

STOCKPORT
METROPOLITAN BOROUGH COUNCIL

Chief Executive's Directorate
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Area Governance

AGENDA

CHEADLE AREA COMMITTEE

Ladybridge Park Residents Club
Edenbridge Road
Cheadle Hulme

Meeting: Tuesday, 22 June 2010
Business: 6.00 pm

1. MINUTES

To approve as a correct record and sign the minutes of the meeting held on 25 May 2010. (Enclosed)

2. DECLARATIONS OF INTEREST

Councillors and officers to declare any interests which they may have in any of the items on the agenda for this meeting.

3. PROGRESS ON AREA COMMITTEE DECISIONS

To consider a report of the Head of Area Governance and Partnerships. (Enclosed)

The report provides an update on progress on decisions taken by the Area Committee since the last meeting and details the current position on area flexibility funding.

The Area Committee is recommended to note the report.

Officer contact: Steve Fox, 0161 474 3206, email: stephen.fox@stockport.gov.uk

4. URGENT DECISIONS

To report any urgent action taken under the Constitution since the last meeting of the Area Committee.

5. COMMUNITY ENGAGEMENT

(i) Chairs Announcements

To receive announcements from the Chair about local community events or issues.

(ii) Neighbourhood Policing

Councillors and members of the public are invited to raise 'Neighbourhood Policing' issues with the local Neighbourhood Policing Team.

(iii) Public Question Time

Members of the public are invited to put questions to the Chair of the Area Committee on any matters within the powers and duties of the Area Committee, subject to the exclusions set out in the Code of Practice. (Questions must be submitted prior to the commencement of the meeting on the cards provided. These are available at the meeting and at local libraries and Information and Advice Centres)

(iv) Environmental and Highway Services

The Area Conditions Officer and Highways Officer will attend the meeting to provide an update on matters raised at the last Area Committee meeting. Councillors and Members of the public are invited to raise issues affecting local environmental quality.

(v) Petitions

To receive petitions from members of the public and community groups.

(vi) Open Forum

In accordance with the Code of Practice, no organisation as indicated that they wish to address the Area Committee as part of the Open Forum arrangements.

(vii) Area Flexibility Funding

To consider applications for Area Flexibility Funding or to receive feedback from organisations who have received funding.

Non-Executive Business**6. DEVELOPMENT APPLICATIONS**

(Enclosed)

The following development application will be considered by the Area Committee:-

i) DC044007 9 Wilmslow Road, Cheadle

Change of use from Class A1 retail to Class A3 restaurant, snack bar and café use.

The Area Committee is recommended to refuse planning permission.

ii) DC044066/DC044125 Outbuildings at Ladybridge Farm, Ladybridge Road, Cheadle Hulme

Conversion and alteration of existing listed curtilage farm buildings to five dwellings.

The Area Committee is recommended to grant planning permission.

iii) [DC044147](#) [17 Oaktree Cottages, Anfield Road, Cheadle Hulme](#)

Single storey rear extension. Alterations of minor nature to boundary wall and pedestrian gate.

The Area Committee is recommended to grant planning permission.

- (a) To consider development applications where members of the public have attended the meeting in order to speak or hear the Committee's deliberations on development applications.
- (b) To consider the remaining development applications.
- (c) To consider consultations (if any) received by the Service Director (Regeneration) on any planning issues relevant to the Cheadle Area.

Officer contact: Rebecca Coley 0161 474 3538, rebecca.coley@stockport.gov.uk

7. APPEAL DECISIONS AND CURRENT PLANNING APPEALS

To consider a report of the Service Director (Legal & Property) (Enclosed)

The report summarises recent appeal decisions and lists current planning appeals in the Cheadle area.

The Area Committee is requested to note the report.

Officer contact: Joy Morton 0161 474 3217, email joy.morton@stockport.gov.uk

8. PLANNING APPEAL STATISTICS 2009/2010

To consider a report of the Service Director (Legal & Property) (Enclosed)

The report sets out appeal statistics for the year 2009/10 for the Cheadle Area Committee area with a comparison with the figures for Stockport as a whole.

The Area Committee is recommended to note the report.

Officer contact: Joy Morton, 0161 474 3219, joy.morton@stockport.gov.uk

Executive Business

9. USE OF COMMUTED SUMS FOR PLAY IN THE CHEADLE AREA COMMITTEE

To consider a report of the Service Director (Communities) (Enclosed)

That Area Committee considers the use of commuted sums for play provision in the Cheadle Committee area and approves the location of the play area where these sums are to be spent.

That Area Committee decide and approve the allocation of the commuted sums described in this report and appendix as follows:

- **The retention of £1397.77 in the fund for future play improvements at Gatley Recreation Ground.**

- **The use of £501.93 towards the new junior play area proposed at Rose Vale.**

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Officer Contact: Vanessa Brook, 0161 474 4446, vanessa.brook@stockport.gov.uk

10. COUNCILLOR LANE – HGV TRAFFIC

This item has been placed on the agenda at the request of the Chair.

11. NOMINATION OF LA SCHOOL GOVERNORS

There are currently no vacancies to consider.

Dates of future meetings to be held at Ladybridge Residents Club, Edenbridge Road, Cheadle Hulme

Tuesday, 20 July 2010

Tuesday, 17 August 2010

Tuesday, 14 September 2010

Tuesday, 12 October 2010

Public Transport Details at Time of Publication

From Albert Road, Cheadle Hulme bus number 157

From Long Lane/Wilmslow Road, Heald Green bus number 130

From Greek Street, Stockport to Stockport Road, Cheadle bus numbers 11 and 371

From Councillor Lane numbers 309 and 310

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A free interpreting service is available if you need help with this information.
Please telephone Stockport Interpreting Unit on 0161 477 9000.
Email: eds.admin@stockport.gov.uk

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請致電 0161 477 9000 史托波特傳譯部。

W przypadku gdybyś potrzebował pomocy odnośnie tej informacji,
dostępne są usługi tłumaczeniowe. Prosimy dzwonić do Interpreting
Unit pod numer 0161 477 9000.

যদি এই খবরগুলি সম্পর্কে আপনার কোন সাহায্য দরকার হয় তবে বিনা খরচে আপনার জন্য দোভাষীর ব্যবস্থা করা হতে
পারে। মেহেরবানী করে স্টকপোর্ট ইন্টারপ্রিটিং ইউনিটে ফোন করুন টেলিফোন নম্বর, 0161 477 9000.

اگر آپ کو ان معلومات کے بارے میں مدد کی ضرورت ہے تو مفت ترجمانی کی سروس دستیاب ہے۔ براہ مہربانی انٹرپرائٹنگ یونٹ کو
0161 477 9000 پر فون کریں۔

خدمات ترجمہ رایگان این اطلاعات در صورت نیاز موجود میباشد. لطفا با شماره تلفن 0161 477 9000 یا
واحد ترجمہ (اینترپرائٹنگ یونٹ) ما تماس بگیرید.

تنوفر خدمت ترجمہ شفویة اذا تطلبت مساعدة في فهم هذا المعلومات. نرجو الاتصال اربن رینیول علی رقم
الهاتف: 0161 477 9000

CHEADLE AREA COMMITTEE

Meeting: 25 May 2010
At: 6.00 pm

PRESENT

Councillors Peter Burns, Sylvia Humphreys, Mick Jones, Pam King, Adrian Nottingham, John Pantall, Paul Porgess, Iain Roberts and June Somekh.

1. ELECTION OF CHAIR

RESOLVED – That Councillor Paul Porgess be elected Chair of the Area Committee for the period until the next Annual Council Meeting.

Councillor Paul Porgess in the Chair

2. APPOINTMENT OF VICE-CHAIR

RESOLVED – That Councillor Pam King be appointed Vice-Chair of the Area Committee for the period until the next Annual Council Meeting.

3. MINUTES

The minutes (copies of which had been circulated) of the meeting held on 20 April 2010 were approved as a correct record and signed by the Chair subject to the deletion of the word 'Park' in minute 5(i) in reference to Abney Hall.

4. DECLARATIONS OF INTEREST

Councillors and officers were invited to declare any interests that they had in any of the items on the agenda.

The following interests were declared:-

Personal and Prejudicial Interests

Councillor

Interest

Peter Burns	Agenda item 7(vii) the Area Funding application relation to Friends of East Avenue as his wife was a member of the group applying for funding. Councillor Burns left the meeting and took no part in the discussion or vote on this item.
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Personal Interests

Councillor

Interest

Peter Burns	Agenda item 11 ' Application for the Use of Outwood Road Playing Field' as his wife was a member of the group who submitted the application.
Sylvia Humphreys	Agenda item 7(vii) the Area Funding application relating to

Iain Roberts

Friends of East Avenue as a friend was a member of the group applying for funding.
Agenda item 7(vii) the Area Funding application relating to Greater Manchester East Scouts as he was a Cub Leader

5. PROGRESS ON AREA COMMITTEE DECISIONS

A representative of the Head of Area 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 Area Committee, the current position on Area Flexibility Funding and the Highway Maintenance and Traffic Management delegated budgets.

RESOLVED – 1) That the report be noted.

2) That the Service Director (Regeneration) be requested to submit a report to a future meeting of the Area Committee providing details of existing Council owned notice boards in the Area Committee area and identifying costs for the erection of further notice boards and highlighting possible sources of funding.

