park

Friends of Brooklyn Crescent Park provided an update on their project to replace railings at the park, which was completed in April 2024. The contractor had also secured a panel of railing adjacent to the main run of railings. It was reported that the result was a huge improvement and had enhanced Brooklyn Crescent Park and improved security so that there was no access to the park once the park had been locked.

All Hallows Church

The accessible toilet refurbishment had now been completed, which had made the toilets much more welcoming. Thank were expressed to Councillors for their support with the project.

RESOLVED – That the report be noted.

5. COMMUNITY ENGAGEMENT

(i) Chair's announcements

The following announcements were made:

- The 'Call for Sites' which had been ongoing since December was reported to close on Sunday 2 February 2025. The Call for Sites was part of the work being undertaken to develop a new Local Plan for Stockport, with the council asking residents to identify land or sites they would like to see either protected or developed for a particular use. A Call for Sites exercise was an opportunity for individuals and organisations to suggest land or buildings within Stockport for development, a change to alternative uses or to protect land or buildings for their existing use. This would help to inform the evidence base, which would underpin the Stockport Local Plan.
- The council was involved in the Government Design Code Pathfinder Programme. One of the key aims of the design code project was to 'reduce opposition to new development, by empowering local communities to set standards that they expect all new development to meet, by winning hearts and minds.' The Stockport Design Code website had been set up and early engagement had commenced and would run until Friday 21 February 2025. Everyone who lived, worked or visited Stockport was invited to take part.

(ii) Public question time

Members of the public were invited to put questions to the Chair on any matters in the powers or duties of the Area Committee, subject to the exclusions set out within the Code of Practice.

Public questions were submitted in relation to the recent flooding incident in Cheadle. It was proposed that these questions be considered as part of the agenda item 5(v) Open Forum – Flooding in the Cheadle Area Committee area.

A written response would be provided to the questioner not in attendance at the meeting.

RESOLVED – That the public questions be considered as part of the agenda item 5(v) Open Forum – Flooding in the Cheadle Area Committee area.

(iii) Neighbourhood policing

The representative of Greater Manchester Police had given apologies for the meeting and a written update on neighbourhood policing matters would be circulated to members by email in due course.

(iv) Petitions

No petitions were submitted

(v) Open forum - Flooding in the Cheadle Area Committee area

The agenda item had been placed on the agenda at the request of the Area Committee.

Jamie Birtles (Assistant Director for Strategic Infrastructure, Stockport Metropolitan Borough Council) was in attendance at the meeting to support the discussion on this item.

The Chair then set out the procedure to support the discussion on the item.

The following comments were made/issues raised:

- On New Years Day 2025, there had been record levels of rainfall which had caused problems across the borough of Stockport. Streets had been mobilised, and focus was given to urgent problem areas and critical infrastructure. Now the focus had shifted to understanding and cataloguing the damage to the public estate, which included but was not limited to, 27 streets and surrounding areas affected, two bridge collapses and 40 public rights of way affected. The council, Environment Agency and United Utilities had varying responsibilities in relation to flood risk management, and there was a huge task ahead for the borough. It was reported that extreme weather events were increasing. The council, as the lead flood risk authority, was currently compiling a Section 19 (investigation) report in relation to this flooding incident.
- The aim of the discussion was to enable contributions from members and members of the public to feed into the investigation work surrounding the incident.

