

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

10th JUNE, 2021

PRESENT:

Councillor Hartley (In the Chair),
Councillors Acton (Substitute), Akinola, Bunting, Chalkin, Dagnall, Hassan, 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),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Solicitor (Ms. J. Cobern),
Governance Officer (Miss M. Cody).

Also present: Councillors Brotherton, A. Western and Mrs. Young.

APOLOGIES

Apologies for absence were received from Councillors Maitland and Williams.

1. MEMBERSHIP OF THE COMMITTEE

RESOLVED: That the Membership of the Planning and Development Management Committee for the Municipal Year 2021/2022 be noted.

The Chair welcomed returning and new Members to the Committee.

2. APPOINTMENT OF SUB-COMMITTEE

Members of the Planning and Development Management Committee were asked to appoint the Town/Village Green Sub-Committee for the Municipal Year 2021/2022.

RESOLVED: That the Town/Village Green Sub-Committee be appointed comprising the Chair, Vice-Chair and Opposition Spokesperson or their nominees.

3. TERMS OF REFERENCE

RESOLVED: That the Terms of Reference for the Planning and Development Management Committee be noted.

4. MEETING DATES

RESOLVED: That the scheduled meeting dates for the Planning and Development Management Committee for the Municipal Year 2021/2022 be noted.

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5. DECLARATIONS OF INTEREST

Councillor Chalkin declared a Personal and Prejudicial Interest in Application 103983/HHA/21 (22 Queens Road, Hale), due to his involvement.

In respect of Application 103697/VAR/21 (Sale West Estate bounded by Firs Way, Cherry Lane, Woodhouse Lane and Manor Avenue), Councillor Bunting clarified that he was a non-voting Member of the Board for Our Sale West and confirmed he had not discussed or been involved with the Application.

The Head of Planning and Development declared a Personal Interest in Application 102054/FUL/20 (Clarendon Fields, Sale Sports Club, Sale) as an observer was known to her.

6. MINUTES

RESOLVED: That the Minutes of the meeting held on 13th May, 2021, be approved as a correct record and signed by the Chair.

7. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

8. 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.

9. 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>
103697/VAR/21 – Sale West Estate bounded by Firs Way, Cherry Lane, Woodhouse Lane and Manor Avenue.	Application for variation of condition 2 on planning permission 100206/HYB/20 (Hybrid Planning Application for a) Application for outline planning permission including details of access for the regeneration of the Sale West Estate comprising residential development of up to 184 dwellings; replacement sports and community uses; provision of new and improved estate roads; parking; footpath closures; public realm and open space works; play areas; removal of and

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works to trees; and associated development thereto; and b) Application for full planning permission for the erection of 79 dwellings comprising works to existing and a new internal estate road, landscape works, resurfacing, reconfiguration and new parking provision, footpath closures and associated development thereto.) to allow for minor alterations to approved scheme including external changes to house types and landscaping proposals and minor reconfiguration of properties at Epsom Avenue to plots A1.1 to A1.8; plot A1.9; plots B1.5 to B1.14 and plots IE.1 and IE.2.

(b) Permission refused for the reasons now determined

<u>Application No., Address or Site</u>	<u>Description</u>
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[Note: At this point in the proceedings Councillor Bunting declared a Personal Interest in Application 102054/FUL/20, as an observer was known to him.]

[The Head of Planning and Development declared a Personal Interest in Application 102054/FUL/20, as an observer was known to her.]

102054/FUL/20 – Clarendon Fields, Sale Sports Club, Sale.	Creation of a new outdoor artificial hockey turf pitch with associated features including; perimeter and acoustic fencing (up to 3m in height) with netting to ends of pitch (additional 2m atop fencing), gated entrances, an artificial floodlight system, improvements to the adjacent natural turf pitch, bunds, swales, seating, picnic and play areas and new landscaping.
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(c) Application deferred

<u>Application No., Address or Site</u>	<u>Description</u>
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[Note: Councillor Chalkin declared a Personal and Prejudicial Interest in Application 103983/HHA/21, due to his involvement, he left the meeting during consideration of this item.]

103983/HHA/21 – 22 Queens Road, Hale.	Partial retrospective application for extensions and alterations to the main roof, including conversion from hipped to gable, change in angle of front roof slope, insertion of roof lights to front elevation, erection of dormer window to rear roof slope; extension
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and external alterations including reconfiguration of the roof to single storey outrigger (amendments to 100604/HHA/20).

