

## **PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE**

**11<sup>th</sup> FEBRUARY, 2021**

### **PRESENT:**

Councillor Williams (In the Chair),  
Councillors Dr. Barclay, Bunting, Hartley, Holden (Substitute), Jerrome, Minnis,  
Morgan, K. Procter, Stennett MBE, Thomas and Winstanley.

In attendance: Head of Planning and Development (Ms. R. Coley),  
Head of Major Planning Projects (Mr. D. Pearson),  
Major Planning Projects Manager (Mrs. S. Lowes),  
Planning and Development Manager (West) (Mr. S. Day),  
Planning and Development Manager (East) (Ms. H. Milner),  
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),  
Senior Highways & Traffic Engineer (Amey) (Ms. E. Hendren),  
Solicitor (Mrs. C. Kefford),  
Senior Governance Officer (Mr. I. Cockill),  
Governance Officer (Miss M. Cody).

Also present: Councillors Brotherton and Walsh.

### **APOLOGIES**

Apologies for absence were received from Councillors Carey and Cordingley.

## **22. MEMBERSHIP OF THE COMMITTEE**

RESOLVED: That the replacement of Councillor Rigby MBE with Councillor Bunting as Opposition Spokesperson be noted.

Councillor Bunting expressed his thanks to Councillor Rigby for undertaking the role of Opposition Spokesperson during his absence.

## **23. DECLARATIONS OF INTEREST**

No declarations were made.

## **24. MINUTES**

RESOLVED: That the Minutes of the meetings held on 21<sup>st</sup> and 26<sup>th</sup> January, 2021, be approved as a correct record and signed by the Chair.

## **25. QUESTIONS FROM MEMBERS OF THE PUBLIC**

No questions were submitted.

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**26. 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.

**27. 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>
102243/HHA/20 – 13 Stamford Place, Sale.	Erection of single storey side extension and Juliet balconies to the side elevation, with other external alterations across property, creation of new dropped kerb access and driveway to front.
102509/FUL/20 – 39-42 Ingleby Court, Stretford.	Alterations to roof and exterior of building to accommodate two one-bedroom flats within the roof space, new porch, front dormers, parking spaces, rendering and associated landscaping improvements.

**28. APPLICATION FOR PLANNING PERMISSION 102841/HHA/20 - 20 KENDAL ROAD, STRETFORD**

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of two storey side extension with external alterations following demolition of existing garage.

It was moved and seconded that planning permission be granted.

The motion was put to the vote and declared lost.

RESOLVED: That planning permission be refused for the reasons now determined.

**29. APPLICATION FOR VARIATION 103042/VAR/21 - LAND NORTH OF OAK ROAD AND WEST OF WARBURTON LANE, PARTINGTON**

The Head of Planning and Development submitted a report concerning an application for the removal of condition 11 (requiring demolition of 75 existing residential units within Your Housing Groups stock within Partington prior to first occupation of any units approved) of planning permission 97897/FUL/19 (Erection

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of 75 affordable dwellings and ancillary infrastructure including new main site access off Oak Road) and replacement with a s106 Legal Agreement allowing for the option of either a financial contribution to the Carrington Relief Road or demolition of existing residential units in Your Housing Group's stock in the Partington Ward or a combination of both, prior to any new build units first being occupied at this site.

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 following the expiry of the site notice on 15<sup>th</sup> February 2021, as follows:-

- (i) To complete a suitable Legal Agreement/Unilateral Undertaking to secure:-
  - Either a financial contribution to the Carrington Relief Road equivalent of the 75 new units based on £5524 per residential unit or demolition of 75 existing residential units in Your Housing Group's stock in the Partington Ward or a combination of both, up to 75 units, in accordance with the methodology set out in 'Update: Planning Obligations: Developer Contributions towards the Carrington Relief Road' 21<sup>st</sup> January 2021, prior to any new build units first being occupied at this site.
- (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 the satisfactory completion of the above Legal Agreement that planning permission be granted subject to the conditions now determined (unless amended by (ii) above).

**30. REVISION TO THE APPLICATION VALIDATION CHECKLIST**

The Head of Planning and Development submitted a report which informed Members of the latest revision to the Application Validation Checklist and outlined the key proposed changes and updates to the Checklist.

RESOLVED –

- (1) That the contents of the report be noted and approve the draft Application Validation Checklist for consultation purposes.
- (2) That the Head of Planning and Development be authorised to adopt the revised Validation Checklist in the event that following consultation,

there are no significant alterations to the consultation draft.

**31. 188A SHREWSBURY STREET, OLD TRAFFORD: MAKING OF IMMEDIATE ARTICLE 4 DIRECTION TO REMOVE PERMITTED DEVELOPMENT RIGHTS FOR THE DEMOLITION OF THE BUILDING**

The Head of Planning and Development submitted a report which set out the reasons behind the proposal to make an immediate Article 4 Direction removing permitted development rights for the demolition of 188A Shrewsbury Street. Approval was also sought to make the immediate Article 4 Direction including undertaking statutory consultation requirements.

RESOLVED –

- (i) That the making of an immediate Direction pursuant to Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 to withdraw the permitted development rights to demolish 188A Shrewsbury Street, Old Trafford is appropriate, and justified, as demolition of 188A Shrewsbury Street would be prejudicial to the proper planning of the area and constitutes a threat to the amenities of the area.
- (ii) Approve the making of the Article 4(1) Direction for 188A Shrewsbury Street, Old Trafford, Manchester.
- (iii) Delegate authority to the Corporate Director of Governance and Community Strategy to make the Article 4(1) Direction for the land at 188A Shrewsbury Street, Old Trafford, Manchester and delegate to the Corporate Director of Place 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 Article 4(1) Direction will be effective with immediate effect once made.
- (v) Delegate authority to the Corporate Director of Governance and Community Strategy to confirm the Direction in due course if there are no objections.
- (vi) Request that subsequent planning applications involving the demolition of 188A Shrewsbury Street and where the Article 4 Direction remains in force to be referred to the Planning and Development Management Committee for determination.

The meeting commenced at 6.32 pm and finished at 8.28 pm.