3) That the Service Director (Environment) be requested to confirm the operative date for the traffic regulation orders on the Royal Estate.

6. URGENT DECISIONS

No urgent decisions were reported.

7. COMMUNITY ENGAGEMENT

(i) Chair's Announcements

No announcements were made.

(ii) Neighbourhood Policing

Representatives of Greater Manchester Police attended the meeting to answer questions from Councillors and members of the public in relation to Neighbourhood Policing issues within the Cheadle Area Committee area.

The following issues were raised/issues discussed:-

- South Park Road Estate, Gatley
- William Scholes Park playing field
- Youths congregating on Finney Lane/installation of CCTV
- Anti-social behaviour in Cheadle Village
- The issuing of direction to leave notices
- Kingsway High School
- Anti-social behaviour on Jubilee Park
- Operation Tropical
- Theft of fuel from vehicles on Belmont Road, Gatley

- Playing fields to the rear of Sandringham Road

RESOLVED – That the representatives of Greater Manchester Police be thanked for their attendance.

(iii) Public Question Time

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

One question was submitted in relation to the Old Nurses Home on the Cheadle Royal Hospital site.

The question was answered at the meeting.

RESOLVED - That the response to the question be noted.

(iv) (a) Environmental and Highway Services

Julie Henshall (Area Conditions Officer) and Rod Camblin (Highways Officer) attended the meeting to answer questions from Councillors and members of the public in relation to environmental and highways issues within the Cheadle area.

The following issues were raised/comments made:-

- Fly posting and graffiti (Finney Lane / Wilmslow Road / Stanley Road / Turves Road / M60 Slip Road)
- Mice and rats on the former Tatton cinema site
- Clarification was sought as to whether pigeons were considered to be vermin
- Potholes on Massey Street

RESOLVED – That the Area Conditions and Highways Officers be thanked for their attendance.

(b) Highway Maintenance and Local Initiatives

A representative of the Service Director (Environment) submitted a report (copies of which had been circulated) requesting the Area Committee to consider a proposed scheme to improve street lighting on the link footway between Hawthorn Road and Birch Road.

RESOLVED - That the following be approved at an approximate cost of £1,300 (£650 to be funded via the Highway Maintenance and Traffic Management delegated budget - Cheadle and Gatley ward allocation) -

To install 1no. single head 6 metre galvanized drop down column and lantern inclusive of 70 watt lamp near to the Hawthorn Road end of Birch Road.

(v) Petitions

No petitions were submitted.

(vi) Open Forum

In accordance with the Code of Practice no organisation had indicated that they wished to address the Area Committee as part of the Open Forum arrangements.

(vii) Area Flexibility Funding

(a) Cheadle & Gatley Football Club

A representative of Cheadle & Gatley Football club attended the meeting and answered Councillors questions in relation to the application.

RESOLVED – That the Head of Area Governance be requested to make a grant of £1750 (£1,000 Cheadle & Gatley Ward Allocation, £500.00 Heald Green Ward Allocation and £250.00 Cheadle Hulme North Ward Allocation) to Cheadle & Gatley Football Club for the purchase of football kits.

(b) Friends of East Avenue Park

A representative of the Head of Area Governance reported that the applicant had been unable to attend the meeting.

RESOLVED - That the Head of Area Governance be requested to make a grant of £1000.00 (Heald Green Ward Allocation) to the Friends of East Avenue Park to extend the playground facilities for children under 10yrs.

(c) Benja Fold Guiding

Representatives of Benja Fold Guiding attended the meeting and answered Councillors questions in relation to the application.

RESOLVED - That the Head of Area Governance be requested to make a grant of £500.00 (Cheadle Hulme North Ward Allocation) to Benja Fold Guiding for funding towards a new floor.

(d) Chruches Together - Bramhall & Woodford

RESOLVED - That in view of the grant previously given to the group by Bramhall and Cheadle Hulme South Area Committee, the Head of Area Governance be requested to write to the applicant asking them if they still wish to proceed with their application.

(e) Ash, Acorn and Chestnut Avenue Residents' Association

A representative of the Ash, Acorn and Chestnut Residents' Association attended the meeting and answered Councillors questions in relation to the application.

RESOLVED - That the Head of Area Governance be requested to make a grant of £64.99 (Cheadle & Gatley Ward Allocation) to the Ash, Acorn and Chestnut

Resident's Association in order to purchase a printer.

(f) Greater Manchester East Scouts

A representative of Greater Manchester East Scouts attended the meeting and answered Councillors questions in relation to the application.

RESOLVED - (1) That the Head of Area Governance be requested to inform the applicant of alternative, more suitable sources of funding which the group can apply to.

(2) That the Head of Area Governance be requested to amend the application form to read " Ward Flexibility Funding" as opposed to "Area Flexibility Funding."

(3) That the Head of Area Governance and the Executive Councillor (Communities) be requested to provide an update in respect to the creation of a Borough Wide fund which groups can apply to for funding.

(g) Friends of Hall Street Green

A representative of the Friends of Hall Street Green attended the meeting and answered questions in relation to the application.

RESOLVED - That the Head of Area Governance be requested to make a grant of £1000.00 (Cheadle & Gatley Ward Allocation) to the Friends of Hall Street Green towards general improvements in the area.

8. DEVELOPMENT APPLICATIONS

A development application was 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 Corporate Director, Communities, Regeneration & Environment 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 Communities, Regeneration & Environment Directorate upon payment of the Council's reasonable charges).

A representative of the Head of Area Governance outlined the procedure approved by the Council for public speaking on planning applications.

In respect of plan no. 43304 for minor alterations to the existing building, including the installation of one new door to the rear elevation in place of an existing window, two new roof lights, alterations to the car park layout to provide a disable parking space, provision of bin storage area and associated landscaping at the former Unitarian Church, Stockport Road, Cheadle,

A member of the public spoke against the application and a representative of the applicant spoke in support of the application.

It was then

RESOLVED – That planning permission be granted.

9. APPEAL DECISIONS AND CURRENT PLANNING APPEALS

A representative of the Head of Area Governance submitted a report of the Service Director (Legal & Property) (copies of which had been circulated) listing any outstanding or recently determined planning appeals within the area represented by Cheadle Area Committee.

RESOLVED – That the report be noted.

10. OBSTRUCTIONS ON THE HIGHWAY - OFFENCE AND PENALTIES

A representative of the Head of Area Governance submitted a report (copies of which had been circulated) of the Service Director (Legal & Property) summarising the Council's duty as highway authority in respect of obstructions on the highway and details the various offences of obstruction and the associated penalties. The report also detailed certain exemptions in respect of, for example, street cafes.

RESOLVED – That the report be noted and the Service Director (Legal & Property) be requested to inform Councillors who they should contact to deal with obstructions on the Highway which they encounter or receive complaints about.

11. APPLICATION FOR USE OF PARKS

(a) Outwood Road Playing Fields - 26 June 2010

A representative of the Head of Area Governance submitted a report of the Service Director (Communities) detailing an application received from Heald Green Community Festival requesting permission to hold a Community Festival at Outwood Road playing fields on 26 June 2010.

RESOLVED - That the application to use Outwood Road playing fields on 26 June 2010 for a Community Festival be approved.

(b) William Scholes Playing Fields and Gatley Recreation Ground. - 26 June - 4 July 2010

A representative of the Head of Area Governance submitted a report of the Service Director (Communities) detailing an application received from Gatley Festival Committee requesting permission to hold the village festival at William Scholes Playing Fields and Gatley Recreation Ground 26 June - 4 July 2010.

RESOLVED - That the application to use William Scholes Playing Fields and Gatley Recreation Ground to hold the Gatley Festival 26 June - 4 July be approved.

12. HIGHWAYS AND TRAFFIC WARD SPOKESPERSON

RESOLVED – That the following Councillors be nominated as spokespersons with whom the Service Director (Environment) should undertake consultations prior to reports being considered by the Area Committee on highway and traffic issues:

Cheadle & Gatley – Councillor Pam King
Cheadle Hulme North – Councillor Paul Porgess
Heald Green - Councillor Peter Burns

13. NOMINATION OF LA SCHOOL GOVERNORS

There were no vacancies to consider.

The meeting closed at 8.28 pm

CHEADLE AREA COMMITTEE

Date: 22 June 2010

PROGRESS ON AREA COMMITTEE DECISIONSReport of the Head of Area Governance

DATE/ MINUTE NO.	SUBJECT	SUMMARY OF DECISION	PROGRESS	OFFICER RESPONSIBLE
20 April 2010 Minute 4	Community Engagement Environmental Services	- That the Area Conditions officer be requested to submit a report to the next meeting of the Area Committee explaining the relationship which exists and the communication between the Council and external companies such as British Telecom, Virgin and Network Rail in respect to the removal of graffiti on street furniture.	The Area Conditions Officer will provide an update at the meeting.	Julie Henshall
25 May 2010 Minute 5	Progress on Area Committee Decisions	That the Service Director (Regeneration) be requested to submit a report to a future meeting of the Area Committee providing details of existing Council owned notice boards in the Area Committee area and identifying costs for the erection of further notice boards and highlighting possible sources of funding.	This matter has been referred to the Service Director (Regeneration) for consideration.	Brian Nash

AGENDA ITEM 3

AREA FLEXIBILITY FUNDING

The remaining amounts available to be spent in 2010/11 are as follows:-

Cheadle and Gatley**Cheadle Hulme North****Heald Green**

Manchester Marauders - Mar 10	£100.00		Manchester Marauders - Mar 10	£100.00		Finney Lane, Heald Green - Mar 10	£6749.74
Gatley Festival Committee - April 10	£1200.00		Cheadle & Gatley Football Club - May 2010	£250.00		Cheadle & Gatley Football Club - May 2010	£500.00
Cheadle & Gatley Football Club - May 2010	£1000.00		Benja Fold Guiding - May 2010	£500.00		Friends of East Avenue Park - May 2010	£1000.00
Ash, Acorn and Chestnut Resident's Association - May 2010	£64.99						
Friends of Hall Street Green - May 2010	£1000.00						
Remaining	£638.68		Remaining	£6046.63		Remaining	£4074.89

Background Papers

Minutes of the Cheadle Area Committee
Cheadle Area Committee 'Progress on Area Committee Decisions' reports

Anyone wanting further information please contact Steve Fox on 474 3206.

