

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

8th AUGUST, 2024

PRESENT:

Councillor Winstanley (In the Chair),
Councillors Babar, Butt (Substitute), Cordingley, Hassan, Jerrome, Maitland,
Minnis, O'Brien, K. Procter (Substitute), S. Procter, M. Taylor and Thomas.

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),
Senior Highways & Traffic Engineer (Amey) (Ms. E. Hendren),
Planning Solicitor (Locum) (Ms. R. Anugwom),
Democratic Officer (Miss M Cody).

APOLOGIES

Apologies for absence were received from Councillors Deakin and Eckersley.

10. DECLARATIONS OF INTEREST

Councillor Jerrome declared a Personal and Prejudicial Interest in Application 113625/HHA/24 (Donnington, 32 Grange Road, Bowdon) as he is an acquaintance of a resident who lives close by to the site and they have discussed the application. He confirmed he would be leaving the room during consideration of this item.

11. MINUTES

RESOLVED: That the Minutes of the meeting held on 20th June, 2024, be approved as a correct record and signed by the Chair.

12. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

13. 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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14. 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>
113366/FUL/24 – 475 and 477 Barton Road, Stretford.	Demolition of existing funeral parlour/bungalow and erection of six dwellings, with new dropped kerb access onto Barton Road.

15. APPLICATION FOR PLANNING PERMISSION 113434/VAR/24 - WORLD OF PETS, THORLEY LANE, TIMPERLEY

The Head of Planning and Development submitted a report concerning an application for the variation of Condition 4 of planning permission ref. 105905/OUT/21 (allowed on appeal, reference APP/Q4245/W/22/3306715) to allow for changes to the approved plans associated with access.

RESOLVED: That Members are minded to grant planning permission for the development and that the determination of the application hereafter be deferred and 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:
 - The provision of 45% on-site affordable housing comprising:
 - A tenure mix of 25% affordable or social rented and 75% intermediate tenure.
 - Nomination rights for on-site affordable housing.
 - A financial contribution of £297,036.00 towards education.
 - A 10% biodiversity net gain to be delivered either on-site or off-site.
- (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.
- (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).

16. APPLICATION FOR PLANNING PERMISSION - 113625/HHA/24 - DONNINGTON, 32 GRANGE ROAD, BOWDON

[Note: Councillor Jerrome declared and Personal and Prejudicial Interest in this application and left the room during consideration of the item.]

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The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of attached garage and erection of single storey side extension, raised rear patio, enlarged rear lightwell and associated external alterations including roof lights, replacement of timber windows with uPVC windows to all elevations, render to part of rear elevation, new vehicular access gate and reinstatement of gateposts in a different position (in connection with widening of vehicular access) (part retrospective).

It was moved and seconded that planning permission be granted.

The motion was put to the vote and declared lost.

RESOLVED: That planning permission be refused for the reasons now determined.

17. TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 247 PROPOSED STOPPING UP OF 5 NO. IRREGULAR SHAPED AREAS OF HIGHWAY TO THE SOUTH OF KINGSWAY, 1 NO. TRIANGULAR SHAPED AREA OF HIGHWAY TO THE SOUTH OF KINGSWAY, AND 1 NO. IRREGULAR SHAPED AREA OF HIGHWAY TO THE WEST OF CHESTER ROAD AND INCLUDING A LENGTH OF CHAPEL LANE

A report was submitted advising Members of an Application made to the Secretary of State for Transport under S247 of the Town and Country Planning Act 1990 to stop up 5 no. irregular shaped areas of highway to the south of Kingsway, 1 no. triangular shaped area of highway to the south of Kingsway and 1 no. irregular shaped area of highway to the west of Chester Road and including a length of Chapel Lane (the National Casework Officer confirmed that should the Order be made, the description shown will be amended to replace 'Chapel Lane' with 'unnamed road running adjacent to the northeast side of St Matthews Church'). The stopping up will enable development to be carried out in accordance with planning permission granted under reference numbers 107558/FUL/22 and 103844/HYB/21.

RESOLVED: That no objection be raised to the Application subject to the order, schedule, and public notice being amended to replace 'Chapel Lane' with 'unnamed road running adjacent to the northeast side of St Matthews Church', as confirmed by the National Casework Officer.

The meeting commenced at 6.30 pm and finished at 7.42 pm.