

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

14th JUNE, 2018

PRESENT:

Councillor Walsh (In the Chair),
Councillors Dr. Barclay, Bunting, Carey, Coggins, N. Evans, Longden, Malik,
Patel, Sharp (Substitute), Stennett MBE, Williams and Whetton.

In attendance: Head of Planning and Development (Mrs. R. Coley),
Planning and Development Manager – Major Projects (Mr. D. Pearson),
Planning and Development Officer (Ms. L. Turner),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Solicitor (Mrs. C. Kefford),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillor Cordingley.

APOLOGY

An apology for absence was received from Councillor Hopps.

ANNOUNCEMENTS

The Chair welcomed Members, especially the new Members, and Officers to the first meeting of the Planning and Development Management Committee of the Municipal Year.

1. MEMBERSHIP OF THE COMMITTEE

RESOLVED: That the Membership of the Planning and Development Management Committee for the Municipal Year 2018/2019 be noted.

2. APPOINTMENT OF SUB-COMMITTEE

Members of the Planning and Development Management Committee were asked to appoint the Town/Village Green Sub-Committee.

RESOLVED: That the Town/Village Green Sub-Committee be appointed comprising the Chair, Vice-Chair and Opposition Spokesperson or their nominees.

3. TERMS OF REFERENCE

RESOLVED: That the Terms of Reference for the Planning and Development Management Committee be noted.

4. MEETING DATES

RESOLVED: That the scheduled meeting dates for the Planning and Development Management Committee for the Municipal Year 2018/2019 be noted.

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5. MINUTES

RESOLVED: That the Minutes of the meeting held on 10th May, 2018, be approved as a correct record and signed by the Chair.

6. ADDITIONAL INFORMATION REPORT

The Head of Planning and Development submitted a report informing Members of additional information received regarding applications for planning permission to be determined by the Committee.

RESOLVED: That the report be received and noted.

7. APPLICATIONS FOR PERMISSION TO DEVELOP ETC

- (a) Permission granted subject to standard conditions prescribed by statute, if any, and to any other conditions now determined

<u>Application No., Address or Site</u>	<u>Description</u>
92714/FUL/17 – 750 Chester Road, Stretford.	Refurbishment, subdivision and extension to the former PC World retail unit to create 1x food retail unit and 1x non-food retail unit. Further works to include external alteration to the existing building, alteration of existing vehicular access, creation of new pedestrian access on A56, reconfiguration of parking layout, landscaping and ancillary development thereto.
93798/FUL/18 – Gorse Hill Primary School, Burleigh Road, Stretford.	Erection of two storey extension to create additional classrooms, provision of new Multi Use Games Area (MUGA) on existing grassed area and replacement of existing railings with new 2.1m railings and gates on Portland Road. New pedestrian entrance from Cavendish Road.
94252/VAR/18 – Alexandra House, 80 St. Johns Road, Altrincham.	Application for variation of condition 2 of planning permission 86989/FUL/15 (Demolition of former YWCA Hostel and redevelopment of site with 34 apartments and 6 mews houses, with associated car parking and landscaping) to increase height of apartments by 730mm (Block A) and 655mm (Block B); extend basement parking area, amend parking layout and re-position entrance ramp; re-position mews houses 1.5m further away from the St John's Court boundary; re-position apartments up to

400mm towards the Ashley Road boundary and 700mm towards the St John's Road boundary, part of west elevation 400mm towards the St John's Court boundary and part 150mm away from the boundary, south elevation 275mm away from the Littlemere Court boundary; provision of basement escape stairs; alterations to dormer windows and rainwater pipes.

[Note: Councillor Dr. Barclay declared a Personal and Prejudicial Interest in Application 94252/VAR/18, due to her involvement and removed herself from the Committee. After making representations to the Committee she remained in the meeting but did not participate in the debate or cast a vote on the Application.]

94376/HHA/18 – 245 Stockport Road, Timperley.

Erection of a part single, part two storey rear extension and detached outbuilding.

