

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

11th MARCH, 2021

PRESENT:

Councillor Williams (In the Chair),
Councillors Acton (Substitute), Dr. Barclay, Bunting, Carey, Cordingley, Hartley,
Jerrome, Minnis, Morgan, Thomas and Winstanley.

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),
Major Planning Projects Officer (Mr. C. McGowan),
Senior Planning and Development Officer (West Area Team) (Ms. L. Turner),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Senior Highways & Traffic Engineer (Amey) (Ms. E. Hendren),
Solicitor (Ms. J. Cobern),
Senior Governance Officer (Mr. I. Cockill),
Governance Officer (Miss M. Cody).

Also present: Councillor Lamb.

APOLOGY

An apology for absence was received from Councillor K. Procter.

32. DECLARATIONS OF INTEREST

Councillor Hartley declared a Personal and Prejudicial Interest in Application 102822/FUL/20 (Former Magistrates Court, Ashton Lane, Sale) as he intended to make representations to the Committee in opposition to this Application as Ward Councillor.

Councillor Cordingley declared that he no longer had an interest in Application 102843/FUL/20 (Land at Circle Court, Barton Road, Stretford) and would be considering this Application as new and would not be leaving the meeting during consideration of this item.

Councillor Williams declared a Personal and Prejudicial Interest in Application 101917/VAR/20 (Stretford Public Hall, Chester Road, Stretford) as he resides within the vicinity of the site and also due to his possible involvement with an objector through his employment.

Councillor Minnis declared a Personal and Prejudicial Interest in Application 101923/FUL/20 (The Willows Primary School, Victoria Road, Timperley) as her son attends the school.

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33. MINUTES

RESOLVED: That the Minutes of the meeting held on 11th February, 2021, be approved as a correct record and signed by the Chair.

34. QUESTIONS FROM MEMBERS OF THE PUBLIC

A question was submitted by Mrs. Ahmad of Timperley and was deemed to be invalid as it was considered not to relate to any item on the Agenda and was also not within the remit of the Committee, the issue raised will be addressed by the Planning Department.

35. 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.

36. 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>
100346/FUL/20 – Former Panflora Nurseries, Barns Lane, Warburton.	Demolition of two existing buildings and the erection of seven residential dwellings (C3), access, parking and landscaping.

[Note: The Chair declared a Personal and Prejudicial Interest in Application 101917/VAR/20 (Stretford Public Hall, Chester Road, Stretford) as he resides within the vicinity of the site and also due to his possible involvement with an objector through his employment, he vacated the Chair and was removed from the meeting. The Vice-Chair took the Chair.]

COUNCILLOR HARTLEY IN THE CHAIR

101917/VAR/20 – Stretford Public Hall, Chester Road, Stretford.	Application for variation of Conditions 4 and 5 on planning permission 84550/FUL/14. (Change of use of Stretford Public Hall from Offices (B1) to community and office based accommodation to be occupied on a flexible basis by uses falling within Classes B1 (including offices and an artist's studio), D1 (non residential uses) and D2 (Assembly and Leisure Uses) and by a Sui Generis Use (Tattoo Artist's studio only). To allow changes to hours of operation, use, playing of
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amplified music and management.

102843/FUL/20 – Land at Circle Court, Barton Road, Stretford.

Erection of a 7-storey hotel (use class C1) comprising 147 bedrooms, formation of a new vehicular access onto Barton Road; associated parking and servicing areas; landscaping; provision of a detached sub-station and associated development thereto.

37. APPLICATION FOR PLANNING PERMISSION 102822/FUL/20 – FORMER MAGISTRATES COURT, ASHTON LANE, SALE

[Note: Councillor Hartley declared a Personal and Prejudicial Interest in Application 102822/FUL/20, being a Ward Councillor, after making representations to the Committee, Councillor Hartley was removed from the meeting.]

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of a residential development comprising 38 apartments in 2 blocks, 40 townhouses and 6 semi-detached dwellings with associated means of access, reconfiguration of existing gyratory and creation of road infrastructure, car parking, public realm, open space including a pocket park and other site infrastructure.

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 no further representations being received before 26th March, 2021, that raise material considerations not previously included or addressed in the Officer Report or Additional Information Report and subject to the conditions now determined.

Note: Due to the time restrictions on the meeting, the Committee agreed that a reconvened meeting would be held on Monday 15th March, 2021 at 6.00pm, where consideration of the remaining items 101748/VAR/20, 101819/HHA/20, 101923/FUL/20, 102090/VAR/20, 102544/HHA/20 and Agenda Items 7 to 12 would take place.

The meeting commenced at 6.33 pm and concluded at 9.52 pm.