

## **PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE**

**9<sup>th</sup> FEBRUARY, 2023**

### **PRESENT:**

Councillor Winstanley (In the Chair),  
Councillors Bunting, Chalkin, Hassan, Maitland (Substitute), Minnis, Morgan,  
S. Procter, Thomas, Walsh and Welton.

In attendance: Director of Growth and Regulatory Services (Mr. A. Fisher),  
Head of Planning and Development (Ms. R. Coley),  
Head of Major Planning Projects (Mr. D. Pearson),  
Planning and Development Manager (West) (Mr. S. Day),  
Planning and Development Manager (East) (Ms. H. Milner),  
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),  
Planning Lawyer (Locum) (Mr. S. Moorhouse),  
Governance Officer (Miss M. Cody).

Also present: Councillors Holden, Jerrome and Whetton.

### **APOLOGIES**

Apologies for absence were received from Councillors Akinola, Freeman and Hartley.

### **66. DECLARATIONS OF INTEREST**

Councillor Bunting declared that he did not have an Interest in Application 107982/HHA/20 (30 Little Brook Road, Sale), the objector listed in the Additional Information Report was a former colleague of his mother's; he advised the Committee he felt his position was not prejudiced.

Councillor Morgan declared a Personal and Prejudicial Interest in Application 108791/FUL/22 (13 Foxglove Drive, Altrincham) and advised the Committee he would be leaving the room during consideration of this item.

### **67. MINUTES**

RESOLVED: That the Minutes of the meeting held on 19<sup>th</sup> January, 2023, be approved as a correct record and signed by the Chair.

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

No questions were submitted.

### **69. 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 February 2023**

---

**70. APPLICATIONS FOR PERMISSION TO DEVELOP ETC**

(a) <u>Permission granted subject to standard conditions prescribed by statute, if any, and to any other conditions now determined</u>		
<u>Application No., Address or Site</u>		<u>Description</u>
101400/FUL/20 – York House, 1 Bridgenorth Avenue, Urmston.		Erection of apartment block containing 18no. 2 bed affordable (rented) apartments along with incorporation of disused road to the south, amended vehicle entrance, and associated external works including car parking, cycle storage and landscaping following demolition of existing building on site.
107982/HHA/22 – 30 Little Brook Road, Sale.		Erection of a single storey rear extension, new front porch, conversion of the existing detached garage into living accommodation and associated external alterations.
109475/HHA/22 – 15 Erlington Avenue, Old Trafford.		Erection of single storey rear extension.
109739/FUL/22 – Broadoak Comprehensive School, Warburton Lane, Partington.		Creation of 3G Artificial Grass Pitch (AGP) with perimeter fencing, floodlighting, storage container, new hardstanding areas and access pathway.
109828/HHA/22 -19 Ashford, Sale.		Erection of single storey rear extension, first floor extension over existing living room and raising of garage and porch roof.
(b) <u>Permission refused for the reasons now determined</u>		
<u>Application No., Address or Site</u>		<u>Description</u>
[Note: Councillor Morgan declared a Personal and Prejudicial Interest in Application 108791/FUL/22 (below) and left the room during consideration of this item.]		
108791/FUL/22 – 13 Foxglove Drive, Altrincham.		Erection of two bedroom detached dormer bungalow with access from Sinderland Road.

**71. APPLICATION FOR PLANNING PERMISSION 108067/HHA/22 - 18 FINCHALE DRIVE, HALE**

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of single storey side and rear extension and the addition of rooflights to the main dwelling.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared lost.

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

**72. APPLICATION FOR PLANNING PERMISSION 109504/VAR/22 - 24 BONVILLE CHASE, ALTRINCHAM**

The Head of Planning and Development submitted a report concerning an application for the variation of conditions 7, 8 and 9 on planning permission 103905/HHA/21 (Erection of a two storey front, part single storey part two storey side, and a single storey rear extension with the creation of a roof terrace to the rear. External alterations to include new windows and alterations to the rear roof shape.). To amend the wording of the conditions as the existing tree is to be felled and a replacement tree planted.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared lost.

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

**73. APPLICATION FOR PLANNING PERMISSION 109513/FUL/22 - GULMARG, GARDEN LANE, ALTRINCHAM**

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of a new dormer bungalow following demolition of existing property.

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 reason:-

The proposed development, by reason of its siting, height and massing in conjunction with the elevated position of the site, would appear overbearing and visually intrusive to the neighbouring properties on Springfield Road and would unduly overshadow and result in a loss of

**Planning and Development Management Committee**  
**9 February 2023**

---

evening sunlight to these properties. The development would therefore have a detrimental impact on the residential amenity that the occupiers of these dwellings could reasonably expect to enjoy. As such the proposal 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 concluded at 9.31 pm.