8. DISCHARGE OF PLANNING FUNCTION TO MANCHESTER CITY COUNCIL IN RELATION TO DETERMINATION OF PLANNING APPLICATION 118625/FO/2017

The Head of Planning and Development submitted a report setting out the details of planning application 118625/FO/2017 which was submitted to Manchester City Council in January 2018 and seeks full planning permission for the erection of a part 14 and part 15 storey building to form 280 residential apartments (Use Class C3a) with a 373 m² ground floor commercial unit (Use Classes A1/A2/A3) with associated car parking, landscaping, public realm and other associated works following demolition of existing buildings and outline planning permission (with all matters reserved) for the erection of a part 11 and part 15 storey building to form a 154 bed hotel and 88 bed apart-hotel building (Use Class C1) together with a 140 m² single storey retail building (Use Classes A1/A2/A3/A4/A5) with associated public realm, car parking, and other associated works following demolition of existing buildings. A small proportion of the application site which is bound by Cornbrook Road, Dinton Street, Trentham Street and the A56 lies within the administrative area of Trafford Council.

Trafford Council has been formally consulted on the planning application by Manchester City Council as a neighbouring Local Planning Authority.

Manchester City Council have also formally requested that the discharge of the Local Planning Authority's functions in relation to the determination of this planning application are transferred, under the Local Government Act, from Trafford Council to Manchester City Council to enable the determination of the development proposal to be carried out by Manchester under a single planning application, 118625/FO/2017.

RESOLVED: That Trafford Council delegates to Manchester City Council powers to discharge Trafford Council's function as Local Planning Authority in accordance with the Local Government Act, subject to the

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conditions listed below to enable Manchester City Council to determine planning application 118625/FO/18.

The following conditions are proposed to allow Trafford to retain an element of control over the planning decision making in relation to the part of the development that sits within the Trafford boundary, whilst allowing Manchester to remain the determining authority.

- (1) Any planning obligations drafted for inclusion in the S.106 Agreement associated with application 118625/FO/2018 that affect land within the Trafford Council administrative area, shall be submitted to Trafford for review and written approval from Trafford issued before inclusion within the S.106 Agreement.
- (2) No planning obligations affecting land within the administrative boundary of Trafford Council will be discharged by Manchester until Trafford have confirmed in writing that there are no objections to the submitted details.
- (3) A clause shall be included within the S.106 Agreement associated with application 118625/FO/2018 requiring Manchester City Council to formally consult Trafford on any of the application types listed in (4) below, submitted pursuant to planning application 118625/FO/18, where the content of that application relates to land within the administrative boundary of Trafford Council.
- (4) Manchester City Council shall have delegated powers to determine any of the following application types pursuant to 118625/FO/18 where Trafford have confirmed in writing that there are no objections to the proposals:
 - a) Section 73 of the Town and Country Planning Act 1990 (Determination of applications to develop land without compliance with conditions previously attached), only where the footprint of the built development does not extend on to or overhang land within the Trafford Council administrative boundary.
 - b) Section 96A of the Town and Country Planning Act 1990 (Power to make non-material changes to planning permission).
 - c) Section 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Applications for approval of reserved matters) only where the footprint of the built development does not extend on to or overhang land within the Trafford Council administrative boundary.
 - d) Section 27 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Applications made under a planning condition).

9. PROPOSED STOPPING UP OF HIGHWAY AT POTT STREET, ALTRINCHAM WA14 1PE

A report was submitted advising Members of an application made to the Secretary of State for Transport under s247 of the Town and Country Planning Act 1990 to stop up an area of highway in Altrincham to enable development to be carried out

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in accordance with the planning permission granted under reference 87009/FUL/15.

RESOLVED: That no objection be raised to the application.

10. PROPOSED STOPPING UP OF HIGHWAY AT A1 TYRES AND TRACKING, 281 TALBOT ROAD, STRETFORD M32 0YA

A report was submitted advising Members of an application made to the Secretary of State for Transport under s247 of the Town and Country Planning Act 1990 to stop up an area of highway in Stretford to enable the development to be carried out in accordance with the planning permission granted under Part III of the Act by the Secretary of State for Communities and Local Government under reference APP/Q4245/W/17/3180329.

RESOLVED: That no objection be raised to the application.

MEMBER TRAINING

Members were informed of a forthcoming training session to be held on Wednesday 11th July at 6.00pm, the Chair requested that all Members make every effort to attend.

The meeting commenced at 6.30 pm and finished at 7.48 pm.