

## **PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE**

**22<sup>nd</sup> NOVEMBER, 2018**

### **PRESENT:**

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

In attendance: Head of Planning and Development (Mrs. R. Coley),  
Planning Development Manager Major Projects (Mr. D. Pearson),  
Heritage Development Officer (Mrs. E. Lewis),  
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),  
Corporate Director of Governance & Community Strategy (Ms. J. le Fevre),  
Principal Solicitor Place (Mr. T. Rhodes),  
Democratic & Scrutiny Officer (Miss M. Cody).

### **APOLOGY**

An apology for absence was received from Councillor Patel.

### **43. DECLARATIONS OF INTEREST**

No declarations were made.

### **44. 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.

### **45. APPLICATION FOR OUTLINE PLANNING PERMISSION 85282/OUT/15 - TRAFFORD WATERS, LAND BETWEEN THE MANCHESTER SHIP CANAL AND TRAFFORD BOULEVARD/OLD BARTON ROAD, URMSTON**

The Head of Planning and Development submitted a report concerning an application for outline planning permission for up to 3000 dwellings; 80,000sqm (GEA) of office floor space (Use Class B1); 6,700sqm of commercial accommodation (to be used flexibly within Use Classes A1, A2, A3, A4, A5, D1 and D2); hotels (up to an overall total of 300 bedrooms); a carehome (Use Class C2, up to 150 beds/units) and a primary school. Construction of a pedestrian footbridge over Trafford Boulevard; provision of access roads, car parking, public realm and landscaping works and other associated development and supporting infrastructure. Details provided for access, with all other matters reserved.

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 subject to the following provisions and granting the following powers:-

**Planning and Development Management Committee  
22 November 2018**

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- (i) To complete a suitable Legal Agreement under S106 of the Town and Country Planning Act 1990 (as amended) to secure the ongoing review of scheme viability and, if appropriate, affordable housing provision to a maximum of 40% in any one phase of development.
- (ii) To carry out minor drafting amendments to any other planning condition.
- (iii) To have discretion to determine the application appropriately in the circumstances where a S106 Agreement has not been completed within six months of the resolution to grant planning permission.
- (iv) That upon the satisfactory completion of the above Legal Agreement that planning permission be granted subject to the conditions now determined (unless amended by (ii) or (iii) above).

**46. APPLICATION FOR PLANNING PERMISSION 94806/HHA/18 - 33 GADDUM ROAD, BOWDON**

The Head of Planning and Development submitted a report concerning an application for part retrospective consent for the erection of front and side boundary wall/pillars, with metal railings above, alongside the erection of new access gates and other ancillary landscaping works.

RESOLVED: That planning permission be refused for the following reason:-

The development proposed would, as a consequence of its extensive length, height, materials and finish proposed would be visually dominant, reduce the visual permeability of the area and would be out of character with its surroundings. This would be detrimental to the street scene and the character of the surrounding area. As such the proposals would be contrary to Policy L7 of the Trafford Core Strategy and Policies within the NPPF.

Authorisation of Enforcement Action

The Head of Planning and Development in consultation with the Director of Legal and Democratic Services is authorised to take any necessary and appropriate enforcement action under the Planning Acts.

**47. TRAFFORD CIVIC QUARTER MASTERPLAN: SUPPLEMENTARY PLANNING DOCUMENT**

The Head of Planning and Development submitted a report seeking the views of the Planning and Development Management Committee in respect of a draft supplementary planning document which will guide the development and regeneration of the proposed 'Civic Quarter', a Masterplan area centred on Trafford Town Hall.

**Planning and Development Management Committee**  
**22 November 2018**

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RESOLVED –

- (i) That Members note the contents of the draft Supplementary Planning Document which, if adopted, will be a material consideration in the determination of planning applications.
- (ii) That Members note the contents of the accompanying Strategic Environmental Assessment.
- (iii) That Members take the opportunity to express their views on the draft SPD and SEA.
- (iv) That the views of the Planning and Development Management Committee expressed at the meeting or in writing (including those of individual Members) be noted and be recorded for inclusion (in summary form) in any subsequent consultation statement.
- (v) That it be noted 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 with a final version of the Civic Quarter Masterplan SPD. This report will seek the Committee's recommendation to Executive in respect of the adoption of the SPD.

**48. STATE OF THE ECONOMY - HOUSING MARKET CONDITIONS AND THE PROVISION OF AFFORDABLE HOUSING**

The Head of Planning and Development submitted a report analysing the housing market in the Borough with a view to ascertaining whether the market should be considered to be in 'poor', 'normal', or 'good' conditions for the purposes of applying relevant planning policy in relation to the provision of affordable housing in new developments. The report concludes that the Borough is now in 'good' market conditions and that this position should be a key material consideration when applying relevant planning policy and making planning decisions.

RESOLVED: That Members note the contents of the report and resolve that for the purposes of relevant planning policy, the Borough is now in 'good' market conditions and that Appendix 1 attached to the report is a key material consideration in the determination of planning applications.

**49. URGENT BUSINESS**

The Chair advised the Committee that due to the busy schedule for the December Committee meeting that the meeting time would be brought forward to 6:00pm; he also informed the Committee that there would be a briefing meeting on Thursday 6<sup>th</sup> December 2018.

The meeting commenced at 6.30 pm and finished at 8.26 pm.