

# **PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE**

**9<sup>th</sup> SEPTEMBER, 2021**

## **PRESENT:**

Councillor Williams (In the Chair),  
Councillors Akinola, Bunting, Dagnall, Hartley, Hassan, Maitland, Minnis, Morgan,  
Thomas, Welton and Winstanley.

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

Also present: Councillor Whetton.

## **APOLOGY**

An apology for absence was received from Councillor Chalkin.

## **28. MEMBERSHIP OF THE COMMITTEE**

RESOLVED: That the replacement of Councillor Jerrome with Councillor Welton be noted.

## **29. DECLARATIONS OF INTEREST**

Councillor Thomas declared a Personal and Prejudicial Interest in Application 104348/FUL/21 (Garricks Head Hotel, Moorside Road, Flixton), due to his involvement by calling the application in to be determined by the Committee.

## **30. MINUTES**

RESOLVED: That the Minutes of the meeting held on 12<sup>th</sup> August, 2021, be approved as a correct record and signed by the Chair.

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

No questions were submitted.

## **32. 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.

**Planning and Development Management Committee**  
**9 September 2021**

---

**33. 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>
103057/OUT/20 – 9 Bow Green Road, Bowdon.	Outline planning application for the erection of a pair of new semi-detached dwellings with new vehicular entrances onto Bow Green Road following demolition of the existing dwelling. Consent is sought for access, appearance, scale and layout with landscaping reserved.

[Note: Councillor Thomas declared a Personal and Prejudicial Interest in Application 104348/FUL/21, due to his involvement by calling the application in to be determined by the Committee and removed himself from the Committee. After making his representations to the Committee he remained in the meeting but did not participate in the debate or cast a vote on the application.]

104348/FUL/21 – Garricks Head Hotel, Moorside Road, Flixton.	Demolition of existing covered smoking area to east elevation and erection of new covered smoking area to west elevation.
104642/FUL/21 – Telecommunications Site Ctil 125598 Vf 79739, Rooftop of Bridgewater House, Park Road, Altrincham.	Removal and replacement of 3 no. existing Vodafone flagpole antennas with 6 no. upgraded antennas located on new support poles and ancillary development thereto, including the removal and replacement of 6 no. existing RRUs (Remote Radio Units) with 12 no. ERSs (Ericsson Radio Systems) and installation of 1 no. GPS module, on the rooftop of Bridgewater House. Height of masts taken by themselves is 4 metres. Overall height of proposed masts is 17.4 metres above ground level.

**34. APPLICATION FOR PLANNING PERMISSION 104042/FUL/21 - 47-49 STAMFORD NEW ROAD, ALTRINCHAM**

The Head of Planning and Development submitted a report concerning an application for planning permission for hard and soft landscaping works on land adjoining the building on Grafton Street including the relaying of the existing cobbles and stone and the formalising of the parking spaces. Creation of a roof garden accessible via a new internal staircase with a covered lobby.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared lost.

**Planning and Development Management Committee  
9 September 2021**

---

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

**35. URGENT BUSINESS**

- (a) Discharge of planning function to Manchester City Council in relation to determination of Planning Application 131163/MO/2021

[The Chair allowed consideration of this Item as Urgent Business to enable Manchester City Council to determine the application expeditiously.]

The Head of Planning and Development submitted a report setting out the details of Planning Application 131163/MO/2021 submitted to Manchester City Council seeking approval of reserved matters.

RESOLVED: That delegated powers are transferred from Trafford Council to Manchester City Council in accordance with the powers contained within the Local Government Act, subject to the conditions listed below to enable Manchester City Council to determine Planning Application 131163/MO/2021.

The following conditions are proposed to allow Trafford Council to retain an element of control over the planning decision making in relation to the part of the development that sits within the Trafford boundary, whilst allowing Manchester City Council to remain the determining authority.

- (1) Manchester City Council shall have delegated powers to determine any of the following application types pursuant to 131163/MO/21 where Trafford Council have confirmed in writing that there are no objections to the proposals:
- Section 73 of the Town and Country Planning Act 1990 (Determination of applications to develop land without compliance with conditions previously attached), only where the footprint of the built development does not extend on to or overhang land within the Trafford Council administrative boundary.
  - Section 96A of the Town and Country Planning Act 1990 (Power to make non-material changes to planning permission).
  - Section 27 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (Applications made under a planning condition).

- (b) Member Update: Appeal by Lidl UK/Orchard Street Investment Management LLP

[The Chair allowed consideration of this Item as Urgent Business in order to avoid abortive work on the Appeal.]

The Head of Planning and Development submitted a report which provided an update for Members of the Committee in respect of an Appeal made by Lidl UK/Orchard Street Investment Management LLP.

RESOLVED: That the Planning and Development Management Committee authorises Officers to formally take the position that the Council will no longer contest the Appeal.

**Planning and Development Management Committee**  
**9 September 2021**

---

The meeting commenced at 6.30 pm and concluded at 8.25 pm