

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

15th MARCH, 2021 (RECONVENED MEETING)

PRESENT:

Councillor Williams (In the Chair),
Councillors Acton (Substitute), Dr. Barclay, Bunting, 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),
Senior Highways & Traffic Engineer (Amey) (Ms. E. Hendren),
Solicitor (Ms. J. Cobern),
Senior Governance Officer (Mr. I. Cockill),
Governance Officer (Miss M. Cody).

APOLOGY

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

DECLARATIONS OF INTEREST

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.

38. 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>
101748/VAR/20 – Waitrose, 10 Draybank Road, Altrincham.	Application for variation of Condition 7 on planning permission H/68719 (Development of a local centre incorporating a supermarket, 5 units falling within Use Classes A1, A2, A3 and D1 with associated car parking, servicing and highway works). To allow for deliveries to the site to be made between 07.00 and 22.00 for a temporary 1 year period.
101923/FUL/20 – The Willows Primary School, Victoria Road, Timperley.	Provision of a Multi Use Games Area (MUGA) including erection of new 2m high perimeter fencing.

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[Note: Councillor Minnis declared a Personal and Prejudicial Interest in Application 101923/FUL/20, as her son attends the school, and left the meeting.]

102090/VAR/20 – Waitrose, 10
Draybank Road, Altrincham.

Application for variation of Condition 5 on planning permission 99647/FUL/19 (Construction of new warehouse extension (B8) within existing private service yard area, with associated site and yard alterations). To allow for deliveries to the site and home deliveries from the site to be made between 07:00 and 22.00 for a temporary 1 year period.

39. APPLICATION FOR PLANNING PERMISSION 101819/HHA/20 – 6 ROBIN ROAD, ALTRINCHAM

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of front porch and part single/part three storey rear extension, plus garage conversion and alterations to elevations.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared carried.

RESOLVED: That planning permission be refused for the following reasons:-

- (1) The proposed extensions, by reason of their scale, height, massing, siting and rear projection, would have an excessively dominant, overbearing and overshadowing impact on neighbouring properties to the detriment of the residential amenity that the occupiers of those dwellings could reasonably expect to enjoy. As such, the proposed development would be contrary to Policy L7 of the Trafford Core Strategy and guidance in the National Planning Policy Framework.
- (2) The proposed extensions, by reason of their scale, height, massing, siting, rear projection and proximity to the rear boundary of the site, would have an over-dominant and visually intrusive impact in the street scene, particularly when viewed from Riverbrook Road to the rear. As such, the proposed development would have a detrimental impact on the character and visual appearance of the street scene and the surrounding area and would therefore be contrary to Policy L7 of the Trafford Core Strategy and guidance in the National Planning Policy Framework.

40. APPLICATION FOR PLANNING PERMISSION 102544/HHA/20 – 43 FURNESS ROAD, DAVYHULME

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of two-storey side extension, single storey front extension, single storey rear extension and loft conversion with rear dormer extension.

It was moved and seconded that planning permission be granted.

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The motion was put to the vote and declared carried.

RESOLVED: That planning permission be granted for the reason given below and subject to the following conditions:

- (1) The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted drawings, ebr/00548 A0.4, A0.5, A0.6, A0.7, A0.8, A0.9 and A0.10.

Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

- (3) The materials used in any exterior work must be of a similar appearance to those used in the construction of the existing building.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity, having regard to Policy L7 of the Trafford Core Strategy, the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations and the requirements of the National Planning Policy Framework.

Reason for Approval: The proposed extension would not have any undue overbearing or overshadowing impact on 132 Canterbury Road and would not harm the residential amenity of the occupants of that property, it is therefore compliant with Core Strategy Policy L7.

41. TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 247 PROPOSED STOPPING UP OF ONE SOUTHERN PART WIDTH OF CHEPSTOW AVENUE, 2 LENGTHS OF FOOTPATH AS LIES OFF THE NORTHERN BOUNDARY, AND A LENGTH OF FOOTPATH AS LIES OFF THE SOUTHERN BOUNDARY OF CHEPSTOW AVENUE, SALE WEST

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 an irregular shaped southern part width of Chepstow Avenue, 2 lengths of unnamed footpaths as lies off the northern boundary of Chepstow Avenue and a length of unnamed footpath as lies off the southern boundary of Chepstow Avenue, Broadheath to enable development to be carried out in accordance with the planning permission deemed to be granted under reference 100206/HYB/20.

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RESOLVED: That no objection be raised to the Application.

42. TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 247 PROPOSED STOPPING UP OF 3 WESTERN PART WIDTHS OF EPSOM AVENUE, 3 LENGTHS AND 1 SOUTHERN PART WIDTH OF FOOTPATH AS LIES OFF EPSOM AVENUE, SALE WEST

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 3 irregular shaped western part widths of Epsom Avenue, 3 lengths and 1 southern part width of unnamed footpath as lies off Epsom Avenue, Broadheath to enable development to be carried out in accordance with the planning permission deemed to be granted under reference 100206/HYB/20.

RESOLVED: That no objection be raised to the Application.

43. TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 247 PROPOSED STOPPING UP OF A NORTH PART WIDTH, TWO WESTERN PART WIDTHS AND ONE EASTERN PART WIDTH OF EPSOM AVENUE AND TWO AREAS OF FOOTPATH AS LIES OFF EPSOM AVENUE, SALE WEST

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 an irregular shaped north part width, two irregular shaped western part widths and one irregular shaped eastern part width of Epsom Avenue and two irregular shaped areas of footpath as lies off Epsom Avenue, Broadheath to enable development to be carried out in accordance with the planning permission deemed to be granted under reference 100206/HYB/20.

RESOLVED: That no objection be raised to the Application.

44. TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 247 PROPOSED STOPPING UP OF A NORTHERN PART WIDTH OF EPSOM AVENUE AND VARIOUS FOOTPATHS AS LEADS OFF HURST AVENUE AND EPSOM AVENUE, SALE WEST

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 an irregular shaped northern part width of Epsom Avenue and various irregular shaped footpaths as leads off Hurst Avenue and Epsom Avenue, Broadheath to enable development to be carried out in accordance with the planning permission deemed to be granted under reference 100206/HYB/20.

RESOLVED: That no objection be raised to the Application.

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45. TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 247 PROPOSED STOPPING UP OF 3 WESTERN PART WIDTHS AND 4 EASTERN PART WIDTHS OF CHEPSTOW AVENUE, SALE WEST

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 3 irregular shaped western part widths and 4 irregular shaped eastern part widths of Chepstow Avenue, Broadheath to enable development to be carried out in accordance with the planning permission deemed to be granted under reference 100206/HYB/20.

RESOLVED: That no objection be raised to the Application.

46. TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 247 PROPOSED STOPPING UP OF AN EASTERN AND WESTERN PART WIDTH OF EPSOM AVENUE AND AREA OF FOOTPATH WHICH LIES TO THE REAR OF NO. 55 EPSOM AVENUE, SALE WEST

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 an irregular shaped eastern and western part width of Epsom Avenue and irregular shaped area of footpath which lies to the rear of no 55 Epsom Avenue, Broadheath to enable development to be carried out in accordance with the planning permission deemed to be granted under reference 100206/HYB/20.

RESOLVED: That no objection be raised to the Application.

The reconvened meeting commenced at 6.08 pm and concluded at 7.53 pm.