

## **PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE**

**9<sup>th</sup> NOVEMBER, 2023**

### **PRESENT:**

Councillor Winstanley (In the Chair),  
Councillors Babar, Cordingley, Deakin, Eckersley, Hassan, Jerrome, Maitland, Minnis,  
O'Brien, S. Procter and Walsh.

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

Also present: Councillors G. Carter, Hirst, Patel, S. Taylor and Thomas.

### **APOLOGY**

An apology for absence was received from Councillor M. Taylor.

#### **44. DECLARATIONS OF INTEREST**

No declarations of interest were made.

#### **45. MINUTES**

RESOLVED: That the Minutes of the meeting held on 12<sup>th</sup> October, 2023, be approved as a correct record and signed by the Chair.

#### **46. QUESTIONS FROM MEMBERS OF THE PUBLIC**

A number of questions were submitted by a resident of Shawe Road in respect of Application 110688/FUL/23, it was determined that these be treated as a representation and be addressed in the Additional Information Report tabled at the meeting.

#### **47. 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.

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**48. 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>
110688/FUL/23 – Land off Shawe Road, Urmston.	Erection of 12no 1B cottage style apartments with associated landscaping and parking for MSV Housing.
111806/VAR/23 – 2 George Street, Altrincham.	Application under Section 73 of the Town and Country Planning Act 1990 (as amended) for variation of conditions 1, 6, 7 and 11 on planning permission 111687/VAR/23 (Application for variation of condition 1 on planning permission 110068/VAR/23 (Application for variation of conditions 2 (approved plans) and 5 (use classes) of planning permission 106198/FUL/21 (Application for the refurbishment and remodelling of the former Rackhams and Bentleys buildings to create offices, retail/food and beverage/leisure floorspace. Works to include two storey upwards extension and creation of external terraces, selective demolition including bridge links to Sunningdale and Kingfisher buildings, associated plant and infrastructure, landscaping and works to public realm and access) To allow for use of lower ground floor unit as a bowling alley with ancillary uses comprising a bar, restaurant, amusement centre and any other leisure or entertainment uses within Use Class E(d) including but not limited to pool, arcade games and mini golf (sui generis use) and various internal layout and elevational alterations including facade reconstruction) to allow for an expansion to the use classes permitted at four units (with one unit having a lower ground floor) on the site). To allow for landscaping and public realm alterations.

**49. APPLICATION FOR PLANNING PERMISSION 111659/HHA/23 – 28 SHREWSBURY COURT, OLD TRAFFORD**

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of store and erection of single storey rear

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extension.

It was moved and seconded that planning permission be granted.

The motion was put to the vote and declared carried.

RESOLVED: That planning permission be granted 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 plans, numbers: TR.L2.146.OS; TR.L2.146.P4A; TR.L2.146.P5A; TR.L2.146.P6A.  
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 exterior 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.
- (4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) no window or other opening shall be formed in the side elevations of the extension hereby permitted facing no. 29 and 27 Shrewsbury Court, unless a further permission has first been granted on application to the Local Planning Authority.  
Reason: To ensure satisfactory level of privacy between properties, 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 National Planning Policy Framework.

Reasons for approval

- (1) The adaptation of the property to allow for the personal circumstances of the occupier is considered to carry great weight in improving the accessibility of the property.
- (2) The proposed extension to the rear of the property is not considered to result in harm to the streetscene given the lack of uniformity in the area, nor is the proposal considered to result in harm to residential amenity through loss of light or be unduly

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overbearing. As such, the proposal is not contrary to Policy L7 of the Trafford Core Strategy, the Council's adopted Supplementary Planning Document 4: A Guide to Designing House Extensions and Alterations, February 2012 and advice contained within the National Planning Policy Framework.

The meeting commenced at 6.30 pm and concluded at 7.54 pm.