Appendix A - Resume Of Issues Progress Report – Cheadle

SCHEME	CALLED IN? Y/N	WITH TRAFFIC SERVICES	WITH LEGAL	ON ADVERT	OBJECTIONS? Y/N	AWAITING OPS. DATE	OPERATIVE DATE	COMMENTS
Councillor Lane Crossings AM		✓						Service Director (Transportation & Planning) be requested to submit a report to a future meeting of the Area Committee detailing proposals to improve crossing facilities on Councillor Lane, Cheadle. The existing Pelican Crossing at the junction of Councillor Lane / Tarvin Road will be upgraded to a Puffin or Toucan Crossing as part of the UTC programme in 2010.
Brookhead Drive		✓						Service Director (Transportation & Planning) be requested to amend the report in reference to Councillor Lane by deleting St David's Road and replacing it with Brookhead Drive.
Royal Estate (Grange Ave, Buckingham Rd, Queens Rd, Victoria Ave) TMc GP							✓	The Service Director (Transportation and Planning) has identified funding from this years Capital allocation and to take full advantage of this money the Chair and Executive Councillor (Transportation) have agreed under "Urgent Action taken under the Constitution" to advertise a proposal to implement a 20mph speed limit of roads within Cheadle and Cheadle Hulme North Wards as part of the Safer Routes to School initiative. Area Committee over-ruled the objections to this proposal and an operative date has been requested. Scheme now Operative
Gatley Village Local centre		✓						Service Director (Transportation & Planning) with a view to the undertaking of a review of the current access arrangements to Gatley Village Local Centre, including both public transport arrangements and vehicular access. Proposals will be discussed with Ward Councillors prior to consultation. Discussions with Councillors taken place, consultation documents to be drafted up shortly
Ashfield Road, Cheadle		✓			Y	✓		Service Director (Transportation & Planning) detailed proposals for the introduction of No Waiting at Any Time restrictions; to rationalise the on-

TMc							street parking on Ashfield Road, Cheadle and to inform the Committee about the options for adopting Ashfield Road (part) and the implications. Site notices to be erected from the 30 th September 2009. Notices have come down today 22/10/09 at end of objection period. 1 objection received. Works order due to be placed, site visits have been made, however problems are needed to be rectified before lines can be implemented such as carriage way surfacing of some sections and clearing of Japanese knotweed. Awaiting costs for removal and make up of road Japanese knotweed cannot be removed by the council only specialists company and will cost hundreds. Awaiting new plans regarding adoption.
Wilmslow Road AM			✓				Service Director (Transportation & Planning) be requested to investigate possible extension of the yellow line on Wilmslow Road to include a section from the Warren Avenue junction with Wilmslow Road up towards Broadway. With Legal to advertise
Daisybank Lane, Heald Green TMc		✓					Petition submitted to AC for the implementation of parking restrictions on Daisybank Lane. Questionnaires have been delivered and conflict studies commenced. To be reported to Ward Spokes awaiting reply from resident. Awaiting discussion with new spokes person
Hall Street Area, Cheadle		✓					Request for residents permit parking in the Hall Street area of Cheadle. Petition referred to the Service Director (Transportation & Planning) for consideration. Permit parking information to be sent out
BIRD HALL LANE/EDGELEY ROAD JUNCTION AND BIRD HALL LANE – CHEADLE HEATH – ROUNDABOUT JUNCTION ALTERATIONS AND IMPROVEMENTS FOR PEDESTRIANS AND CYCLISTS MC		✓					Construction works in respect of the scheme for the roundabout junction at Bird Hall Lane/Edgeley Road are nearing completion. Additional works to improve facilities for pedestrians and cyclists along the Bird Hall Lane corridor are now underway.

STOCKPORT TO MANCHESTER AIRPORT CYCLE ROUTE – PROPOSED 20 MPH LIMIT (EXTENSION) SOUTH OF BROWN LANE VICINITY, HEALD GREEN AM			✓					Service Director (Environment) seeking approval to formally advertise the proposed 20mph speed limits in the vicinity south of Brown Lane, Heald Green. With democratic services. With Legal to advertise
Wilmslow Road, Grange Park Road, Schools Hill, Daylesford Crescent AM			✓					Service Director (Environment) outlining proposals to introduce waiting restrictions along certain lengths of Wilmslow Road, Grange Park Road, Schools Hill and Daylesford Crescent, Cheadle. Executive Councillor (Transportation) be recommended to approve the proposal to proceed with the formal advertisement and notices. With Legal to advertise

Highway Maintenance & Traffic Management Delegated Budget 2010/11 (Please note these figures are currently and approximate estimation)

Cheadle and Gatley – 26.5k
 Cheadle Hulme North – 32k
 Heald Green – 24k

Schemes approved since April 1st 2010

Cheadle & Gatley Ward	Cheadle Hulme North Ward	Heald Green Ward
Hawthorn Road - May 2010 - £650.00		
Remaining: £25,850.00		

DEVELOPMENT APPLICATIONS

Report of the Corporate Director

To Consider the Following Development Applications

Item 1. DC044007 9 Wilmslow Road Cheadle

Item 2. DC044066/DC044125 Outbuildings at Ladybridge Farm, Ladybridge Road

Item 3. DC044125 Outbuildings at Ladybridge Farm, Ladybridge Road
Listed Building Consent

Item 4. DC004147 17 Oaktree Cottages, Anfield Road, Cheadle Hulme

INFORMATION

These applications need to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants [and those third parties, including local 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.

ITEM 1

Application Reference: DC/044007

Proposal: Change of use from class A1 retail to class A3 restaurant,snack bar and cafe use.

Type of Application: Full Planning Permission

Registration Date: 02/03/2010

Expiry Date: 27/04/2010

Responsible Officer: Ray Dickins

Applicant: Mr Paul Ross

Agent :

Location: 9 WILMSLOW ROAD, CHEADLE, STOCKPORT, CHEADLE, SK8 1DW

COMMITTEE STATUS

Area Committee. Called up by Councillor Iain Roberts

DESCRIPTION OF DEVELOPMENT

Proposal relates to a change of use from a shop (Use Class A3) to a restaurant, snack bar and cafe (Use Class A3)

It is understood that the applicant has submitted the application in order to market the unit for an alternative use. There are no other details in respect of hours of use, layout or external alterations.

The estate agent has verbally confirmed that the premises have been on the market since November 2009 and there has been little or no interest from other parties.

SITE AND SURROUNDINGS

The premises are currently a jewelers shop with storage above. It fronts Wilmslow Road close the junction with High Street. To one side (north) is a hair salon, to the other (south) Tesco Express. To the rear is backs onto a service yard but there is no rear access. The frontage is approximately 4.0 metres.

POLICY BACKGROUND

The site lies within the Primary frontage of the Cheadle District Shopping Centre. It also falls within the boundaries of the Cheadle Village Conservation Area. Relevant UDP Policy:

SE1.1 Control of Food and Drink Outlets
PSD2.2 Service Uses in the Town Centre, District and Large Local Centres.
HC1 Conservation Areas
HC1.4 New Uses for Buildings in Conservation Areas.

PLANNING HISTORY

None relevant

NEIGHBOURS VIEWS

Responses have been received from the occupier of 7 Wilmslow Road and the occupier of no 9, itself, who leases the premises off the applicant. The occupier of 7 objects to the proposal on the grounds that there are sufficient eating establishments in the area and the loss of another A1 Use would have a detrimental effect on the pleasantness of the area as well as affect the vitality and viability of the Centre. The occupier of no 9 indicates that the premises have been a jewelers for over 70 years and he has occupied the unit since 1991. He refers to the fact he has noticed the gradual loss of the wide variety of shops and increase in number food outlets which he considers affects the potential for new businesses to invest in Cheadle. He also refers to the rubbish and half eaten food that tends to be left around the streets.

The neighbour consultation period expired on 2nd April 2010

CONSULTEE RESPONSES

Highway Engineer:

' The property is located within a District Centre and is compatible with other uses within the Centre. The proposed A3 Use is likely to draw trade from persons already within the vicinity during the daytime whereas during the evening there is parking conveniently available for the longer stay parking demand normally associated with a restaurant use. Servicing demands are likely to be similar to that for a retail use and should not cause material highway concerns. Therefore no objections raised'.

Conservation Officer:

Has verbally indicated no objection but in the event of an approval, requests an informative be imposed to require details of any external alterations be submitted.

