

## **SITE VISITS**

Meeting: 24 March 2025

At: 10.00 am

### PRESENT

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

### **1. DC/091485 - DAIRYGROUND FARM, LYTHAM DRIVE, BRAMHALL, STOCKPORT, SK7 2JX**

Outline planning application for the demolition of existing buildings and structures and the erection of up to 60 dwellings (including 50% affordable housing) with public open space, landscaping and vehicular access point from Lytham Drive. All matters reserved.

Members conducted a thorough site visit and considered the impact of the proposed development on highways use, the impact on housing supply within the borough and loss of employment land.

The following comments were made/issues raised:

- Members noted that there was a 1.77 year housing supply within the borough with a target of a 5 year supply plus 20%.
- Members queried whether the proposed development would see an increase in the number of journeys in vehicles onto the site. In response, members were advised that it was estimated that the number of journeys would be similar but with different volumes at different times, in particular with a higher number at the start and end of the school day. It was noted that the type of vehicles using the highway would change with a likely reduction in commercial vehicles from the site.
- Members commented that the number of journeys would impact the roads of the wider area as well as onto the proposed development site.
- Members commented that solutions such as a walking bus at nearby schools could help alleviate traffic congestion issues.
- Members enquired as to what the effect of the proposed development would be on local wildlife. In response, members were advised that following consultation with an ecologist and an agreement to keep the existing pond, there would be a minimum of 10% biodiversity net gain.
- Members enquired as to whether highway improvements on the proposed development site would be sufficient. In response, members were advised that highway improvements are reasonable and appropriate for the proposed development
- Members enquired as to what weight had been given to the loss of employment land as a result of the proposed development. In response, members were advised that as it was not an allocated employment site it could not be given as much weight when compared to the housing shortage within the borough.
- Members commented that some of the businesses on the site had been there for decades and were not in practice temporary business tenants.

## Site Visits - 24 March 2025

- Members enquired as to what the impact of the proposed development would be on active travel in the area. In response, members were advised that the applicant had proposed improvements to the nearby public right of way as well as to establish a cycle way.
- Members commented that trees surrounded the perimeter of the site and that the impact on openness would be minimal as a result.

RESOLVED – That no recommendation be made.

### **2. DC/093768 - STOCKPORT RUGBY UNION FOOTBALL CLUB TO SOUTH OF JACKSONS LANE HAZEL GROVE STOCKPORT SK7 3AN**

A hybrid planning application comprising:

(a) Application for full planning permission for the provision of an Artificial Grass Pitch (AGP) and extensions and enhancements to the club house; and

(b) Application for outline planning permission for the erection of: - up to 60 new residential homes including 10% all affordable supported housing (Use Class C3);- a residential care facility (Use Class C2), for up to 75 beds; and - an extra care facility (age restricted 55+ years) (Use Class C3) for 70 all affordable units; together with landscaping and open space, with all matters reserved.

Members conducted a thorough site visit and considered the impact of the proposed development on the Green Belt, impact on local residents and drainage.

The following comments were made/issues raised:

- Members commented that the floodlights on the proposed all-weather rugby pitch could increase in use. In response, members were advised that there were no amendments to the proposed floodlights or times that they could be used
- Members enquired as to whether rubber crumb would be used for the all-weather rugby pitch. In response, members were advised that the applicant had proposed artificial grass with no rubber crumb and that concerns surrounding microplastics were not a matter for planning.
- Members enquired as to what assurances could be given that flood risk would be minimised. In response, members were advised that members could be confident that flood risk was low as the proposed development would be in a flood zone 1 which were considered to be the most suitable to build on. No objections to the development have been raised by either the Environment Agency or Local Lead Flood authority.
- Members enquired as to what drainage systems would be in place to mitigate the removal of grass from the area where the all weather grass pitch is proposed. In response, members were advised that water would be collected in a mixture of an attenuation tank and into existing surface water pipes.
- Members enquired as to where the drained water would run to. In response, members were advised that there would be a controlled flow from the attenuation into Ladybrook.
- Members expressed concern that whilst the proposed development may not impact nearby residents directly, it could impact the wider area if Ladybrook were to flood. In response, members were advised that the Environment Agency had not raised any representations regarding flooding and that the site was in a flood zone 1.

## Site Visits - 24 March 2025

- Members requested that more information was made available on the proposed drainage system.
- Members noted that there had been an increase in rugby participation over the last 2 decades, especially among women, and that the clubhouse could not currently meet this demand, particularly in regard to separate changing rooms and hospitality facilities.
- Members enquired as to whether the proposed development would change the status of the site as green belt land. In response, members were advised the granting of planning permission does not remove the site from the Green belt.
- Members enquired as to whether the existing orchard would be replaced in any form. In response, members were advised that there would be a partial replacement as proposed by the applicant, as well as the planting of additional trees.
- Members noted that the proposed development would not be overlooking Happy Valley.

RESOLVED – That no recommendation be made.

The meeting closed at 12.56 pm