- Members were advised that a site could not be fully flood risk free, and that a 'catchment approach' was in place with the aim of slowing the flow of water into the catchment basin in reducing the impact of flooding.
- It was noted that the gully cleaning operation plan was available on the council's website and gullies were cleaned at least once a year and at the most, three times a year. There was an opportunity to review the plan next year.
- Members of the public were encouraged to pass along the names of affected streets and any other relevant details to be taken away for further investigation.
- A concern was raised as to the size of drains and whether they could be made larger to take in higher quantities of water. It was reported that a gully had not appeared to be filled with debris e.g., leaves, and it was felt that perhaps drainage capacity was the issue. It was reported that the sewage system was between 100 and 150 years old, and that the council and United Utilities would have joint responsibility to increase capacity.
- Concerns were raised in relation to car users driving through water and worsening the problems faced by residents. It was reported that the council had been closing roads as quickly as possible and that it was the responsibility of drivers not to violate these closures. It was noted that some cars stuck in flood water had been written off. Police resource had been focussed on life threatening situations and helping people to evacuate.
- The Environment Agency had responsibility for issuing flood warnings and had been contacted about the need to do this in a timely manner.
- The importance of a multi-agency approach to improve preparedness for flooding events was stressed.
- The list of recommendations arising from the 2019 flood incident, including an outcome against each recommendation, was available and would be circulated to the Area Committee by email.
- Following the 2019 flood incident, council tax had been paused for some properties, however this had not been the case for this flood incident. It was noted that government intervention had enabled the previous freeze on council tax, but government intervention had not been forthcoming this time.
- Concern was raised that the gully at the back of Lavington Avenue had never been cleaned, and that a previous promise of planting trees in providing further protection to properties never came to fruition. It was reported that this gully and wider scheme was being investigated.
- It was asked that the water scheme for Lavington Avenue Footfall Fields be reviewed, as it appeared that water flow had run into the basin as opposed to away from the basin.
- It was asked that drainage grids be checked in terms of maintenance, as it was reported that bricks from inside the grid had come away and were affecting water access. Members of the public were encouraged to report specific concerns to be investigated further. The council, within the resources it had, operated on a risk-based approach and focused on cleaning high-risk areas in the first instance.
- It was asked that guidance on the council's website as to actions residents could take be made quickly accessible.
- As to whether the review could be expedited, it was noted that the officers working on the review were currently assisting with the effects of the flood incident. However, this possibility would be explored.

- Concern was raised as to the issues experienced along the railway station from Heald Green to Gatley and the resultant impact on Borrowdale Avenue. Network Rail would be contacted, and this matter would be investigated further.
- Concerns were raised in relation to the response times for resident support on Alcester Road.
- It was asked that the truth as to the causes of the flooding be shared as soon as practicable, and responsibility taken by the relevant flood risk authority/authorities.
- It was questioned as to whether council and partner funds were being spent on appropriate local matters e.g., flooding preparedness as opposed to cycle lanes. It was reported that the funding for cycle lanes came from a different pot of national government funding.
- Members of the public were urged to report flood incidents in their area, as it was noted that not all issues had been reported to the council.
- Reassurance was given that all contributions would be fed into the investigation.

Thanks were expressed to everyone in attendance at their meeting and their contributions to the investigation.

ADJOURNMENT

At 7.26pm, it was

RESOLVED – That the meeting be adjourned.

The meeting reconvened at 7.33pm.

(vi) Free to charged car parks - Budget 24/25 (Cheadle area)

A representative of the Assistant Director for Governance submitted a report of the Director of Place Management (copies of which had been circulated) which provided an overview of the rationale and criteria being applied to those car parks within the borough that currently operated free of charge.

Jamie Birtles (Assistant Director for Strategic Infrastructure, Stockport Metropolitan Borough Council) attended the meeting to speak to the report and respond to questions from the Area Committee.

The following comments were made/issues raised:

- Members were advised that the scheme sought to bring the car parks in line with existing charged car parks across the borough.
- A comment was raised that local members had previously held reservations as to the introduction of parking charges to Gatley car park. However, it was felt that the introduction of charges in the car park and, consequently, management of the car park by the council, could alleviate the increasing issue of criminality experienced at the car park, as well as reports that a business was operating out of the car park. It was noted that the issue of criminality at the car park had impacted local businesses. It was also felt that the introduction of charges could support local businesses by freeing up spaces for shoppers to Gatley local centre.

RESOLVED – That the report be noted.

(vii) Ward flexibility funding application - Gatley Festival

A representative of Gatley Festival Committee attended the meeting to speak to their application. The application received on behalf of Gatley Festival Committee sought a grant of £900 from the Ward Flexibility Fund (£650 from the Cheadle East & Cheadle Hulme North, £50 from the Cheadle West & Gatley and £200 from the Heald Green ward allocations) towards the cost of insurance required to deliver the Gatley Festival.

It was noted that, given that the festival had not gone ahead last year and that the Gatley Festival Committee had been reconstituted this year, the Area Committee would support the application on this occasion. It was advised that Ward Flexibility Funding sought to provide seed funding to support the activities of local community or voluntary groups, small projects or individuals, rather than funding for recurring events.

RESOLVED – That approval be given to an application received from Gatley Festival Committee for a grant of £900 from the Ward Flexibility Fund (£50 from the Cheadle East & Cheadle Hulme North, £650 from the Cheadle West & Gatley and £200 from the Heald Green ward allocations) towards the cost of insurance required to deliver the Gatley Festival.