Planning Policy, Retail Advisor:

'9 Wilmslow Rd lies within the Primary shopping frontage of the District Centre. Survey data by the District Centre team between September and December 2009 Tesco moved into 11a next door which was the former vacant Somerfield, indicates that it will have probably strengthened the retail function and footfall in the centre.

UDP Review Policy PSD2.2 (Service Uses in the Town Centre, District and Large Local Centres):

Criterion (i) Less than 80% of the frontage is in A1 use which would be eroded further were No 9 Wilmslow Rd to change use to A3 use, contrary to this criterion

Criterion (ii) Proposal results in 3.6 metres of continuous non Ad Use use frontage, consistent with this criterion.

Criterion (iii) A1 units are located on both sides of the property, therefore the proposal is consistent with this criterion

Given the proposal fails PSD2.2 criterion (i) and there may be a reasonable prospect of attracting retailers to the site, it would be desirable for the applicant to submit marketing information to demonstrate whether there has been a lack of interest in the site for occupation by other Ad users over the last 12 months. (The site has however only been on the market since November)

ANALYSIS

In terms of Policy PSD2.2 Service Uses in the Town Centre, District, and Large Local Centres this indicates that in the Primary Shopfront, proposals for a change of use of a retail unit will be permitted in the following circumstances:

- i. The percentage of retail uses does not fall below 80% of the total block frontage length.
- ii. The length of continuous non retail frontage does not exceed 12 metres.
- iii. There would be no more than two adjacent units in non retail use.

Taking each in turn, the application can be assessed as follows:

- i. From information previously submitted in dealing with a change of use to A3 at 71 The High Street, the Council's Retail Policy Officer indicated that if implemented it would take the retail percentage to 70.6% which is clearly below the 80% threshold. This use has been implemented, therefore granting an another non retail use would further erode the figure.
- ii. As there are retail uses either side and the unit has a narrow frontage it would not result in a continuous non retail frontage exceeding 12 metres.
- iii. With Tesco Express to one side and hair salon to the other, it would not result in more than two adjacent units being in non retail use

Thus, it complies with criteria's ii and iii. but fails to comply with criteria i.

Therefore, there is a reason for refusal but the question is whether there any mitigating circumstances that override this reason in terms of the overall impact on the vitality and viability of the Centre. The agent has indicated that there is a board on site but this attracted little or no interest.

In terms of Policy SE1.1 Control of Food and Drink Outlets, this indicates that in considering proposals for A3 Uses, the Council will have regard to;

- i. Highway safety and capacity.
- ii. Car parking.
- iii. Impact on Residential amenity by reason of noise, litter and nuisance.
- iv. Hours of Use

Taking each in turn the application can be assessed as follows:

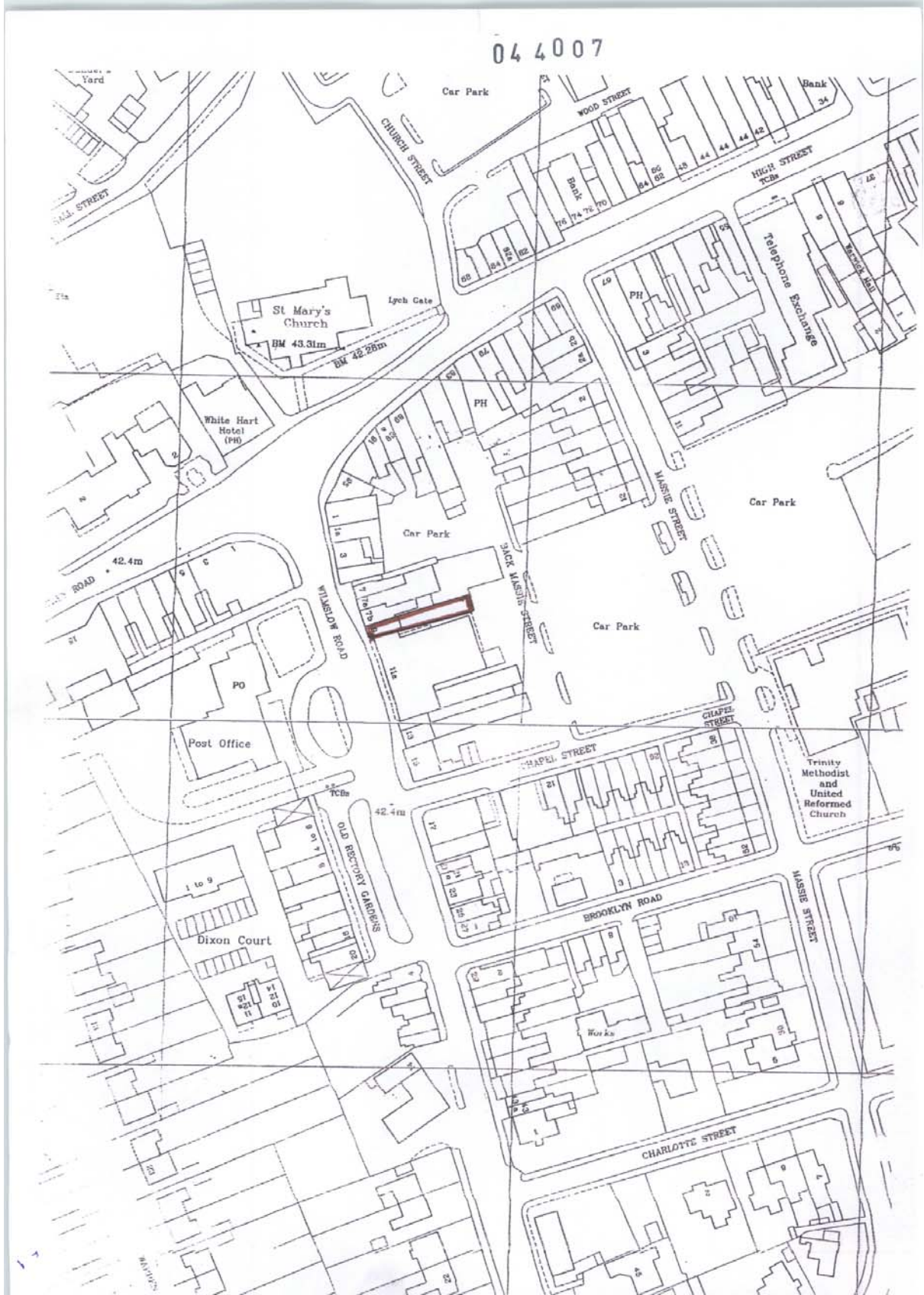
- i. The Highway Engineer offers no objection in terms of highway safety and capacity.
- ii. There are parking facilities available within the Centre
- iii. The area is commercial in and there are no residential flats or properties close by. If Committee are mindful to grant consent, a condition can be imposed to cover refuse storage and the need to provide adequate extraction/ventilation equipment.
- iv. The applicant has not indicated any specific hours and if Committee are mindful to grant consent appropriate hours can be imposed by way of condition.

In terms of Policies HC1 'Conservation Areas and HC1.4 'New Uses For Buildings in Conservation Areas', there is no overall objection, but any approval would be subject to the need to provide further details of any external alterations/ plant.

Conclusion

On balance an A3 Use would fail to comply the Council's aim to retain at least 80% retail in the Primary Frontage and unless Committee consider there to be mitigating circumstances the application should be refused for this reason.

Recommended Decision: Refuse



Item2

Application Reference: DC/044066/DC044125

Proposal: Conversion of alteration of existing listed curtilage farm building to five dwellings

Type of Application: Full Planning Permission

Registration Date: 10/03/2010

Expiry Date: 05/05/2010

Responsible Officer: Ray Dickins

Applicant: A Leather, SC Leather, MD Leather & JE Breeze

Agent : John Carter Architect

Location: OUTBUILDINGS AT LADYBRIDGE FARM, LADYBRIDGE ROAD, CHEADLE HULME, STOCKPORT, SK8 5NZ

COMMITTEE STATUS

Area Committee. 4 letters of objection/Called up by Councillor Porgess

DESCRIPTION OF DEVELOPMENT

The proposal relates to a renewal of app DC016994 granted on 1/2/2005. It must also be read in conjunction with app DC044125 an application for Listed Building Consent which is a renewal of DC016996 also granted on 1/2/2005

This report covers both applications and reflects the Committee report associated with applications DC016994 and DC016996 but updated to take into account the responses of local residents and changes to UDP policies.

The application seeks consent for the conversion of a group of listed farm buildings. It is proposed to convert the existing stables to three 4 bedroom dwellings and convert the dutch barn to two 2 bedroom dwellings. Each dwelling would have a small private garden together with separate parking provision for each plot. Integral garages would be provided for Plots 1 and 3, and plot 2 would have two parking spaces reserved within the courtyard.

The proposed access is via the existing access from Ladybridge Road and to accommodate widening, an existing external staircase on the north west elevation of the stables would be demolished. The owner/occupier of Ladybridge farm which lies adjacent to the site would continue to share the site access from Ladybridge Road.

The scheme also involves the demolition of the unsightly lean to structures currently attached to the Dutch barn and the demolition of a small three garage colony.

