

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

13th JULY, 2023

PRESENT:

Councillor Winstanley (In the Chair),
Councillors Acton (Substitute), Babar, Cordingley, Deakin, Eckersley, Evans (Substitute), Hassan, Minnis, O'Brien, S. Procter, Walsh and Welton.

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),
Solicitor (Planning & Highways) (Ms. C. Kefford),
Governance Officer (Miss M. Cody).

Also present: Councillors Frass, Jarman, Jones, Patel and Thomas.

APOLOGIES

Apologies for absence were received from Councillors Maitland and M. Taylor.

17. DECLARATIONS OF INTEREST

Councillor Minnis declared a Personal and Prejudicial Interest in Application 109953/FUL/22 (Homestead, 121 Park Road, Timperley), due to her involvement in discussions with residents, she advised the Committee she would recuse herself and make representations against the application.

Councillor Walsh declared a Personal and Prejudicial Interest in Application 110192/PSI/23 (St. John Vianney RC School, Rye Bank Road, Stretford) due to voluntary work undertaken with the school and confirmed that he would be leaving the room during consideration of this item.

18. MINUTES

RESOLVED: That the Minutes of the meeting held on 15th June, 2023, be approved as a correct record and signed by the Chair.

19. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

20. 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.

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21. 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

Application No., Address or Site

Description

[Note: Councillor Minnis declared a Personal and Prejudicial Interest in Application 109953/FUL/22 (below) due to her involvement in discussions with residents, she removed herself from the Committee. After making representations she remained in the meeting but did not participate in the debate or cast a vote on the application.]

109953/FUL/22 - Homestead, 121 Park Road, Timperley, Altrincham.

Demolition of existing building and construction of 5 no. new dwellings with associated access, parking and landscaping.

110005/FUL/23 - Crossford Bridge Playing Fields, Danefield Road, Sale.

Creation of a 3G LED floodlit football turf pitch incorporating: perimeter ball stop fencing (4.5m high), pitch barriers, maintenance equipment storage container, pedestrian barriers along access route, 6no LED floodlights (15m high); open-air storage for portable football goals; extended football car park with associated soft landscaping, perimeter barriers, and lighting; pedestrian access path connecting the football car park to athletics pavilion; amenity lighting along re-surfaced driveway from athletics car park to 3G pitch entrance; covered cycle shelter with parking adjacent to athletics pavilion.

110079/FUL/23 - Bowling Green, Ashley Road, Hale.

Proposed terrace extension to new community/library building and associated works (involving a reduction in the size of the bowling green).

[Note: Councillor Walsh declared a Personal and Prejudicial Interest in Application 110192/PSI/23 (below) as he undertakes voluntary work at the school, he left the room during consideration of this item.]

110192/PSI/23 - St John Vianney RC School, Rye Bank Road, Stretford.

Proposed replacement SEN school (Class F1(a)) for 160 pupils aged 5 to 19 years comprising a one and two storey building, a multi-use games area (MUGA), cycle and car parking incorporating an overhead canopy with PV panels, sprinkler tank and enclosure, alterations to the site access, hard and soft landscaping, fencing and boundary treatments, and signage, together with

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demolition of the existing buildings and formation of a temporary access from Warwick Road South for construction purposes and the provision of contractor facilities and associated works required during construction.

[Note: At this point in the proceedings Councillor S. Procter declared a Personal and Prejudicial Interest in Application 110635/FUL/23 (below) as she resides within close proximity to the application site, she remained in the meeting but did not participate in the debate or cast a vote on the application.]

110635/FUL/23 - 43 The Crescent, Flixton.

Retrospective application for change of use from dwellinghouse (Use Class C3) to HMO (Use Class C4) with formation of loft conversion and other external alterations.

(b) Permission refused for the reasons now determined

Application No., Address or Site

Description

109558/FUL/22 - Brooklands Metrolink Station, Marsland Road, Sale.

Erection of two decked shelters to create additional customer space in association with the cafe (Class E) at the former booking hall.

22. APPLICATION FOR PLANNING PERMISSION 109111/FUL/22 - MASONIC HALL AND POLICE STATION, TATTON ROAD, SALE

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of Sale Masonic Hall and erection of a three-storey apartment building; and the retention and conversion of the former Sale Police Station to provide 30no. dwellinghouses (20 apartments and 10 houses), with associated landscaping and amenity provision.

RESOLVED: That Members are minded to grant planning permission for the development and that the determination of the application hereafter be delegated to the Head of Planning and Development as follows:

- (i) To complete a suitable Legal Agreement under S106 of the Town and Country Planning Act 1990 (as amended) to secure:
 - A financial contribution (sum to be agreed) for a review of the existing residents' permit parking area on surrounding streets.
 - A financial contribution of £24,753 contribution towards off-site education facilities, towards secondary school places.
- (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.

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- (iv) That upon the satisfactory completion of the above Legal Agreement planning permission be granted subject to the conditions now determined (unless amended by (ii) above).

23. TRAFFORD DESIGN CODE

The Head of Planning and Development submitted a report concerning the Trafford Design Code which advised Members of the background to and content of the Code, being an important material consideration in planning application decision making.

RESOLVED: That Members note

- That the consultation draft Trafford Design Code (TDC) Supplementary Planning Document (SPD) has been approved by the Council's Executive.
- That consultation on the draft TDC began on 3 July 2023 and that Planning Committee Members are encouraged to take part.
- That the Trafford Design Code will be an important material consideration in the determination of planning applications.
- That the content of the consultation draft Trafford Design Guide (TDG) SPD (June 2022) has been incorporated into the Trafford Design Code and that the TDG has now been superseded.
- That the approval of the draft Code represents the successful completion of a Design Code within the 12 month DLUHC Design Code Pathfinders Programme.
- That following the consultation process described in the report, a future report will seek approval from Planning Committee for the final Trafford Design Code, which will thereafter be adopted by the Council's Executive.
- That an updated Planning Application Validation Checklist will be brought forward alongside the adopted TDC and that the approval of this document is a Planning Committee function.

24. URGENT BUSINESS

- (a) Adoption of the Validation Checklist (July 2023)

[Note: The Chair allowed consideration of this Item as Urgent Business as the Council could not impose its local validation requirements until it was readopted in August and those local information requirements are necessary for robust planning decision making.]

The Head of Planning and Development submitted a report which detailed the requirement for a Council to review their Application Validation Checklist at least every two years with the most recent review being in June 2021. The report provided details of a review of the Application Validation Checklist in 2023 with the proposal not to make any changes to the June 2021 Application Validation Checklist and republish this unaltered during the interim.

RESOLVED: That the Application Validation Checklist (July 2023) be approved for republication.

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The meeting commenced at 6.30 pm and concluded at 9.21 pm.