(viii) Ward flexibility funding application - Seashell Trust

A representative of Seashell Trust attended the meeting and had submitted an application on behalf Seashell Trust for a grant of £966 from the Ward Flexibility Fund (Heald Green ward allocation) towards the cost of new musical instruments to be used during inclusive music sessions that form part of the CADs Saturday programme. CADs was the Trust's award-winning sports and activities programme for children with complex disabilities in the local area.

It was suggested that the application be deferred to enable the applicant to provide a breakdown of beneficiaries by ward. Members also wished to consider how the application related to the Seashell Trust's application submitted to the Brookfield Park Shiers Family Trust.

RESOLVED – That the application be deferred.

(ix) Ward flexibility funding application - Stockport LGBT+ Centre CIC

A representative of the Assistant Director for Governance submitted an application received on behalf of Stockport LGBT+ Centre CIC for a grant of £1000 from the Ward Flexibility Fund (£47 from Cheadle East & Cheadle Hulme North, £47 from Cheadle West & Gatley and £47 from Heald Green ward allocations) towards the cost of hosting the 'Fabulously Me' event at a central, accessible Stockport location.

RESOLVED - That approval be given to an application received from Stockport LGBT+ Centre CIC for a grant of £1000 from the Ward Flexibility Fund (£47 from Cheadle East & Cheadle Hulme North, £47 from Cheadle West & Gatley and £47 from Heald Green ward

allocations) towards the cost of hosting the 'Fabulously Me' event at a central, accessible Stockport location.

(x) Ward flexibility funding application - 2nd Heald Green Girlguiding

A representative of 2nd Heald Green Girlguiding attended the meeting and had submitted an application on behalf of 2nd Heald Green Girlguiding for Ward Flexibility Funding for a grant of £500 from the Ward Flexibility Fund (£250 from the Cheadle West & Gatley and £250 from the Heald Green ward allocations) towards the cost of hosting the 'Christmas at Brown Lane' event including a winter wonderland, Santa's grotto, Elfridges shopping, ElfBucks café and other fun and games.

RESOLVED – That approval be given to an application received from 2nd Heald Green Girlguiding for Ward Flexibility Funding for a grant of £500 from the Ward Flexibility Fund (£250 from the Cheadle West & Gatley and £250 from the Heald Green ward allocations) towards the cost of hosting the 'Christmas at Brown Lane' event including a winter wonderland, Santa's grotto, Elfridges shopping, ElfBucks café and other fun and games.

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 Director for Place Management 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. 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/087761: Cheadle Heath Works, Stockport Road, Cheadle Heath, Stockport, SK3 0PR

In respect of application DC/087761 for the proposed erection of a new Lidl foodstore (Use Class E) with associated car parking and landscaping at Cheadle Heath Works, Stockport Road, Cheadle Heath, Stockport, SK3 0PR.

Since the agenda's publication, one further representation had been received in objection to the application relating to the site's heritage and existing building as an important piece of local history. The Planning Officer also provided an update to the recommended reason for refusal, which read:

The proposed development, in light of the proposed site layout, building position and the absence of active frontages to the surrounding highway network and the dominative presence of large expanses of car parking, and the scale, form and elevational treatment of the store building, fails to respond to and sit sympathetically within its physical context and respect the positive character of the local area and urban form around

Stockport Road. The proposed site layout and development design fails to provide a suitable quality appearance within the streetscene, inadequate landscaping and fails to establish a strong sense of place. The proposals are therefore considered to be contrary to Policies CS8 'Safeguarding and Improving the Environment' and SIE-1 'Quality Places' of the Core Strategy DPD and the National Planning Policy Framework, having particular regard to the requirement to achieve all three strands of sustainable development set out within Chapter 2 of the Framework and the need to achieve well-designed places set out within Chapter 12.

A member of the public spoke in objection to the application; and

a representative of the applicant spoke in support of the application.

It was then

RESOLVED – That planning permission be refused in light of the proposed site layout, building position and the absence of active frontages to the surrounding highway network and the dominative presence of large expanses of car parking, and the scale, form and elevational treatment of the store building, fails to respond to and sit sympathetically within its physical context and respect the positive character of the local area and urban form around Stockport Road. The proposed site layout and development design fails to provide a suitable quality appearance within the streetscene, inadequate landscaping and fails to establish a strong sense of place. The proposals are therefore considered to be contrary to Policies CS8 'Safeguarding and Improving the Environment' and SIE-1 'Quality Places' of the Core Strategy DPD and the National Planning Policy Framework, having particular regard to the requirement to achieve all three strands of sustainable development set out within Chapter 2 of the Framework and the need to achieve well-designed places set out within Chapter 12.

