

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

9th JUNE, 2022

PRESENT:

Councillor Hartley (In the Chair),
Councillors Akinola, Bunting, Chalkin, Dagnall, Hassan, Minnis, S. Procter, Thomas,
Walsh, Welton and Winstanley.

In attendance: Head of Planning and Development (Ms. R. Coley),
Head of Major Planning Projects (Mr. D. Pearson),
Planning and Development Manager (West) (Mr. S. Day),
Major Planning Projects Officer (Mr. C. McGowan),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Solicitor (Planning and Highways) (Mrs. C. Kefford),
Governance Officer (Miss M. Cody).

Also present: Councillors K. Carter and Jerrome.

APOLOGY

An apology for absence was received from Councillor Morgan.

ANNOUNCEMENTS

The Chair welcomed new Members, returning Members, Officers and members of the public in attendance to the first meeting of the Planning and Development Management Committee of the Municipal Year.

1. MEMBERSHIP OF THE COMMITTEE

RESOLVED: That the Membership of the Planning and Development Management Committee for the Municipal Year 2022/2023 be noted.

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 2022/2023.

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.

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4. MEETING DATES

RESOLVED: That the scheduled meeting dates for the Planning and Development Management Committee for the Municipal Year 2022/2023 be noted.

5. DECLARATIONS OF INTEREST

No declarations were made.

6. MINUTES

RESOLVED: That the Minutes of the meetings held on 12th and 23rd May, 2022, 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>
103616/OUT/21 – Westwood Foodstores, Warburton Lane, Partington.	Outline application for erection of 6 no. dwellinghouses with all matters reserved.
107207/COU/22 – 154 Broadway, Davyhulme.	Change of use of dwellinghouse to use as accommodation for supported living (Class C2) for up to 3 children.

10. APPLICATION FOR PLANNING PERMISSION 105654/FUL/21 – FORMER CARTWRIGHT GROUP SITE, ATLANTIC STREET, ALTRINCHAM

The Head of Planning and Development submitted a report concerning an application for planning permission for alterations to the site to include: demolition of Units C, F-N and ancillary buildings, extensions, remodelling and subdivision to Units A and B and erection of 5no new units all creating E (G) (II)(III), B2 and B8 space with ancillary office use creating a total of 25 units. Alterations to the car parking layout, services, vehicular

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circulation, new vehicular access to Atlantic Street, closure of existing car park vehicular access, and relocation of the existing substation.

It was moved and seconded that there be an additional condition which limits the hours of deliveries and collections to the units on the southern part of the site between the hours of midnight and 5am.

The motion was put to the vote and declared lost.

It was then 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

11. APPLICATION FOR PLANNING PERMISSION 105786/FUL/21 – PELICAN INN AND HOTEL, 350 MANCHESTER ROAD, ALTRINCHAM

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of existing buildings and their replacement with a specialist residential scheme to provide a care home (Use Class C2) and fully accessible and adaptable apartment scheme (Use Class C3), new access, car parking provision, open space and associated work.

RESOLVED: That Members are minded to refuse planning permission, had they been able to determine the application, for the following reasons:

- (1) The proposed development would result in the total loss of a non-designated heritage asset (The Pelican Inn), which would have an adverse and irreversible impact on its significance. On balance, the benefits of the scheme would not outweigh the severe harm that would be caused to this non-designated heritage asset, contrary to Policy R1 of the Trafford Core Strategy and paragraph 203 of the National Planning Policy Framework. The application also fails to avoid or minimise the conflict between the asset's conservation and the proposal, contrary to paragraph 195 of the National Planning Policy Framework.
- (2) The application fails to provide a development plan policy compliant level of on-site affordable housing, and no viability appraisal has been submitted to support this position. For this reason, the application fails to comply with Policies L2 and L8 of the Trafford Core Strategy, the Council's adopted Revised Supplementary Planning Document 1 (SPD1), the National Planning Policy Framework and National Planning Practice Guidance.
- (3) The proposed development, by reason of its scale, height, massing, layout and design represents an overdevelopment of the site, would be out of character with the urban grain of the surrounding area and would be visually intrusive in the street scene. For these reasons, the development would represent poor design and would fail to comply with Policy L7 of the Trafford Core Strategy, paragraphs 126

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and 130 of the National Planning Policy Framework, and relevant guidance contained within National Planning Practice Guidance and the National Design Guide.

- (4) The application fails to appropriately justify the loss of a public house as a community facility. For this reason, it cannot be concluded that the proposed development would not cause harm to the social and cultural needs of the community, contrary to paragraph 93 of the National Planning Policy Framework.
- (5) The proposed residential development, by reason of a lack of appropriate outdoor private and shared amenity space, and shortfall of most apartments from the nationally described space standards would fail to provide a good standard of amenity for future residents, to the detriment of their wellbeing, contrary to Policy L7 of the Trafford Core Strategy, paragraph 130 of the National Planning Policy Framework and guidance contained within the National Design Guide.

12. MEMBER UPDATE: APPEAL BY ACRE MANCHESTER LTD AT CITY POINT, 701 CHESTER ROAD AND 2 HORNBY ROAD, STRETFORD M32 0RW

The Head of Planning and Development submitted a report which provided an update to Members in respect of an appeal submitted by Acre Manchester Ltd following the Committee's decision to refuse application 104811/FUL/21 contrary to Officer recommendation.

RESOLVED: That Members authorise Officers to remove the reference to the loss of pedestrian footway and consequent impact on pedestrian safety from the reason for refusal (3) in relation to submitted appeal in respect of planning application 104811/FUL/21 and that the item be brought back to the July Committee meeting for further consideration of the other reasons for refusal in light of new information received.

The meeting commenced at 6.30 pm and concluded at 8.38 pm.