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**TRAFFORD
COUNCIL**

AGENDA PAPERS MARKED 'TO FOLLOW' PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE MEETING

Date: Thursday, 9 November 2017

Time: 6.30 pm

**Place: Committee Suite, Trafford Town Hall, Talbot Road, Stretford, Manchester
M32 0TH**

AGENDA

ITEM

2. MINUTES

To receive and, if so determined, to approve as a correct record the Minutes of the meeting held on 12th October, 2017.

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THERESA GRANT

Chief Executive

Membership of the Committee

Councillors Mrs. V. Ward (Chairman), Mrs. J. Reilly (Vice-Chairman), Dr. K. Barclay, D. Bunting, M. Cornes, N. Evans, T. Fishwick, P. Gratrix, E. Malik, D. O'Sullivan, B. Sharp, L. Walsh and J.A. Wright

Further Information

For help, advice and information about this meeting please contact:

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This supplementary agenda was issued on **1st November, 2017** by the Legal and Democratic Services Section, Trafford Council, Trafford Town Hall, Talbot Road, Stretford M32 0TH.

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Agenda Item 2

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

12th OCTOBER, 2017

PRESENT:

Councillor Mrs. Ward (In the Chair),
Councillors Dr. Barclay, Bunting, Fishwick, Gratrix, Malik, O'Sullivan, Stennett MBE
(Substitute) and Wright.

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

APOLOGIES

Apologies for absence were received from Councillors N. Evans, Mrs. Reilly, Sharp and Walsh.

ANNOUNCEMENTS

The Chairman informed Members of the Committee that in future where there is a light agenda that the opportunity would be taken to hold a short training session following the meeting and requested that Members advise the Head of Planning and Development of any items they wished to be discussed.

23. MINUTES

RESOLVED: That the Minutes of the meeting held on 14th September, 2017, be approved as a correct record and signed by the Chairman.

24. 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.

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25. 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., Name of Applicant, Address or Site</u>	<u>Description</u>
91529/FUL/17 – Mr. Constantinou – 2 Shaftesbury Avenue, Timperley.	Change of use from shop (A1) to hot food takeaway (A5), including external alterations (erection of extraction flue).
92182/FUL/17 – AEW Architects – The Rivers Estate, Stretford (Old Trafford) 1-12 Thames Court, 1-22 Trent Court, 1-9 Tamar Court, 1-9 Dean Court, 1-24 Weaver Court, 1-6 Bollin Court, 1-10 Avon Court, 1-17 Welland Court, Old Trafford.	Application for various external alterations to the properties to include: the replacement of existing uPVC porches and flat roofs with timber framed, brick clad porches with new doors and pitched roofs; erection of bay extensions to front elevations at ground floor; new cladding infill panels to the front elevations to replace existing tile hanging; demolition of the rear outbuildings and repairs to the fencing; reroofing of main roofs, with installation of new pitched roof to 'flyover' bedrooms; closing in of balconies on Bollin Court and new pitched roof to its entrance lobby.

- (b) Permission refused for the reasons now determined

<u>Application No., Name of Applicant, Address or Site</u>	<u>Description</u>
92024/VAR/17 – Mr. Malthouse – 67 Langham Road, Bowdon.	Application for variation of condition 2 on planning permission 89163/HHA/16 (Erection of a single storey side and a two storey rear extension, with glass balustrade to the rear ground floor level and steps leading to the lower ground floor level extension, following the demolition of the existing double garage). An increase in the area of glazing to the rear elevation of the two-storey rear extension, including the first floor Juliet balcony.

26. APPLICATION FOR PLANNING PERMISSION 91951/FUL/17 – GROUP HOLDINGS (SOUTH LTD) – FORMER BOWLING GREEN, ALBERT PLACE, ALTRINCHAM

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of 4 residential two storey dwellings (with habitable roof accommodation), along with the extension and conversion of existing pavilion

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building to provide a single dwelling (total 5 dwellings proposed) and creation of a new vehicle and pedestrian access off Church Walk, with associated landscaping, cycle parking and refuse store.

RESOLVED: That Members are minded to grant planning permission for the development and that the determination of the application hereafter be deferred and delegated to the Head of Planning and Development as follows:-

- (i) To complete a suitable Legal Agreement under S106 of the Town and Country Planning Act 1990 (as amended) to secure:
 - A financial contribution of £32,760 towards enhancing the quality of existing local facilities at John Leigh Park, Altrincham, to compensate for the loss of protected open space at the application site.
- (ii) That upon the satisfactory completion of the above Legal Agreement that planning permission be granted subject to the conditions now determined.

27. APPLICATION FOR PLANNING PERMISSION 92058/HHA/17 – MR. STEFAN PEILOBER – 58 LYNN AVENUE, SALE

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of a two storey side and part single/part two storey rear extension. Demolition of the existing garage and erection of a rear and side decking area.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared carried.

RESOLVED: That planning permission be refused for the following reasons:

The proposed development would result in an inadequate level of off-street car parking provision and is therefore likely to lead to an unacceptable impact on on-street car parking in the vicinity of the site. The proposed development would therefore have a detrimental impact on the residential amenity of nearby residents and on highway safety. As such, the proposed development would be contrary to Policy L7 of the Trafford Core Strategy and guidance in the Council's adopted Supplementary Planning Document 3: Parking Standards and Design.

The proposed development, by reason of the position and height of the rear raised deck walkway, would result in an unacceptable level of overlooking of and loss of privacy to the private rear garden area of No. 56 Lynn Avenue. The proposed development would therefore have a detrimental impact on the residential amenity that the occupiers of that property could reasonably expect to enjoy. As such, the proposed development would be contrary to Policy L7 of the Trafford Core Strategy and guidance in the Council's adopted Supplementary Planning Document, SPD4: A guide for Designing House Extensions and Alterations.

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28. URGENT BUSINESS

Judicial Review Outcome

[Note: The Chairman agreed to allow this item as Urgent Business as the notice from the Court was received after publication of the agenda.]

The Head of Planning and Development updated the Committee on the outcome of Peel's Claim for Judicial Review against the decision to grant planning permission for the Common Lane, Carrington scheme (ref. 88779/OUT/16) with the Judge determining that it was totally without merit, and refused to grant leave to elevate the matter to a hearing. A full award of costs was granted to the Council as Defendant and HIMOR as Interested Party. The Committee were advised that the Council had subsequently requested Peel to withdraw their Claim against the decision to grant planning permission for the Carrington Village scheme (ref. 88439/HYB/16) and were awaiting a response.

The meeting commenced at 6.30 pm and concluded at 7.20 pm.