

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

14th MARCH, 2024

PRESENT:

Councillor Winstanley (In the Chair),
Councillors Acton (Substitute), Babar, Cordingley, Eckersley, Jerrome, Maitland, Minnis,
O'Brien, S. Procter, M. Taylor, Thomas (Substitute) and Walsh.

In attendance: Head of Planning and Development (Ms. R. Coley),
Head of Major Planning Projects (Mr. D. Pearson),
Planning and Development Manager (East) (Ms. H. Milner),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Solicitor Litigation and Licensing (Ms. N. Hartley),
Democratic Officer (Miss M Cody).

Also present: Councillors Butt, Jarman and Whetton.

APOLOGIES

Apologies for absence were received from Councillors Deakin and Hassan.

71. DECLARATIONS OF INTEREST

Councillor Jerrome declared a Personal and Prejudicial Interest in Application 107465/VAR/22 (Regent Road Car Park, Altrincham) due to his discussions with the applicant regarding the car park and confirmed he would be recusing himself during consideration of this item.

Councillor Cordingley declared a Personal and Prejudicial Interest in Application 111950/FUL/23 (8 Moss Road, Stretford) as the shop in question is his greengrocers. He also declared a Personal Interest in Application 112534/VAR/23 (Land at Stretford Mall and Lacy Street, Chester Road, Stretford) as he had made comments on this on his blog but not in a planning context and confirmed he was coming to the meeting with an open mind.

72. MINUTES

RESOLVED: That the Minutes of the meeting held on 15th February, 2024, be approved as a correct record and signed by the Chair.

73. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

74. 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

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determined by the Committee.

RESOLVED: That the report be received and noted.

75. 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>
111822/FUL/23 – Delamere School, Irlam Road, Flixton.	Erection of single storey extension to accommodate two new classrooms and demolition of outbuilding.
[Note: Councillor Cordingley declared a Personal and Prejudicial Interest in Application 111950/FUL/23 (below), he remained in the meeting but did not take part in the debate or the vote.]	
111950/FUL/23 – 8 Moss Road, Stretford.	Erection of single storey side extension with bin store and part single, part two storey rear extension following demolition of existing extensions. Change of use of first floor from self contained flat to (C4) House in Multiple Occupation (HMO) use with 5 bedrooms, associated amenity space and cycle store.
112132/FUL/23 – Old Meadow, Hawley Lane, Hale Barns.	Demolition of existing dwelling and erection of 2no. detached 2.5 storey buildings to accommodate 4 apartments with associated access, landscaping and boundary treatment.
112469/FUL/23 – Land to the rear 3 Cromwell Road, Stretford.	Erection of bungalow and widening of existing access with associated parking.
112574/FUL/23 – The Graftons, Stamford New Road, Altrincham.	Change of use of part of first and second floors from Commercial, Business and Service (Use Class E) to 9 No. residential apartments (Use Class C3), external alterations to include elevational changes, additional windows, replacement and relocation of windows and doors and partial raising of the roof height, roof replacement, cycle parking, landscaping and creation of associated internal bin store.

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76. APPLICATION FOR PLANNING PERMISSION 98788/FUL/19 – BOWDON LAWN TENNIS CLUB, ELCHO ROAD, BOWDON

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of 9 no. retractable floodlighting columns with a maximum height of 6.7 metres high supporting 11 no. luminaires with LED lamps; 3 no. luminaires to be attached to existing lighting columns to courts 9 and 10; all to provide lighting to courts 11-13.

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 the conditions now determined.

77. APPLICATION FOR PLANNING PERMISSION 107465/VAR/22 – REGENT ROAD CAR PARK, ALTRINCHAM

[Note: Councillor Jerrome declared a Personal and Prejudicial Interest in Application 107465/VAR/22 and left the room during consideration of this item.]

The Head of Planning and Development submitted a report concerning an application for planning permission for the variation of condition 2 on planning permission 98607/VAR/19 (Application for variation of condition 2 on planning permission 93171/FUL/17 to vary the approved plans, to incorporate a glass roof on Block A atrium with associated minor amendments throughout Block A, Block B, Multi-Storey Car Park and external areas) for amendments to external materials and updates to elevations, landscaping and layout.