[Consideration of Application 103983/HHA/21 was deferred due to there being an outstanding complaint against Officers involved with the Committee.]

10. APPLICATION FOR PLANNING PERMISSION 102286/FUL/20 – FORMER SALE MASONIC HALL, TATTON ROAD, SALE

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of Sale Masonic Hall and the erection of 29 apartments, with associated landscaping and amenity provision.

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 development by reason of its site coverage, height, scale, massing and layout would have a dominating and adverse impact on the street scene, fail to integrate with and complement neighbouring development, fail to make the best of the opportunity to improve the character and quality of the area and represent an overdevelopment of the site. The proposed development is therefore contrary to Policy L7 of the Trafford Core Strategy, the National Planning Policy Framework and the National Design Guide.
- (2) The proposed development would have a harmful impact on the amenity of existing residential properties and future occupiers of the proposed development by reason of:
 - (a) its proximity to existing windows serving residential properties on Tatton Road and Chapel Road which would result in significant overlooking and a unacceptable reduction in privacy for occupiers of these neighbouring properties; and
 - (b) the size of internal living space of the proposed apartments would not meet the nationally described space standards (NDSS) which would result in an unacceptable living environment for occupiers of the proposed development.

The proposed development would therefore be contrary to Policy L7 of the Trafford Core Strategy, the Council's adopted Planning Guidance 1: New Residential Development, the National Planning Policy Framework and the Technical Housing Standards.

- (3) The proposed development would not provide sufficient off-street car parking for occupiers of the development, including accessible car parking, which would result in:

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- (i) On-street car parking generated by the development and a level of harm to residential amenity which would not be mitigated by the proposed Traffic Regulation Order measures.
- (ii) A development that was not fully accessible and useable by all sections of the community.

The proposed development would therefore be contrary to Policies L4 and L7 of the Trafford Core Strategy, Trafford SPD3 Parking Standards and Design, the National Planning Policy Framework and the National Design Guide.

11. APPLICATION FOR PLANNING PERMISSION 103014/FUL/20 – 361 STOCKPORT ROAD, TIMPERLEY

The Head of Planning and Development submitted a report concerning an application for planning permission for the change of use of existing retail shop (Class E) to hot food takeaway (sui generis) and installation of ventilation/extraction equipment to rear of property.

RESOLVED: That Members are minded to grant planning permission for the development and in the event that no further representations are received by the 17th June 2021 that raise any new material considerations, that the determination of the application hereafter be deferred and delegated to the Head of Planning and Development with the conditions now determined.

12. APPLICATION FOR PLANNING PERMISSION 103921/FUL/21 – LANCASHIRE COUNTY CRICKET CLUB, BRIAN STATHAM WAY, STRETFORD

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of Red Rose Suite and seating; replacement with new hotel extension building and grandstand with associated facilities including museum, retail and ticket sales space, spectator seating and facilities; extensions to the existing hotel including a link structure; realignment of Brian Statham Way and associated public realm and landscaping works.

RESOLVED: That Members are minded to grant planning permission for this development and that the determination of the application hereafter be 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 £66,600 towards public realm works as part of the Strategic Processional Route.
- (ii) To complete an appropriate Legal Agreement to modify and/or discharge the Section 106 Agreement dated 2nd December 2015 in respect of planning permission reference number 85781/FUL/15 in order to enable the contribution paid under that agreement of £44,878 (Strategic Processional Route Contribution) to be used in combination with the aforementioned £66,600 to deliver the Strategic Processional Route.

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- (iii) To carry out minor drafting amendments to any planning condition.
- (iv) To have discretion to determine the application appropriately in the circumstances where a S106 Agreement and modification / discharge of the existing S106 associated with planning permission 85781/FUL/15 has not been completed within three months of the resolution to grant planning permission.
- (v) That upon the satisfactory completion of the above Legal Agreement(s) that planning permission be granted subject to the conditions now determined (unless amended by (iii) above).

13. PROPOSED STOPPING UP OF A LENGTH OF UNNAMED FOOTPATH CONNECTING TULIP ROAD AND THE REAR OF RUTLAND ROAD AND A LENGTH OF UNNAMED CONNECTING FOOTPATH AT PARTINGTON

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 area of highway in Partington to enable development to be carried out in accordance with planning permission granted under reference number 97897/FUL/19.

RESOLVED: That no objection be raised to the Application.

The meeting commenced at 6.33 pm and concluded at 8.47 pm.