ADJOURNMENT

At 9.01pm, it was

RESOLVED – That the meeting be adjourned.

The meeting reconvened at 9.11pm.

(ii) DC/093172: Barnes Village Sales Office, 1 Pennington Gardens, Cheadle, SK8 2GN

In respect of application DC/093172 for the proposed retention and change of use of the existing building, for use as an office (Use Class E) at Barnes Village Sales Office, 1 Pennington Gardens, Cheadle, SK8 2GN.

A member of the public spoke in objection to the application; and

the applicant spoke in support of the application.

It was then

RESOLVED – That planning permission be refused for the following reasons:

- (1) The proposed retention of the former sales office building is inappropriate development under Paragraph 154 of the National Planning Policy Framework 2024, and does not meet any of the exceptions set out in Paragraph 154(a-h). The significant harm to the Green Belt by reason of inappropriateness and the other identified harm in respect of office use in an unacceptable location and the impact upon the designated heritage asset are not clearly outweighed by any other considerations. Therefore, the proposal is contrary to Paragraphs 153 and 154 of the National Planning Policy Framework 2024, and Saved UPD Review Policies GBA1.2 and GBA1.7.
- (2) The former sales office building is within a Major Existing Developed Site in the Green Belt not within an Employment Area, the Stockport M60 Gateway or in a Policy Guidance Area, nor within or adjacent to the town centre and district centres. Further, the proposal does conflict with other UDP Policies in respect of Green Belt and the impact upon a designated heritage asset, and therefore its use as an office is contrary to Saved UDP Policy E.1.2, and Core Strategy Policies AS-1, CS7 and AED-2.
- (3) The proposed retention of the former sales office building is not sympathetic to the special significance of the listed building and the character and appearance of the site in terms of its design, siting, scale, and materials, and does not preserve the designated heritage asset. There are no public benefits which outweigh the public disbenefit of the harm to heritage asset. The proposal is therefore contrary to Saved UDP Policy LCR1.1, Core Strategy Policies CS8 and SIE-3, Paragraphs 213 and 215 of the NPPF and S66(1) of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

(iii) DC/088902: Land to the East of Wilmslow Road, Heald Green

In respect of application DC/088902 for the proposed erection of 76 dwellings, together with access, parking, landscaping and drainage, and other associated works at Land To The East Of Wilmslow Road, Heald Green.

A representative of the applicant spoke in support of the application.

It was then

RESOLVED – (1) The Area Committee were minded to recommend that the Planning & Highways Regulation Committee grant planning permission, subject to:

- (a) conditions as per the officer's report;
- (b) the satisfactory completion of a legal agreement; and
- (c) the undertaking of a site visit in light of the Area Committee's concerns relating to the potential impact of access to the site on the existing development and its residents.

7. PROPOSED TRAFFIC REGULATION ORDER – RESIDENTS PERMIT PARKING SCHEME ON CROMER ROAD, CHEADLE

A representative of the Assistant Director for Governance submitted a report of the Director of Place Management (copies of which had been circulated) detailing the findings of a consultation exercise and which sought Cabinet Member approval for the introduction of a Traffic Regulation Order (Residents Permit Parking Scheme) on Cromer Road, Cheadle.

RESOLVED – That the Cabinet Member for Parks, Highways & Transport Services be recommended to approve the legal advertising of the Traffic Regulation Order (Appendix A) on Cromer Road, Cheadle, and that subject to no objections being made within 21 days from the advertisement date, that the order be made (at a cost of £1,300, to be funded from the Cheadle East & Cheadle Hulme North Delegated Budget).

8. PLANNING APPEALS, ENFORCEMENT APPEALS AND NOTICES

A representative of the Assistant Director for Governance submitted a report (copies of which had been circulated) listing any outstanding or recently determined planning appeals and enforcement within the area represented by the Cheadle Area Committee.

RESOLVED – That the report be noted.

9. STOCKPORT CAN SEED FUND APPLICATIONS

A representative of the Assistant Director for Governance submitted a report of the Director of Place Management (copies of which had been circulated) which provided an update on the amount of funding remaining for each ward in the Stockport CAN Seed Fund for the Cheadle area and asked that the Area Committee determine the application for funding.

RESOLVED – That approval be given to an application received by 2nd Heald Green Guiding for a grant of £500 from the Stockport CAN Seed Fund (Heald Green ward allocation) towards their craftivism and upcycling project as part of the guiding programme.

The meeting closed at 10.13 pm