SITE AND SURROUNDINGS

The site comprises a group of farm buildings , all of which are Grade II Listed lying within the Ladybrook Valley. To the west lies the Ladybridge Farm house dating from 1764 which is outside the application site. Land to the north and north east is open fields which gently slope down the Ladybrook. Beyond the site to the north west lie residential properties of Crossefield Road. An orchard lies to the north of the Ladybridge farm house which belongs to the farmhouse, but lies outside the application site.

The L - shaped buildings are presently used as stables, with a single storey lean to element at the northern end. They are two storey in scale and are of brick construction with slate tiled roof. An external staircase is attached to the western facing gable close to the access from Ladybridge Road. To the north west of the stables lies the dutch barn also of brick construction, the elevations of which are semi open with several unattractive lean to additions providing stable accommodation. Between these structures are three timber garages which are accessed from the existing courtyard.

A small coral for horses lies adjacent to the dutch barn and an open manure store sits adjacent to the stable and field close to the Ladybridge Road frontage.

POLICY BACKGROUND

UDP Designation. Predominantly Residential. Relevant UDP policies:

CDH1 Control of Development in Predominantly Residential Areas.

CDH1.1 New Residential Development in Predominantly Residential Areas

NE1.6 Species Protection

HC2 Listed Buildings

HC2.1 Development affecting Listed Buildings

HC2.3 New Uses For Listed Buildings

LCR1 Landscape, Countryside and River Valleys

LCR1.1 Landscape Character Areas.

TD1.4 Parking in Developments

ST2.3 Road User Hierarchy

TD1.6 Accessibility and the Design of Development

DCD1.1 Design Principles

L1.3 Recreation and Amenity Space in New Developments.

Supplementary Planning Guidance on Design of New Development and Space Around Dwellings.

RELEVANT HISTORY

J70891: Detached garage and new vehicular access. Granted 18th Nov 1998

DC006918: Demolition of existing buildings and erection of 7 no. dwellings (Outline Application) Withdrawn 4th March 2002

DC006991: Erection of 1 no. dwelling (Outline Application) Withdrawn 4th March 2002

DC006992: Erection of 1 no. dwelling (Outline Application) Withdrawn 4th March 2002

DC006999: Demolition of existing building and erection of 7 no. dwellings (Listed Building Consent) Withdrawn 5th March 2002

DC007001: Erection of 1 no. dwelling (Listed Building Consent) Withdrawn 4th March 2002

DC007003: Erection of 1 no. dwelling (Listed Building Consent) Withdrawn 4th March 2002

DC011266: Conversion of existing buildings and demolition/new build to form 6 dwellings and 3 flats with associated works. Withdrawn 4th June 2003

DC011291: Demolition and alterations to existing farm buildings, prior to redevelopment (Listed Building Consent) Withdrawn 12th June 2003

DC014354 and DC014355: Renovation and conversion of stables to three dwellings; demolition of lean to structures and conversion of dutch barn to two dwellings

The applications were withdrawn by the applicant prior to Planning and Highways Committee on 22nd July 2004 due to the applicant's option on the site expiring.

DC016994: Renovation and Conversion of Stables to three dwellings and conversion of barn to two dwellings
Granted 1st Feb 2005

DC016996: Listed Building Consent related to above.
Granted 1st Feb 2005

NEIGHBOUR'S VIEWS

Occupiers of 17 properties along Crossefield Road, Ladybridge Road and Twining Brook Road have been notified and the application has also been advertised in the newspaper and by way of a Public Site Notice.

5 objections have been received which raise the following concerns:

- i. Adverse visual impact, particularly as it is a gateway site and adverse impact on the character of the Listed Buildings.
- ii. It results in building on one of the few remaining 'green' areas.
- iii. Existing access poor and poses a problem of Highway safety.
- iv. It would increase congestion and noise.
- v. Impact on the privacy of residents of houses fronting Crossefield Road.
- vi. Impact on wildlife, unless measures are taken to prevent development taking place during nesting season.

CONSULTEE RESPONSES

Highway Engineer:

The application is for renewal of permission DC016994. No highway objections are raised, conditions will be required in accordance with approval DC016994 albeit for condition 13 which relates to provision of a pedestrian refuge which has been installed by the Council.

Previously, he had indicated that;

'The applications were originally for 6 residential units later reduced to the 5 properties. Access is to be taken from the existing access point off Ladybridge Road which will also serve the adjacent farmhouse property. The access will be improved in width by demolition of an external staircase attached to one of the barn buildings. Visibility in a northerly direction is available for 90m measured to the centreline, the splay will be protected and any overtaking discouraged by installing a pedestrian refuge in Ladybridge Road. To the south the sightline is acceptable.

In traffic terms, the proposal is not intensive and may be less than the existing farm use and although the access is slightly restrictive it is not considered unsafe and is an improvement from the existing use. Adequate parking and turning facilities are proposed within the overall curtilage and no highway objections are raised'.

Conservation Officer:

No objections subject to the imposition of the same conditions as imposed on the previous applications.

GM Ecology Unit;

Have previously indicated that they had received a copy of the Bat Report for the buildings and tress impacted by the redevelopment of Ladybridge Farm and are satisfied that reasonable effort has been undertaken to assess the site's potential for roosting bats and that no conclusive evidence of roosting was found.

Nesting swallows were observed in the open barn. They recommend that the works are timed so as to avoid disturbing this species during the nesting season (March - July inclusive). All species of birds are protected whilst nesting under the Wildlife and Countryside Act 1981.

Environment Team;

Previously indicated no observations.

GM Police (Architectural Liaison Unit).

Previously indicated no overall objections but suggested some points concerning making gardens private to prevent escape routes for criminals.

ANALYSIS

i. As the proposal is identical to the one previously granted both planning permission and Listed Building Consent and material factors for consideration remain the same, the analysis of the scheme is as before and is included to inform members of the issues. By way of background, the application originally included for the conversion of the stables into three dwellings and the Dutch Barn into three flats. The Conservation Officer raised strong objections to the Dutch Barn proposal as the applicant planned to rebuild the unsightly lean to structures which detract from the appearance of the Dutch Barn, harming its historical character. In addition, the highway engineer raised objection on highway safety grounds given the number of units (including the Ladybridge farmhouse) which would require use of the current access to Ladybridge Road. The applicant subsequently amended the application by deleting the lean to structures and reducing the number of units proposed to the Dutch barn conversion from three to two, and proposed houses instead of flats.

ii. The scheme should be assessed in terms of its ability to retain the historical character of this Listed group of farm buildings in terms of policies HC2, HC2.1 and HC2.3; highway safety and parking in terms of policies DCD1.1, ST2.1 and TD1.1; impact on the Ladybrook Valley in terms of policies LCR and LCR1.1; any likely harm to protected species in terms of NE1.6 and general development control space standards in terms of Supplementary Planning Guidance.

Historical character

The proposed conversion is considered to accord with UDP policies HC2, HC2.1 and HC2.3. The overall character would be preserved, and in the case of the Dutch Barn would actually be improved as the unsightly lean to structures would be demolished to reveal the detached structure as it was originally built. The open sides of the building would be enclosed with glazing installed to provide light to the habitable rooms. The stables conversion would involve the demolition of the external staircase to improve the access/egress on to Ladybridge Road. The Conservation officer considers this would not detract overall from the appearance of the stables building not harm its special character. The external

works to the buildings include for retaining existing openings as well as inserting some new ones to but on balance so as not to detract from its visual character overall.

The proposed garden areas would be bounded by both existing hedgerows and augmented by additional planting. The Conservation Officer has specified the use of Cheshire Railings to the Ladybridge Road frontage and to the open fields to the north east, which is a characteristic feature.

Space standards

The proposed development will satisfy the privacy and overlooking standards set out in supplementary Planning Guidance. There would not be any impact on privacy to the occupiers of Ladybridge Farmhouse given its orientation, and by virtue of its blank gable facing the stables. Whilst the garden sizes are small, given the open aspects to the fields around the site, which lie within the Green Belt, it is considered this would mitigate for the substandard garden sizes. Furthermore, the proposal is for conversion, and in order to retain the character of the group of buildings in their historical setting, the small garden sizes are accepted.

Impact on Ladybrook Valley

The proposed development is not considered to have a material impact that would be harmful to the character of the Ladybrook Valley. The buildings subject of this application are to be converted and their curtilage will not encroach in to the fields within green belt land to the north east. The car parking provision will be contained within the courtyard area and the garden area would be screened by hedging. Should approval be forthcoming, it is proposed to remove permitted development rights for outbuilding such as sheds and greenhouses to ensure a reasonable element of control in the interests of visual amenity and the character of the listed buildings. Overall the proposal would accord with UDP policies LCR1 and LCR1.1.

Protected Species

The GM Ecology Unit have previously confirmed that there is no evidence to suggest that there are roosting bats within the buildings subject of this application. Consequently the proposal will accord with UDP policy NE1.6.

