

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

12th OCTOBER, 2023

PRESENT:

Councillor Walsh (In the Chair),
Councillors Acton (Substitute), Babar, Deakin, Eckersley, Hassan, Jerrome,
Minnis, O'Brien, S. Procter, M. Taylor and Thomas (Substitute).

In attendance: Director of Growth and Regulatory Services (Mr. A. Fisher),
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),
Senior Highways & Traffic Engineer (Amey) (Ms. E. Hendren),
Planning Lawyer (Locum) (Mr. S. Moorhouse),
Governance Officer (Miss M Cody).

Also present: Councillors Evans and K. Procter.

APOLOGIES

Apologies for absence were received from Councillors Cordingley, Maitland and Winstanley.

36. DECLARATIONS OF INTEREST

Councillor S. Procter addressed a perceived conflict of interest in respect of application 109337/FUL/22 (160 Higher Road, Urmston) being married to Councillor Kevin Procter who was making representations again supporting this item. Councillor S. Procter reiterated that they had not discussed this application at all and that her position was not prejudiced. She declared that she had no interest in the application and would not be recusing herself from the vote.

The Head of Planning and Development declared a Personal and Prejudicial Interest in Application 111137/VAR/23 (St. Ambrose College, Hale Road, Hale Barns) due to a family connection. She confirmed that she had not been involved in the processing of the application/report and that she would be leaving the room during consideration of the item.

37. MINUTES

RESOLVED: That the Minutes of the meeting held on 14th September, 2023, be approved as a correct record and signed by the Chair.

38. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

39. 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.

40. 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>
109337/FUL/22 – 160 Higher Road, Urmston.	Demolition of existing industrial warehouse and erection of 5 new dwellings with associated bike and bin storage.
110896/HHA/23 – 177 Sylvan Avenue, Timperley.	Erection of part single storey, part two storey side extension, part single storey, part two storey rear extension with rooflights and new front porch.
111430/HHA/23 – 1 Prestbury Avenue, Altrincham.	Erection of a single storey side and part single, part two storey rear extension. Conversion of existing garage to habitable room.
111473/HHA/23 – 30 Minehead Avenue, Flixton.	Demolition of existing garage and erection of two storey side extension.
111687/VAR/23 – 2 George Street, Altrincham.	Application under Section 73 of the Town and Country Planning Act 1990 (as amended) for variation of condition 1 on planning permission 110068/VAR/23 (Application for variation of conditions 2 (approved plans) and 5 (use classes) of planning permission 106198/FUL/21 (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) To allow for use of lower ground floor unit as a bowling alley with ancillary uses

comprising a bar, restaurant, amusement centre and any other leisure or entertainment uses within Use Class E(d) including but not limited to pool, arcade games and mini golf (sui generis use) and various internal layout and elevational alterations including facade reconstruction) to allow for an expansion to the use classes permitted at four units (with one unit having a lower ground floor) on the site.

41. APPLICATION FOR PLANNING PERMISSION 104225/FUL/21 - BOW GREEN FARM, BOW LANE, BOWDON

The Head of Planning and Development submitted a report concerning an application for the change of use of the existing traditional agricultural building to create three residential units with associated external alterations (Use Class C3) with associated parking and amenity space following demolition of steel framed agricultural building, shed and car port.

It was moved and seconded that additional condition(s) be imposed requiring level access to all dwellings.

The motion was put to the vote and declared lost.

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

42. APPLICATION FOR LISTED BUILDING CONSENT 106995/LBC/22 - BOW GREEN FARM, BOW LANE, BOWDON

The Head of Planning and Development submitted a report concerning an application for Listed Building Consent for the change of use of existing traditional agricultural building to create 3 no. residential units with associated external alterations (Use Class C3) with associated parking and amenity space following demolition of the steel framed agricultural building, shed and car port.

It was moved and seconded that additional condition(s) be imposed requiring level access to all dwellings.

The motion was put to the vote and declared lost.

RESOLVED: That Listed Building Consent be granted subject to the conditions now determined.

43. APPLICATION FOR PLANNING PERMISSION 111137/VAR/23 - ST. AMBROSE COLLEGE, HALE ROAD, HALE BARNES

[Note: The Head of Planning and Development declared a Personal and Prejudicial Interest in Application 111137/VAR/23 due to a family connection, she left the room during consideration of this item.]

A report was submitted concerning an application under Section 73 of the Town and Country Planning Act 1990 (as amended) for variation of condition 24 on planning permission 74747/FULL/2010 (Erection of new three storey school building incorporating swimming pool & sports hall located to north west side of site. Formation of new all weather pitch with floodlighting and security fencing, 2 x grass rugby pitches, one junior football pitch, retention of existing grass rugby pitch and erection of detached maintenance store. Creation of additional vehicular access onto Hale Road. Provision of new car parking, cycle stands and on site coach/school bus parking area. New hard and soft landscaping throughout site. Demolition of existing school buildings and ancillary structures.). To change the hours of use of the MUGA pitches on Monday - Friday from 09:00 - 19:00 to 09:00 - 20:00 excluding Bank Holidays.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared lost.

It was moved and seconded that planning permission be granted for a 12 month temporary period.

The motion was put to the vote and declared carried.

RESOLVED: That planning permission be granted for a 12 month temporary period subject to the conditions now determined.

The meeting commenced at 6.30 pm and concluded at 8.31 pm.