

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

20th JANUARY, 2022

PRESENT:

Councillor Williams (In the Chair),
Councillors Akinola, Bunting, Chalkin, Hartley, Hassan, 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),
Planning and Development Manager (East) (Ms. H. Milner),
Solicitor (Planning and Environment) (Ms. J. Cobern),
Governance Officer (Miss M. Cody).

Also present: Councillor Mrs. Young.

APOLOGIES

Apologies for absence were received from Councillors Dagnall and Maitland.

62. DECLARATIONS OF INTEREST

Councillor Chalkin declared a Personal and Prejudicial Interest in Application 106198/FUL/21 (Former Rackhams Department Store and Former Bentleys Fish and Chip Shop, 2 George Street, Altrincham), as he sits on the Investment Board where the project has been discussed.

Councillor Morgan declared that he did not have an interest in Application 106581/FUL/21 (Woodheys Primary School, Meadway, Sale), with his previous employer being a heat pump business.

Councillor Bunting declared that he did not have an interest in Applications 104797/FUL/21 and 106581/FUL/21 (Woodheys Primary School, Meadway, Sale), being a former Governor at the school; he advised the Committee he felt his position was not compromised.

63. MINUTES

RESOLVED: That the Minutes of the meeting held on 9th December, 2021, be approved as a correct record and signed by the Chair.

64. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

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65. 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.

66. 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>
104760/FUL/21 – Shawe View Residential Care Home, 10-12 Shawe Road, Flixton.	Installation of solar panels to the roof.
104797/FUL/21 – Woodheys Primary School, Meadway, Sale.	Installation of solar panels to the roof of the main building.
106179/FUL/21 – 7 Yew Tree Drive, Sale.	Demolition of existing bungalow and construction of 2no. 2.5 storey, 4 bedroom detached houses with associated landscaping works.

[Note: Councillor Chalkin declared a Personal and Prejudicial Interest in Application 106198/FUL/21 (Former Rackhams Department Store and Former Bentleys Fish and Chip Shop, 2 George Street, Altrincham), as he sits on the Investment Board where the project has been discussed and left the meeting during consideration of this item.]

106198/FUL/21 – Former Rackhams Department Store and Former Bentleys Fish and Chip Shop, 2 George Street, Altrincham.	Application for the refurbishment and remodelling of the former Rackhams and Bentleys buildings to create offices, retail/food and beverage/leisure floorspace. Works to include two storey upwards extension and creation of external terraces, selective demolition including bridge links to Sunningdale and Kingfisher buildings, associated plant and infrastructure, landscaping and works to public realm and access.
106581/FUL/21 – Woodheys Primary School, Meadway, Sale.	Installation of 2 air source heat pumps.

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(b) Permission refused for the reasons now determined

<u>Application No., Address or Site</u>	<u>Description</u>
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[Note: At this point in the proceedings Councillor Minnis removed herself from the Committee as she had a Personal and Prejudicial Interest in Application 106076/FUL/21 (217 Woodhouse Lane East, Timperley) due to her involvement by calling the application in to be determined by the Committee. After making representations to the Committee she remained in the meeting but did not participate in the debate or cast a vote on the application.]

106076/FUL/21 – 217 Woodhouse Lane East, Timperley.	Retrospective application for the erection of a single storey side extension.
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(c) Application deferred

<u>Application No., Address or Site</u>	<u>Description</u>
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105315/HHA/21 – 15 Sandleigh Drive, Hale.	Erection of two storey side extension and part two part single storey rear extension.
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[Consideration of Application 105315/HHA/21 was deferred to allow the Applicant to amend the scheme.]

67. APPLICATION FOR PLANNING PERMISSION 105540/HHA/21 - 95 DERWENT ROAD, FLIXTON

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of a garden room at the rear of the garden (Part Retrospective).

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:-

- (1) The proposed development, by reason of its scale, height, siting, design and materials, would be out of keeping with its residential setting and would have a detrimental impact on the visual appearance and character of the surrounding area. As such, the proposed development would be contrary to Policy L7 of the Trafford Core Strategy and guidance in the National Planning Policy Framework.
- (2) The proposed development, by reason of its scale, height, siting, design and materials, would appear overbearing and visually intrusive when viewed from the gardens of neighbouring properties at 16 and 18 Aldermere Crescent and 93 and 97 Derwent Road, and would therefore

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have a detrimental impact on the amenity that the occupiers of these dwellings 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 National Planning Policy Framework.

The meeting commenced at 6.30 pm and finished at 9.07 pm.