Highway safety

The proposal in its amended form has overcome the highway engineers objections to the number of units requiring the use of the site access and satisfactory car parking provision will be accommodated within the scheme, which would accord with UDP policies DCD1.1 ST2.1 and TD1.1

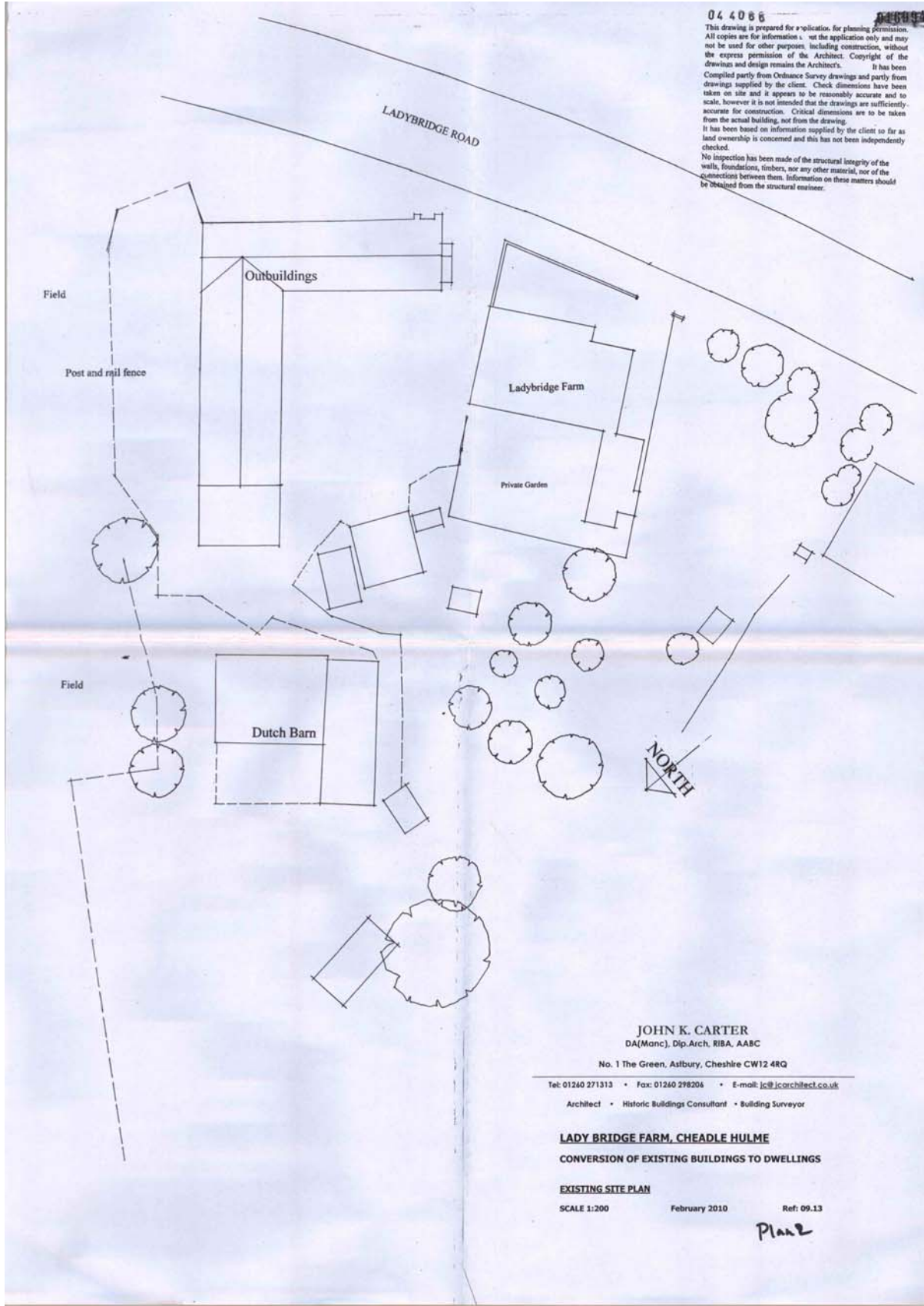
Conclusion

This scheme is considered to be an acceptable conversion scheme that would not harm the historic character of this group of listed farm buildings, and a scheme which meets the requirements of UDP policy. Structural Survey

The previous application been accompanied by a full structural survey of the buildings. This indicates that certain elements of the building will require remedial works, subject to the imposition of conditions requiring the inspection of works and the agreement of materials, it is considered that the applicant has demonstrated that the buildings are capable of conversion, whilst retaining the historical character of the complex of buildings.

Recommended Decision: Grant





04 4086

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Architect • Historic Buildings Consultant • Building Surveyor

LADY BRIDGE FARM, CHEADLE HULME
CONVERSION OF EXISTING BUILDINGS TO DWELLINGS

EXISTING SITE PLAN

SCALE 1:200

February 2010

Ref: 09.13

Plan 2

04 4066

GROUND FLOOR PLAN

FIRST FLOOR PLAN

GROUND FLOOR PLAN (Detailed)

FIRST FLOOR PLAN (Detailed)

SOUTH WEST ELEVATION

NORTH EAST ELEVATION

NORTH WEST ELEVATION

SOUTH EAST ELEVATION

SOUTH WEST ELEVATION (Detailed)

NORTHEAST ELEVATION

SECTIONAL, NORTH WEST ELEVATION

NORTH WEST ELEVATION

SOUTHEAST ELEVATION

04 4066

NOTES

- 1. All work to existing walls to be in existing condition
- 2. All new work shall be in accordance with the Building Regulations
- 3. All new work shall be in accordance with the Building Regulations
- 4. All new work shall be in accordance with the Building Regulations
- 5. All new work shall be in accordance with the Building Regulations

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 Building Services

LACE BRIDGE FARM, CHESHIRE PLAINS
 CONVERSION OF EXISTING BUILDINGS TO DWELLINGS

PLAN 5

PLAN 6

PLAN 7

PLAN 8

PLAN 9

PLAN 10

PLAN 11

PLAN 12

PLAN 13

PLAN 14

PLAN 15

PLAN 16

PLAN 17

PLAN 18

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ITEM3

Application Reference: DC/044125

Proposal: Conversion of alteration of existing listed curtilage farm building to five dwellings (Listed Building Consent associated with DC/044066)

Type of Application: Listed Building Consent

Registration Date: 10/03/2010

Expiry Date: 05/05/2010

Responsible Officer: Ray Dickins

Applicant: A Leather, SC Leather, MD Leather & JE Breeze

Agent : John Carter Architect

Location: OUTBUILDINGS AT LADYBRIDGE FARM, LADYBRIDGE ROAD,
CHEADLE HULME, STOCKPORT, SK8 5NZ

Please refer to report for DC044066 for report

Recommended Decision: Grant

Application Reference: DC/044147

Proposal: Single storey rear extension. Alterations of minor nature to boundary wall and pedestrian gate.

Type of Application: Householder Application

Registration Date: 22/03/2010

Expiry Date: 17/05/2010

Responsible Officer: Julian Austin

Applicant: Mr Michael Hare

Agent : Hattrell DS One Architects

Location: 17 OAKTREE COTTAGES, ANFIELD ROAD, CHEADLE HULME, STOCKPORT, CHEADLE, SK8 5EX

COMMITTEE STATUS

Application called up Cllr Pantall.

DESCRIPTION OF DEVELOPMENT

The applicant seeks permission to provide a single storey rear extension, with minor alterations to the boundary wall and side gate. The single storey rear extension (after amendment, received 18.05.2010) will extend 3 metres rear from the rear wall of the original dwelling house. The extension will largely occupy the width of the rear elevation and will be sited adjacent to the party boundary (north east) with number 16 Oaktree Cottages. The south western boundary abuts the footpath next to the street. The boundary wall here is to be rebuilt, with the extension proposed inside the boundary whilst there will also be a new gate into the garden.

The total height of the proposed extension is 3.55 metres, the extension will have a mono pitch roof with the height to the eaves being 2.3 metres. Internally the extension will provide a WC, Utility and Dining room. In the gable end of the existing property, two full height windows are proposed.

The attached plans illustrate the proposal.

SITE AND SURROUNDINGS

The application site is an end terrace property. The property is part of the Oaktree Cottages development which was granted planning permission in 1985. The surrounding properties are therefore of the same design. Permitted development

rights have been removed from the estate and as such extensions etc require planning permission.

The property is adjoined to the north east by number 16 Oaktree Cottages, this property has been extended with a rear conservatory approximately 3 metres in depth. Immediately to the south/south west of the site is Anfield road which leads through to the parking area for Oaktree Cottages.

SITE HISTORY

J.33253. 17- 2 bed-roomed cottages. Land off Anfield road. Granted 1985.

CONSULTEE RESPONSES

Senior Legal Officer for Planning and Highways Legal Department consulted regarding the insertion of windows and whether this is restricted under the condition on the above permission. Concluded that the insertion of windows **would** be permitted development.

NEIGHBOURS VIEWS

The occupiers of the surrounding properties were notified in writing of the proposal and the subsequent amendment. Objections to both sets of plans have been submitted by the owner of the adjoining property (number 16) with a representation also made by Steven Abbot Associates (under the instruction of number 16 Oaktree Cottages).

The objections can be summarised as follows:

- By reason of its huge scale and bulk, be over intensive development and would have a dominating effect on the visual amenity of the area as a whole and the entrance to estate.
- Intrusive impact – view of a solid brick wall plus the roof.
- Loss of daylight
- Concern regarding toilet smells
- Roof window dilutes the vernacular language of whole group of buildings i.e. other roof windows are all in the main roof. Roof window appears to be ‘for show’ rather than to provide light.
- Concerns regarding suitability of roof tile proposed.
- Loss of planting on garden wall
- Design of two full height windows is alien to the estate.
- The extension projects more than the 2.4 metres specified in the SPG.

