



February 2013  
7th EDITION

# MARPLE *in* ACTION UPDATE



## PLANNING REPORT RECOMMENDS REFUSAL OF ASDA

The Report of the Service Director Place Development with regards Application Number DC/051300 for the proposed Redevelopment of Cheadle & Marple Sixth Form College's Marple Campus recommends refusal.

The report is 97 pages long, far too big to put into this Newsletter, but you can access the full report on the MiA webpage.

Here a few of the headline items:

### NEIGHBOURS VIEWS

... In response to the consultation carried out by the Local Planning Authority, responses were received from 713 properties and a total of 867 individual letters. In addition to individual letters, an 8270 person petition against the proposal has been submitted (collected by Marple in Action) and a newspaper petition objecting to the proposal forwarded by Andrew Stunell MP with 297 signatures. A 284 person petition in support of the application has also been received, presumably signed by staff and customers in Asda stores in Hazel Grove and Stockport.

### Of the 867 individual responses:

782 letters of objection have been received, raising the following matters:

#### With regard to Buxton Lane

- Impact of noise and light from the proposed all weather pitch;
- Increase in traffic to college;
- Impact on security of properties adjacent to Buxton Lane
- Loss of privacy to residential properties from the proposed new teaching block;
- Impact of lack of parking for the college site; and
- Noise and pollution from the proposed parking.

#### With regard to Hibbert Lane

- Proposal is outside of shopping centre;
- increase in traffic;
- expectation that the Hibbert Lane site should be retained as an educational facility;
- Hibbert Lane college site could be upgraded;
- Need for £13m to upgrade the college;
- the college does not provide evidence of funding options;

- access to the Hibbert Lane site is poor from the town centre;
- footfall in the town centre will decrease because of the Hibbert Lane store;
- reduction of people shopping in Marple would lead to a reduction in the number of people using the community facilities, potentially threatening them with closure;
- loss of playing fields at the college;
- threaten the livelihoods of local independent shops and the local supplier network/retail trade already under threat with existing empty premises;

### MEETING DATES AND LOCATIONS

**Marple Area Committee**  
**6pm Wed 6 February 2013**  
**Marple Cricket Club, Bowden Lane, Marple**  
**Planning&Highways Regulatory Committee,**  
**6pm Wed 20 February 2013**  
**Stockport Town Hall,**  
**Edward Street, Stockport SK1 3XE.**

- out of town supermarket will have a devastating effect on the town;
- perfectly good range of shops available within a short distance;
- impact on the Mary Portas review;
- impact on highway network/congestion/HGV movements;
- decrease in house value;
- alternative location for a store on Chadwick Street which would increase footfall to Marple centre and is well integrated;
- site is in a residential area;
- poor consultation; and
- impact on the vitality and viability of the centre, NPPF para 26.

Only 73 were letters of support, citing mainly the need for investment at the College and a new supermarket in Marple as competition for the Co-op.

## ITS NOT OVER YET!

A good turnout is needed at the Special Area Committee on 6th Feb to impress on our Councillors that Marple folk don't want to see the College campus sold to ASDA (or any other supermarket!) and again at Planning and Highways Regulatory Committee on the 20th Feb (see details above).



A claim was made that MIA's petition was invalid as it was started before the consultation, but as we have made clear, the 8270 petitioners objected to the principle of any supermarket development on Hibbert Lane. It is just the wrong place for a supermarket!

In addition to the individual responses identified above, letters of objection have also been received from the following interested parties:

- Marple In Action (MIA);
- Marple Business Forum (MBF);
- Marple Civic Society;
- Andrew Stunnell MP;
- Co-operative Group and Co-operative Estates;
- HOW Planning on behalf of Kirkland Estates,
- HollissVincent, for Stockport Council.

## PLANNING OFFICER'S CONCLUSIONS

On the basis of the consideration of the proposal and the appraisal of the application against the National Planning Policy Framework (NPPF) and in particular the impact tests set out in paragraph 26 of the NPPF, it is concluded that the harm to Marple and Hazel Grove District Centres outweighs any potential benefits/ cross funding arguments the college has set out. It is also clear that the disposal of the land for alternative development types would secure a significant residual land value (acknowledged in paragraph 3.17 of DJD's Planning Statement to amount to approximately £4.5m), which would be more compliant with the councils policy.

The proposed benefits to the college do not outweigh the harm to the vitality and viability of Marple and Hazel Grove District Centres. It has been concluded that there is a sequentially preferable site and as such paragraph 27 of the NPPF says that where an application fails to satisfy the sequential test or is likely to have a significant adverse impact on one or more of the above factors then planning permission should be refused. For the reason discussed within the report and having taken account of the cross funding argument, all other matters raised including views from local resident and other interested parties, it is concluded that planning permission should be refused.

The proposal is considered to be contrary to Policies CS5 'Access to Services', CS6 'Safeguarding and Strengthening the Service Centre Hierarchy', AS-3 'Main Town Centre Uses', SIE-1 'Quality Places', SIE-3 'safeguarding,

protecting and Enhancing the Environment' and Saved UDP Policy PSD2.1 'Non Residential Development in Predominantly Residential Areas', in that the proposal will harm the vitality and viability of Marple and Hazel Grove District Centres, the development fails the sequential tests as required by the NPPF and the development would have an unacceptable impact on the visual appearance of the area. The proposal also conflicts with policies CS9 'Transport and Development, CS10 'An effective and sustainable transport network', T-1 'Transport and Development', T-2 'Parking in Developments and T-3 'Safety and Capacity on the Highway Network'.

## SUMMARY

It is recommended that planning permission be refused for the reasons outlined in this report.

**Recommended Decision: Refuse**

## WHAT MARPLE IN ACTION HAS ACHIEVED WITH YOUR SUPPORT

Marple in Action has been campaigning against the sale of CAMSFC's Hibbert Lane campus to a supermarket since mid 2011. We have raised public awareness via our webpage and newsletters, collected signatures on a petition, conducted surveys, canvassed public opinion, marched and rallied.

BUT there had to be a point to all this hard work, and when the ASDA/CAMSFC application was finally submitted in December 2012, MiA was ready.

We submitted a 2-part objection to the application to Stockport Planners – the first part is a 35-page document entitled 'detailed grounds for objection' and the second part is the petition signed by over 8,000 people who are against the sale of the Hibbert Lane campus to a supermarket operator.

**We shall be speaking against the ASDA application at Area Committee on 6 Feb - come along and show your support.**

**MARPLE IN ACTION is a community group formed in response to the threat of a proposed supermarket opening on Hibbert Lane.**

**Many strands of the community are represented and supportive of the campaign.**

- Residents of all ages
- Business - retail and non-retail
- Marple Civic Society
- Marple Business Forum
- Marple Community Council
- Churches Together in Marple
- Additionally the local Conservative, Green Party, Labour and Lib Dems have all pledged support



**MARPLE**  
in ACTION

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