RESOLVED: That Members are minded to grant planning permission for the development and that the determination of the application hereafter be deferred and delegated to the Head of Planning and Development as follows:-

- (i) To agree to the formal discharge of S106 Agreements dated 8 November 2019 and 17 March 2020 by way of a further Deed made under S106a of the Town and Country Planning Act 1990 (as amended) (hereinafter known as a Deed of Discharge).
- (ii) To carry out minor drafting amendments to any planning condition.
- (iii) That upon the satisfactory completion of the above Legal Agreement that planning permission be granted subject to the conditions now determined (unless amended by (ii) above).

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78. APPLICATION FOR PLANNING PERMISSION 112534/VAR/23 – LAND AT STRETFORD MALL AND LACY STREET, CHESTER ROAD, STRETFORD

[Note: Councillor Cordingley declared a Personal Interest in Application 112534/VAR/23.]

The Head of Planning and Development submitted a report concerning an application under Section 73 of the Town and Country Planning Act 1990 (as amended) for variation of conditions 10 and 13 on planning permission 103844/HYB/21 (Full planning permission for the demolition of specified buildings; and outline planning permission with all matters reserved except for access for a mixed-use development comprising: up to 13,000 sqm of commercial, business and service floorspace (Use Class E); up to 2,800 sqm of public house or drinking establishment floorspace (Sui Generis); up to 720 sqm of learning and non-learning institutions (Use Class F1); up to 2,400 sqm for local community uses (Use Class F2); up to 800 residential units (Use Class C3); public realm and landscaping; highways improvement works; and other associated infrastructure.). To allow for the retention of the Aldi store, re-orientation of the park, reimagining of the proposed maximum heights for a reduction to the North and West and an increase from 10-12 storeys in the central area, removal of the previously proposed increase in height to the Arndale House and foodhall, creation of a retail loop.

RESOLVED: That Members are minded to grant planning permission for the development and that the determination of the application hereafter be deferred and delegated to the Head of Planning and Development as follows:-

- (i) To complete a Deed of Variation to the existing Legal Agreement under S106A of the Town and Country Planning Act 1990 (as amended) to secure:
 - Amendments to the wording of the education contribution clauses.
 - Amendments to the planning application reference number to which the Legal Agreement relates.
- (ii) To carry out minor drafting amendments to any planning condition.
- (iii) To have discretion to determine the application appropriately in the circumstances where a S106 Agreement has not been completed within three months of the resolution to grant planning permission.
- (iv) That upon the satisfactory completion of the above Legal Agreement that planning permission be granted subject to the conditions now determined (unless amended by (ii) above).

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79. APPLICATION FOR REVOCATION OF HAZARDOUS SUBSTANCES CONSENT (REF: H/HSD/36015) DATED 19 OCTOBER 1992 (THE DEEMED CONSENT) AND HAZARDOUS SUBSTANCES CONSENT (REF: H/HSC/49526) DATED 10 JULY 2000 (THE CONTINUATION CONSENT) UNDER SECTION 14 OF THE PLANNING (HAZARDOUS SUBSTANCES) ACT 1990 (THE 1990 ACT)

The Head of Planning and Development submitted a report which identified the available revocation procedures under the Planning (Hazardous Substances) Act 1990 ('the Act') and the implications with regard to hazardous substances consents H/HSD/36015 and H/HSC/49526 relating to the storage of natural gas at the National Grid site at Thomas Street in Stretford.

RESOLVED: That an Order, under section 14(2) of the Planning (Hazardous Substances) Act 1990, revoking hazardous substances consents H/HSD/36015 (Deemed Consent) and H/HSC/49526 (Continuation Consent), to remove consents for the storage of natural gas at the National Grid site at Thomas Street, Stretford, M32 0HT, be made and submitted to the Secretary of State for confirmation.

The meeting commenced at 6.30 pm and concluded at 9.01 pm.