

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

14th DECEMBER, 2017

PRESENT:

Councillor Mrs. Reilly (In the Chair),
Councillors Dr. Barclay, Bunting, Carter (Substitute), Cornes, N. Evans, Fishwick, Sharp,
Walsh and Wright.

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

Also present: Councillors Mrs. Brophy, Mrs. Bruer-Morris, Hyman, Jarman, Lloyd,
Mitchell and Mrs. Young.

APOLOGIES

Apologies for absence were received from Councillors Gratrix, Malik, O'Sullivan and
Mrs. Ward.

39. MINUTES

RESOLVED: That the Minutes of the meeting held on 9th November, 2017, be
approved as a correct record and signed by the Chairman.

40. 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.

41. 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

Application No., Name of
Applicant, Address or Site

Description

89582/FUL/16 – Mr. Kirkman –
Bowdon Lawn Tennis Club, Elcho
Road, Bowdon.

Works in conjunction with new court surface
to include new kerbing, retaining wall, steps,
patio area, ramp for disabled access, ramp for
machinery access and new fencing.

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91223/HHA/17 – Mr. & Mrs. Khan – 8 Arthog Drive, Hale Barns.	Erection of a single storey extension to the front and a part single/part double storey extension to the rear. Conversion of the roof space with new rear dormer and a new garden shed to be used as storage / gym and other purposes incidental to the enjoyment of the dwellinghouse.
91426/VAR/17 – Bowdon Lawn Tennis Club – Bowdon Lawn Tennis Club, Elcho Road, Bowdon.	Application for variation of condition 2 (approved plans) and variation of condition 6 (development to be carried out in accordance with approved lighting scheme) of planning approval 86115/FUL/15 (Erection of 9 no. floodlighting columns (10 no. luminaires) at 6.7 metres high to courts 4 and 5) to allow LED lamps and amended lighting scheme.
91563/FUL/17 – Lunar Stretford Sarl – Stretford Shopping Mall, Chester Road, Stretford.	Demolition of part of shopping centre, minor alterations to car park and new facades to retained building.
91936/FUL/17 – Wide Avenue – Halliwell House, 2 Rappax Road, Hale Barns.	Conversion of the existing dwelling into 4no 2.bed apartments.
92545/HHA/17 – Mr. Chien – 6 Hazel Road, Altrincham.	Erection of a two storey front and side extension and single storey rear extension. Erection of a detached garage to the rear and new front driveway with dropped kerb.
92584/HHA/17 – Mr. Leech – 8 Stretton Avenue, Sale.	Erection of a single storey side extension together with the demolition of the existing garage and erection of a new garage and store.

42. APPLICATION FOR PLANNING PERMISSION 90945/FUL/17 – MR. GARTSIDE – ALTRINCHAM BOYS GRAMMAR SCHOOL, MARLBOROUGH ROAD, BOWDON

[Note: Councillor Dr. Barclay declared a Personal and Prejudicial Interest in Application 90945/FUL/17, being a Governor at the school and removed herself from the Committee. After making representations to the Committee as a Ward Councillor she remained in the meeting but did not participate in the debate or cast a vote on the Application.]

The Head of Planning and Development submitted a report concerning an application for the creation of Artificial Grass Pitch (AGP) to form a full sized playing enclosure for rugby union and football activities with new artificial grass pitch surface, new perimeter ball-stop fencing, new hard standing areas for pedestrian access, goals storage and

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maintenance access; new floodlights.

It was moved and seconded that planning permission be granted subject to a reduction in the hours of operation to 0900 to 1800 hours Monday to Friday, 1000 to 1500 hours Saturday and at no time on Sundays and Bank Holidays.

The motion was put to the vote and declared lost.

RESOLVED: That planning permission be granted subject to the conditions now determined.

43. APPLICATION FOR PLANNING PERMISSION 91289/FUL/17 – WELLINGTON SCHOOL – WELLINGTON SCHOOL, WELLINGTON ROAD, TIMPERLEY

[Note: Councillor Dr. Barclay declared a Personal Interest in 91289/FUL/17 as a former employee of the school also Councillor N. Evans declared a Personal Interest in 91289/FUL/17 as a friend is on the Board of Governors and he also helps fundraise for the school.]

The Head of Planning and Development submitted a report concerning an application for planning permission for a floodlighting scheme to existing All-weather pitch (erection of 8 no. 11.8 metre high floodlighting columns).

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared lost.

RESOLVED: That planning permission be granted subject to the conditions now determined.

44. APPLICATION FOR PLANNING PERMISSION 91948/FUL/17 – RCW STRETFORD LTD. – ROYAL WORKS, EDGE LANE, STRETFORD

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of 47 dwellings across 40 apartments, 3 townhouses, and 4 semidetached houses, and a landscaped public open space. Associated alterations to existing vehicular access and formation of internal access road and parking.

RESOLVED –

(A) That the application will propose a satisfactory development for the site upon the completion of an appropriate Legal Agreement and that such Legal Agreement be entered into to secure:-

(i) The provision of five affordable homes, in accordance with Policy L2 of the Trafford Core Strategy.

(B) In the circumstances where the Section 106 Agreement has not been completed

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within 3 months of the date of this resolution, the final determination of the application shall be delegated to the Head of Planning and Development.

- (C) That upon the satisfactory completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

45. HOUSES IN MULTIPLE OCCUPATION (HMOs): ARTICLE 4 DIRECTION TO REMOVE PERMITTED DEVELOPMENT RIGHTS FOR THE CHANGE OF USE OF DWELLINGS TO SMALL HMOs AND NOTING OF ASSOCIATED DRAFT SPD

The Head of Planning and Development submitted a report setting out the reasons behind the proposals to introduce a Borough-wide Article 4 Direction to remove permitted development rights for changes of use from dwellings (Use Class C3) to Houses in Multiple Occupation (Use Class C4). The report also detailed the need for and purpose of the adoption of an associated Supplementary Planning Document (SPD) which, if adopted, would be a material consideration when determining planning applications for changes of use to HMOs.

RESOLVED –

- (i) That the making of a Direction pursuant to Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 on a Borough-wide basis to withdraw the permitted development rights to convert a dwellinghouse (C3) to a House in Multiple Occupation (C4) is appropriate, and justified, in order to prevent harm to local amenity and the wellbeing of the Trafford area.
- (ii) Approve the making of the Article 4(1) Direction for all land within the Borough boundary the extent of which is shown in Appendix 2 attached to the report.
- (iii) Delegate authority to the Director of Legal Services to make the Article 4(1) Direction for all land within the Borough boundary shown on the plan attached at Appendix 2 and delegate to the Director of Growth and Regulatory Services authority to carry out all necessary consultation following the making of the Direction, to notify the Secretary of State in accordance with statutory requirements and to take all other action considered necessary or expedient to give effect to the matters set out in the report.
- (iv) Confirm that the Borough-wide Article 4(1) Direction will be effective with immediate effect once made.
- (v) Note that following public consultation a further report will be presented to the Planning and Development Management Committee reporting on the outcome of the consultation and recommending whether or not to confirm the Direction.
- (vi) Note the contents of the associated draft proposed Supplementary Planning Document which, if adopted, would be a material consideration in the determination of planning applications.

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SEASONS GREETINGS

As this was the final Committee meeting of 2017, the Chairman wished everyone a merry Christmas and a happy New Year.

The meeting commenced at 6.32 pm and concluded at 9.19 pm.