

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

26 SEPTEMBER 2024

PRESENT

Councillor B.G. Winstanley (in the Chair).

Councillors S. Maitland (Vice-Chair), Babar, M. Cordingley, Z.C. Deakin, P. Eckersley, D. Jerrome, T. O'Brien, S. Procter, M.J. Taylor and S. Thomas.

In attendance

Director of Growth and Regulatory Services	(Mr. A. Fisher)
Head of Planning and Development	(Ms. R. Coley)
Planning and Development Manager (East)	(Ms. H. Milner)
Principal Highways & Traffic Engineer (Amey)	(Mr. G. Evenson)
Solicitor (Planning and Highways)	(Ms. C. Kefford)
Senior Democratic Support Officer	(Mr. H. Callaghan)

Also Present

Councillors S. Ennis, N. Evans, and K. Procter.

APOLOGIES

Apologies for absence were received from Councillors W. Hassan and M. Minnis

18. DECLARATIONS OF INTEREST

Councillor Newgrosh declared a Personal and Prejudicial Interest in Application 112429/FUL/23 (Woodlands United Reformed Church, Timperley, Altrincham) due to him being a Ward Councillor and confirmed that he would be recusing himself during the consideration of this item and speaking against it.

19. MINUTES

RESOLVED: That the Minutes of the meeting held on 8th August 2024, be approved as a correct record and signed by the Chair.

20. QUESTIONS FROM MEMBERS OF THE PUBLIC

One question was received from a Member of the Public relating to Application 112429/FUL/23 (Woodlands United Reformed Church, Woodlands Parkway, Timperley, Altrincham).

The Head of Planning and Development outlined how this was a representation on the Application and would therefore be dealt with during the agenda item, rather than in the time for public questions, as this was when the merits of applications of the agenda should be discussed. The Head of Planning and Development referred Members to the Additional Information report where the questions had been reported and responded to, with the Planning and Development Manager to address this during the agenda item.

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RESOLVED: That the update from the Head of Planning and Development be noted.

21. 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.

22. 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>
113094/FUL/24 – Islamic Cultural Centre, Grove Lane, Hale.	Erection of a single storey side and rear extension to Prayer Hall 1.
113464/FUL/24 – Altrincham College, Green Lane, Timperley, Altrincham.	Demolition of existing block. Erection of a 2 and 3 storey teaching block containing 31no. classroom with ancillary rooms and erection of two infill extension to create larger kitchen and servery, together with the creation of additional car parking and erection of 2.4m high fencing.
114161/HHA/24 – 25 Barnfield Crescent, Sale.	Demolition of existing conservatory and erection of single storey side and rear extension.

23. APPLICATION FOR PLANNING PERMISSION 112429/FUL/23 - WOODLANDS UNITED REFORMED CHURCH, TIMPERLEY, ALTRINCHAM, WA15 7QT

[Note: Councillor Newgrosh declared a Personal and Prejudicial Interest in Application 112429/FUL/24 (below), he remained in the meeting but spoke against the application]

The Head of Planning and Development submitted a report concerning an outline planning application for the erection of a two-storey infill extension to the existing internal courtyard, new internal reconfiguration and external alteration to include: new rear and front entrance, blocking up existing windows and the creation of new windows, new AC units, external landscaping and reconfiguration of the car parking.

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.

24. APPLICATION FOR PLANNING PERMISSION 113920/FUL/24 - 5 RIDGE AVENUE, HALE BARNES, ALTRINCHAM, WA15 0AY

The Head of Planning and Development submitted a report concerning an outline planning application for the change of use from residential dwelling to children's home.

It was moved and seconded that planning permission be deferred.

The motion was put to the vote and declared lost.

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

25. 273 DAVYHULME ROAD, DAVYHULME M41 8GA: MAKING OF IMMEDIATE ARTICLE 4 DIRECTION TO REMOVE PERMITTED DEVELOPMENT RIGHTS FOR THE DEMOLITION OF THE BUILDING

The Head of Planning and Development submitted a report informing Members of the making of an immediate Article 4 Direction, removing permitted development rights for the demolition of 27 Davyhulme Road, Davyhulme, Manchester, M41 8GA, which had taken place since the previous meeting of the Committee on 8 August 2024.

The decision was made by the Chair and Vice Chair of the Committee together with the Corporate Director of Place by reason of urgency and because the matter constituted 'an emergency action which cannot reasonably await the next meeting'. This was because, in order to prevent the demolition of the building, an Article 4 Direction needed to be made before the expiry of an application for prior approval for demolition on 3 September 2024.

The Head of Planning and Development outlined correspondence received from the owners of the properties with information of their personal circumstances and asking that officers discuss their options with them. This had been included within the Additional Information Report and the owners were assured that officers would engage with them to discuss.

RESOLVED: That the Committee noted the contents of the report and appended report for information.

The meeting commenced at 6.30 pm and finished at 8.21 pm