



**AGENDA PAPERS FOR  
PLANNING AND DEVELOPMENT MANAGEMENT  
COMMITTEE**

**Date: Thursday, 14 March 2019**

**Time: 6.30 pm**

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

**AGENDA**

**ITEM**

**7. URGENT BUSINESS**

The Chair has agreed to allow the following matter as an item of Urgent Business.

- (a) Application for planning permission 94950/FUL/18 - School Development Site, Audley Avenue, Stretford

To consider the attached report of the Head of Planning and Development.

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**SARA TODD**

Chief Executive

Membership of the Committee

Councillors L. Walsh (Chair), A.J. Williams (Vice-Chair), Dr. K. Barclay, D. Bunting, T. Carey, G. Coggins, N. Evans, D. Hopps, S. Longden, E. Malik, E. Patel, E.W. Stennett and M. Whetton.

Further Information

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

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**WARD:** Gorse Hill

**94950/FUL/18**

**DEPARTURE:** Yes

**Erection of new SEN school with associated infrastructure including access, parking and landscaping.**

School Development Site, Audley Avenue, Stretford

**APPLICANT:** Conlon Construction Ltd.

**AGENT:** Mr Lee Greenwood, Smith & Love Planning Consultants

**RECOMMENDATION: GRANT**

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## **BACKGROUND AND OBSERVATIONS**

The development relates to the erection of a new SEN (Special Educational Needs) school for children aged 4-11, along with associated access, parking and landscaping at land at Audley Avenue, Stretford, to the south of the existing Barton Clough School.

The Planning and Development Management Committee considered this application at their meeting of 8 November 2018 and Members resolved that they were minded to grant planning permission subject to the completion of a section 106 agreement for a financial contribution towards off-site open space improvements.

The previous resolution read as follows:-

*That Members resolve that they would be **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 contribution of £78,787.50 towards enhancing the semi natural greenspace role of Lostock Park through measures such as woodland, wildflower meadows and bulb planting, along with access improvements and improvements to the quality of open space facilities at the park.*
- (ii) To carry out minor drafting amendments to any planning condition.*
- (iii) To have discretion to determine the application appropriately in the circumstances where a S106 agreement has not been completed within three months of the resolution to grant planning permission.*
- (iv) That upon satisfactory completion of the above legal agreement that planning permission be **GRANTED** subject to the following conditions (unless amended by (ii) above): [conditions not listed here].*

As the Council is landowner, the requirement for an enabling agreement prior to a S106 agreement has led to delays which, if they continue, could prejudice the delivery of the scheme. To expedite matters, the applicant has therefore opted to pay the S106 contribution in full ahead of a planning decision notice being issued. No S106 agreement to secure the contribution is now necessary.

Nevertheless, this approach does require an amendment to the previous resolution of the Committee to be agreed.

Officers note that there has been no other material change in planning circumstances since Members were minded to grant consent and as such, the analysis in the Officer's report from November 2018 and the list of planning conditions to be imposed remains unaltered.

### **RECOMMENDATION**

That Members resolve to **GRANT** planning permission for the development subject to the conditions listed in the original committee report.

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JD