*Foundations, access to neighbouring land not dealt with under planning legislation.
Drainage issues would be dealt with under building control submission.*

POLICY BACKGROUND

The site lies within the predominantly residential area as defined on the proposals map of the Stockport Unitary Development Plan Review, adopted 31st May 2006. The following policies are therefore relevant:

CDH 1.1: New Residential Development in Predominantly Residential Areas

CDH 1.8: Residential Extensions

Supplementary Planning Guidance: Extensions and Alterations to Dwelling Part One and Part Two.

The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 has implications upon local policy and as such is considered material in the determination of this planning application.

ANALYSIS

UDP Review Policies CDH 1.1 and CDH 1.8 and Supplementary Planning Guidance (SPG): Extensions and Alterations to Dwellings will permit extensions to residential properties provided:

1. That the extension complements the existing dwelling in terms of design, scale and materials and does not adversely affect the character of the street scene;
2. Does not cause damage to the amenity of neighbouring properties by reason of overlooking, overshadowing or loss of privacy and does not unduly deprive the property of amenity space or parking areas;
3. Does not prejudice similar developments by the occupiers of neighbouring properties.

In assessment of the proposal, it is considered that the main issues are the impact of the proposal on the adjoining property (no. 16) and the impact on the character of the area.

After amendment the proposed development will extend 3 metres from the rear wall of the original dwelling house. The main issue is whether the extension is harmful to the privacy, daylight and outlook of number 16.

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. As stated above the changes to the GPDO are a material consideration in the determination of this application. The implication of the changes to the GPDO (which now allow a 3 metre projection) to policy CDH1.8 is that it may not always be realistic to insist upon a 2.4 metre limit for a single storey rear extension adjacent to a boundary. 3 metres is now considered to be a reasonable distance to project beyond a neighbouring property.

The adjoining property here has extended to the rear with a rear conservatory, the side windows of which are obscure glazed. In terms of loss of outlook from the rear (non obscure glazed) openings, the impact is minimal. The extension at number 17 will not project beyond this structure and as such will not have a materially damaging impact in this respect.

In terms of overshadowing, dominance and loss of daylight the application again is considered acceptable. Though slightly higher than the neighbouring conservatory the, scale and massing is not of such significance as to have an overbearing impact. The adopted SPG states that extension should not reduce the amount of daylight or natural sunlight entering the original principle habitable room windows of neighbouring dwellings, in this instance the adjoining property has extended and the rear facing of the conservatory would now be the principle opening. The impact to this effect is minimal.

If the neighbouring property had not extended in the past the extension under assessment here would still be considered acceptable, the presence of the conservatory is not reason enough to refuse and would be an unduly prejudicial factor to attach weight to.

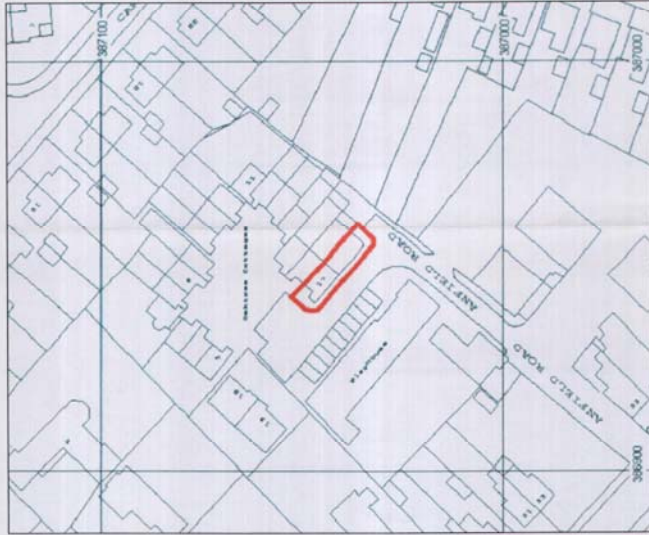
In terms of the impact to street scene, the application is again considered acceptable. The boundary wall and fencing to the outer street facing curtilage will be retained, with the extension sited within the boundary. Although the proposed development will be visible on the approach to the estate, the extension is single storey and by virtue of its simple design and scale will not be a dominant or obtrusive feature in the street scene, rather it will appear as a small addition in the rear garden of the property. The two windows in the gable end of the existing property do not require planning permission and as such are considered acceptable as part of this application.

RECOMMENDATION

The application is recommended for approval subject to a condition requiring a schedule and sample of materials to be provided.

Recommended Decision: grant

044147



DATE	BY	CHKD

New Extension
 17 Oaktree Cottage, Cheadle
 For Mr and Mrs M. Hare

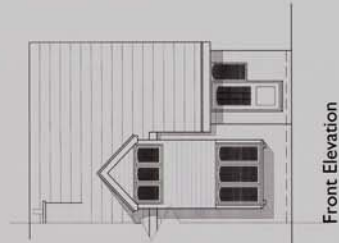
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DATE	20/06/10
PROJECT	17 OAKTREE COTTAGE
CLIENT	MR & MRS M. HARE
DESIGNER	HATTRELL DS ONE ARCHITECTS LLP

Location Plan 03

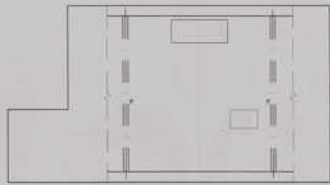
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 100, MARKET STREET, MANCHESTER, M1 1PL
 TEL: 0161 275 1111 FAX: 0161 275 1112
 WWW.HATTRELLDSONE.COM

CHARTERED ARCHITECTS
 MANCHESTER COVENTRY

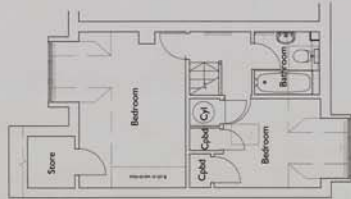
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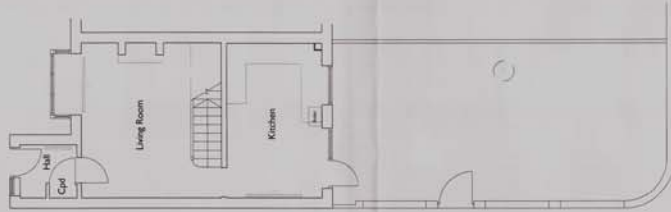
Front Elevation



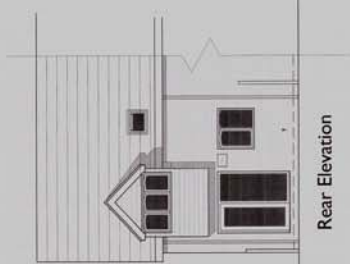
Attic Plan



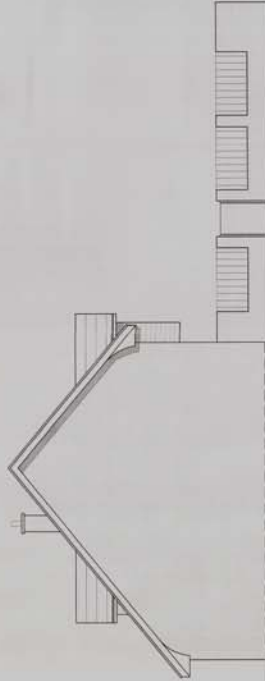
First Floor Plan



Ground Floor Plan



Rear Elevation



Gable Side Elevation

<p>01</p> <p>Plans and Elevations As Existing</p> <p>HATRELL DS ONE Architects LLP <small>INCORPORATED IN ENGLAND AND WALES CHARTERED ARCHITECTS 100, MARKET STREET, MANCHESTER, COVENTRY</small></p>	
<p>Scale: 1:50</p> <p>Project: 17 Oldtree Cottages, Cheadle</p> <p>Client: Mr and Mrs M. Hare</p> <p>Drawn by: [Name]</p> <p>Checked by: [Name]</p>	<p>A1</p> <p>17 Oldtree Cottages, Cheadle</p> <p>17 Oldtree Cottages, Cheadle</p> <p>17 Oldtree Cottages, Cheadle</p> <p>17 Oldtree Cottages, Cheadle</p>

CHEADLE AREA COMMITTEE

Meeting: 22 June 2010

**APPEAL DECISIONS, CURRENT PLANNING APPEALS
AND ENFORCEMENTS**

Report of the Service Director (Legal & Property)

1. MATTER FOR CONSIDERATION

This report summarises recent appeal decisions, lists current planning appeals and dates for local inquiries and informal hearings for planning appeals within the area represented by Cheadle Area Committee.

2. INFORMATION

The appeal decisions and details of current appeals for each committee area are appended.

3. RECOMMENDATION

That the report be noted.

BACKGROUND PAPERS

Decision letters and notification of appeal arrangements issued by the Planning Inspectorate for each of the appeals reported .

