

## PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

9<sup>th</sup> MAY, 2024

### PRESENT:

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

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

### 85. DECLARATIONS OF INTEREST

Councillor Jerrome declared a Personal Interest in Application 111026/FUL/23 (Dunham Forest Golf Club, Oldfield Lane, Altrincham) as the Green Party had made an objection which he was not aware of.

### 86. MINUTES

RESOLVED: That the Minutes of the meeting held on 11<sup>th</sup> April, 2024, be approved as a correct record and signed by the Chair.

### 87. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

### 88. 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.

### 89. 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>
111026/FUL/23 - Dunham Forest Golf Club, Oldfield Lane, Altrincham.	Erection of 2no. padel tennis courts with associated means of enclosure and floodlights.

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113092/HHA/24 - 35 Green Drive,  
Timperley, Altrincham.

Erection of two storey side and rear extension.

(b) Application withdrawn

Application No., Address or Site

Description

112795/HHA/24 - Ross Mill Farm,  
Rossmill Lane, Hale Barns,  
Altrincham.

Erection of part single storey, part two storey side/rear extension with roof terrace; single storey side/rear extension with part basement and infill link to existing garage; other associated external alterations.

**90. APPLICATION FOR PLANNING PERMISSION 112477/FUL/23 - LAND OFF BARTON ROAD, DAVYHULME**

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of existing buildings and erection of 57 new homes including a mix of houses and apartments, together with associated infrastructure, access, internal roads, footpaths, landscaping, open space and all other associated works.

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 suitable Legal Agreement under S106 of the Town and Country Planning Act 1990 (as amended) to secure:
- The provision (and retention) of affordable housing on site of 14no units (comprising 8no shared ownership units and 6no units for affordable rent).
  - A financial contribution of £10,000 to support a Traffic Regulation Order to introduce parking restrictions.
  - A financial contribution of £73,017 to offset the loss of POS/PLOL and to contribute towards offsite recreational and greenspace enhancements.
  - A financial contribution of £190,950 to offset the loss of identified wildlife corridor/area of local conservation value and to contribute towards offsite habitat creation and long-term management and monitoring.
  - To provide for the management for the lifetime of the development of all publicly accessible external areas within the site (including public open space and natural greenspace, and all vehicular, pedestrian and cycling roads and routes).
- (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.

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- (iv) That upon the satisfactory completion of the above Legal Agreement planning permission be granted subject to the conditions now determined (unless amended by (ii) above).

**91. APPLICATION FOR PLANNING PERMISSION 111172/OUT/23 – 9 BOW GREEN ROAD, BOWDON**

The Head of Planning and Development submitted a report concerning an outline planning application for the erection of a pair of new semi-detached dwellings with new vehicular entrances onto Stanhope Road including demolition of the existing dwelling. Consent is sought for access, appearance, scale and layout with landscaping reserved.

RESOLVED: That Members would have been minded to refuse outline planning permission (in contesting the appeal) for the following reasons:-

- (1) The proposed development, by reason of its height, scale, massing, siting, design and proximity to the plot boundaries, would appear as a cramped, over-dominant and incongruous form of development that would be out of keeping with the spaciousness and character of the surrounding area. As such, the proposed development would have a detrimental impact on the character and visual appearance of the street scene and the surrounding area. The proposed development would therefore be contrary to Policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's adopted SPG: New Residential Development, the National Design Code, and policies in the National Planning Policy Framework.
- (2) The application fails to demonstrate that the proposed dwellings would meet the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations and therefore that the development would provide accommodation that is accessible to all sections of the community. The proposal would therefore be contrary to Policies JP-H3 and JP-P1 of the Places for Everyone Joint Development Plan and policies in the National Planning Policy Framework.

**92. DISCHARGE OF PLANNING FUNCTION TO MANCHESTER CITY COUNCIL IN RELATION TO DETERMINATION OF PLANNING APPLICATION 139133/FO/24**

The Head of Planning and Development submitted a report setting out details of planning application 139133/FO/2024 which was submitted to Manchester City Council in January 2024 for the erection of a 24 storey mixed use building incorporating 224 residential apartments (Use Class C3a), 87 apart-hotel studios (Use Class C1), amenity space, flexible commercial space (Use Class E) and café (Use Class E(b)), together with infrastructure, landscaping and other associated works.

RESOLVED: That delegated powers be transferred from Trafford Council to Manchester City Council in accordance with the powers contained within the Local Government Act 1972, subject to the conditions listed below to enable Manchester to determine the planning application.

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The following conditions are proposed to allow Trafford to retain an element of control over the planning decision making in relation to the part of the development that sits within the Trafford boundary, whilst allowing Manchester to remain the determining authority.

Manchester City Council shall have delegated powers to determine any of the following application types pursuant to 139133/FO/24 where Trafford have confirmed in writing that there are no objections to the proposals:

- Section 73 of the Town and Country Planning Act 1990 (Determination of applications to develop land without compliance with conditions previously attached) only where there this does not include the approved plans condition and / or the footprint of the built development does not extend / overhang further than the current application onto land within the Trafford Council administrative boundary.
- Section 96A of the Town and Country Planning Act 1990 (Power to make non-material changes to planning permission).
- Section 27 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Applications made under a planning condition).

For the avoidance of doubt S73 applications would include any applications coming forward under the proposed S73B provision in the Levelling Up and Regeneration Act.

**93. EXCLUSION RESOLUTION**

RESOLVED: That the public be excluded because of the likelihood of disclosure of “exempt information” which falls within one or more descriptive category or categories of the Local Government Act 1972, Schedule 12A, as amended by the Local Government (Access to Information) (Variation) Order 2006, as specified on the agenda item or report relating to such item respectively.

**94. PLANNING APPLICATION 112477/FUL/23 – LAND OFF BARTON ROAD, DAVYHULME**

The Head of Planning and Development submitted a report to Members regarding Planning Application 112477/FUL/23 for information.

The meeting commenced at 6.35pm and concluded at 7:49pm.