Anyone wishing to inspect the background papers should telephone Joy Morton on 474 3219

CHEADLE AREA COMMITTEE**1. APPEAL DECISIONS***Planning Appeals*

None

Householder Appeals

None

2 OUTSTANDING APPEALSLocation of siteDate of Inquiry/hearing**2.1 Appeals to be heard at a local inquiry**

None

2.2 Appeals to be heard at an informal hearing

None

2.1 Appeals to be determined by written Representations

None

3 ENFORCEMENT210 Outwood Road, Heald Green

C.O.U dwellinghouse to business

Including building of conservatory extension

Compliance 10/7/10

Appeal not submitted

Notice now effective

37 East Avenue, Heald Green

Enforcement Notice

U/A Boundary fence & gates

front of property

Compliance 15/7/10

35 Greenway, Heald Green

Enforcement Notice

U/A Single storey side extension,

& rear Conservatory

Compliance 26/8/10

AREA COMMITTEES

Meeting: June 2010

PLANNING APPEAL STATISTICS 2009/2010**Report of The Service Director (Legal & Property)****1. MATTER FOR CONSIDERATION**

Appeal statistics for 2009/2010

2. INFORMATION

The appeal decisions for the Area Committee and of the Borough as a whole are appended to this report. Information is also provided on success according to the maker of each decision, application for costs and the amount received or paid.

The figures in brackets are for 2008/2009.

It should be noted that during 2009/2010 changes were made to Tame Valley Area Committee.

Reddish Area Committee appeals fall within Heatons and Reddish Area Committee. Brinnington ward appeals fell within Victoria Area Committee and those appeals now fall within Central Area Committee. There is no difference in the combined totals on the last page of the report due to these changes.

The Council performance on Section 78 appeals has slipped for officer determined applications from 2008/2009 by 2%. The appeal statistics for Area Committee applications have slipped by 37% and Planning & Highways Committee improved by 17%.

3. RECOMMENDATION

That the report be noted

BACKGROUND PAPERS

Decision letters issued by the Planning Inspectorate for each of the appeals reported. Anyone wishing to inspect the background papers should contact Joy Morton on 474 3219

CHEADLE AREA COMMITTEE

Planning Appeal Decisions 1st April 2009 to 31st March 2010

Section 78 Appeals

Application No.	Address	Determined by	Decision	Recommendation	Date
DC039930	Land adjacent to 304 Styal Rd, Gatley	EED	Dismissed	N/A	28.4.09
DCO40790	90 Lavington Ave, Cheadle	EED	Allowed	N/A	1.7.09
DCO40974	4 -10 Chapel St, Cheadle	PH: Grant subject to conditions	Allowed	EED: Grant AC: DVST	14.9.09
DC042532	7 Lomond Road, Gatley	CRE	Dismissed	N/A	2.2.10
DC042413	Beehive Gararge, Carrs Road	CRE	Dismissed	N/A	10.2.10

Determined by	No. appeals:	Dismissed	% Dismissed	SMBC % Dismissed
P&H Committee	1 (0)	0(N/A)	0 (N/A)	42 (25)
Area Committee	0 (1)	N/A (0)	N/A (0)	20 (57)
EED/CRE	4 (3)	3 (2)	75 (66)	71 (73)
Total	5 (4)	3 (2)	60 (50)	57 (63)
Withdrawn (not counted)	0 (0)	N/A (N/A)	N/A (N/A)	N/A (N/A)

Number of planning applications determined

Number of planning applications determined in the area between 1st April 2009 and 31st March 2010 is 299

Costs Applications

Address	Application by	Decision	Date	Reason	Amount
4-10 Chapel St, Cheadle	LPA	Allowed Partial award	14.9.09	Unreasonable behaviour	In progress not agreed

COMBINED TOTALS FOR WHOLE OF STOCKPORT**Section 78 Planning Appeals**

Determined by	No. appeals:	Dismissed	% Dismissed
P&H Committee	7 (8)	3 (2)	42 (25)
Area Committee	10 (14)	2 (8)	20 (57)
EED/CRE	32 (33 +1split)	23 (24 +1split)	71 (73)
Not Determined	0 (1)	N/A (1)	N/A (100)
Total	49 (57)	28 (36)	57 (63)
Withdrawn (not counted)	0 (0)	N/A (N/A)	N/A (N/A)

Enforcement Appeals

No. appeals:	Dismissed	% Dismissed	Withdrawn
7 (7)	2 (2)	28 (28)	1 (0)

High Hedge Appeals

Determined by	No. appeals:	Dismissed	% Dismissed
EED	1 (0)	1 (N/A)	100 (N/A)

Advertisement Appeals

Determined by	No. appeals:	Dismissed	% Dismissed
Area Committee	0 (1)	N/A (0)	N/A (0)

EED	3 (3 +1 split)	3 (2)	100 (50)
Total	3 (5)	3 (2)	100 (40)
Withdrawn (not counted)	0 (0)	(N/A)	(N/A)

Lawful Development Certificate Appeals

Determined by	No. appeals:	Dismissed	% Dismissed	Withdrawn
EED	1 (1)	1 (0)	100 (0)	0 (0)

Listed Buildings and Conservation Areas

Determined by	No. appeals:	Dismissed	% Dismissed	Withdrawn
AC	1 (1)	0 (0)	0 (0)	0 (0)

Costs Applications

Application by	No Applications	No. Successful	Partial
Appellant	12 (7)	1 (2)	0 (1)
Council	2 (0)	1 (N/A)	0 (N/A)

CHEADLE AREA COMMITTEE

USE OF COMMUTED SUMS IN THE CHEADLE AREA COMMITTEEReport of the Service Director (Communities)**1.0 MATTER FOR CONSIDERATION**

- 1.1 That Committee considers the use of commuted sums for play provision in the Cheadle committee area and approves the location of the play area where these sums are to be spent.

2.0 INFORMATION

- 2.1 The commuted sums for play provision which are available for commitment to playspace improvement projects have been detailed in the appendix to this report.

3.0 RECOMMENDATION

- 3.1 That Committee decide and approve the allocation of the commuted sums described in this report and appendix as follows
- The retention of £1397.77 in the fund for future play improvements at Gatley Recreation Ground
 - The use of £501.93 towards the new junior play area proposed at Rose Vale.

BACKGROUND PAPERS

Commuted sums map and database

Anyone wishing to inspect the above background papers or requiring further information should contact Vanessa Brook on telephone number 0161 474 4446 or alternatively email vanessa.brook@stockport.gov.uk

COMMUTED SUMS IN THE Cheadle AREA
June 2010

SITE	UNALLOCATED COMMUTED SUMS	Allocated but unspent COMMUTED SUMS	SPENT COMMUTED SUMS	COMMENTS
Brookfield Recreation Ground	£0.00	£17,690.56	£0.00	Residents of the Acorn Road/ Ash Road / Chestnut Road estate in Cheadle have requested a multi use games area in response to anti social behaviour in the area. Committee has approved the use of £15,138.56 to create a hard surfaced kickabout area at Brookfield Recreation ground which is about to start on site. Committee have approved a further £2552.00 to the MUGA project.
Bruntwood Park, Cheadle	£0.00	£2,218.35	£34,632.52	Committee approval has been given to commit £19,591.06 commuted sums to provide a new cableway with safer surfacing - completed Committee approval has been given to commit £15041.00 to provide new play equipment with safer surfacing - completed. Committee approval has been given to commit £2218.35 to Bruntwood Park Toddler play area project
Carrs Road Recreation Ground, Cheadle	£0.00	£0.00	£9,584.31	Committee approved the use of commuted sums to match fund the upgrading of the play area and the construction of a multi use games area - completed.
Diamond Jubilee Recreation Ground	£0.00	£1,338.48	£38,301.68	Committee has approved the use of £38,301.68 commuted sums to match fund the upgrading of the play area at Cheadle Recreation Ground - completed.

Cross Road, Heald Green.	£0.00	£739.45	£0.00	This site has no equipment . The nearest play area is at East Avenue Recreation Ground.This site would be suitable for teen facilities if sufficient money became available and a requests for a skatepark have been received. Committee have approved the retention of £739.45 in the fund for Cross Road play area towards a future project
East Avenue, Heald Green.	£0.00	£0.00	£10,796.07	Committee has approved the use of commuted sums to match fund Landfill Tax funding secured by the Friends of East Avenue for the perimeter pathway and activity equipment , now completed.
Gatley Recreation Ground	£1,397.77	£4,393.38	£34,418.53	Committee has approved the use of £34,418.53 commuted sums to provide additional equipment and safer surfacing, to fence the play area and as match funding towards the skatepark, which is completed. Committee have approved the retention of £4393.38 in the fund for Gatley play area towards a future project Committee approval is sought to commit £1397.77 to a future project at Gatley play area £1,397.77 951 176 Kingsway, Cheadle
Maple Avenue Recreation Ground	£0.00	£6,211.38	£7,931.46	Following the construction of a new play area in 2004/5 using £7931.46 commuted sums as match funding, the Friends of Maple Avenue Park are considering options for further development of the play area. Committee have approved the retention of £6211.38 in the fund for Maple Avenue play area towards a future project

Rose Vale Recreation Ground	£501.93	£1,733.98	£2,336.73	<p>Committee has approved the use of £2336.73 commuted sums as match funding towards the cost of the new play area now completed.</p> <p>Committee has approved the commitment of £1064.74 to support the current fundraising by the friends of Rose Vale towards a new junior play area.</p> <p>Committee have given approval to commit £669.24 towards this project.</p> <p>Committee approval is sought to commit £501.93 towards the junior play project at Rose Vale play area</p> <p>£501.93 957 20 Lea Road, Heald Green</p>
William Scholes, Gatley	£0.00	£443.67	£0.00	<p>Committee have given approval to commit £443.67 to the Playbuilder project in 2010/11</p>
TOTAL	£1,899.70	£34,769.25	£138,001.30	

