

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

7th NOVEMBER, 2024

PRESENT:

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

In attendance: Director of Growth and Regulatory Services (Mr. A. Fisher),
Head of Planning and Development (Ms. R. Coley),
Major Planning Projects Manager (Mrs. S. Lowes),
Planning and Development Manager (West) (Mr. S. Day),
Planning and Development Manager (East) (Ms. H. Milner),
Major Planning Projects Officer (Mr. C. McGowan),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Solicitor (Planning and Highways) (Ms. C. Kefford),
Democratic Officer (Miss M Cody).

APOLOGIES

Apologies for absence were received from Councillors Jerrome and Thomas.

34. DECLARATIONS OF INTEREST

Councillor K. Procter declared a Personal and Prejudicial Interest in Application 109740/FUL/22 (Serendipity Care Home, 22a Greenfield Avenue, Urmston) due to his involvement with residents in his Ward regarding the application. He confirmed he would be leaving the room during consideration of this item.

Councillor Leicester declared a Personal and Prejudicial Interest in Application 113126/FUL/24 (Various locations within an area encompassed by Hale Road and Grove Lane to the North, Shay Lane and Burnside to the East, Bankhall Lane and Rappax Road to the South and Ashley Road to the West, Hale) due to her involvement with local residents. She confirmed she would be leaving the room during consideration of this item.

35. MINUTES

RESOLVED: That the Minutes of the meeting held on 17th October, 2024, be approved as a correct record and signed by the Chair.

36. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

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37. 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.

38. 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>
113108/FUL/24 – Land to the front of Bowling Clubhouse, 49 Talbot Road, Old Trafford.	Application for the erection of 7 no. dwellings with associated access, car parking, landscaping and gardens.
114203/FUL/24 – Garages to the rear of 1 Marsland Road/Conway Road, Sale.	Change of use from garage to shop (Use Class E(a), external alterations, erection of single storey front extension and creation of bin/bicycle storage area.

39. APPLICATION FOR PLANNING PERMISSION 109740/FUL/22 – SERENDIPITY CARE HOME, 22A GREENFIELD AVENUE, URMSTON

[Note: Councillor K. Procter declared a Personal and Prejudicial Interest in Application 109740/FUL/22, due to his involvement 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 conversion of existing care home into sixteen self-contained apartments with other associated works including demolition of single storey rear elements, installation of access ramps and repositioning of vehicle access.

RESOLVED: That Members are minded to grant planning permission for the development and that the determination of the application thereafter 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 a financial contribution of £268,000 for the provision of offsite affordable housing.
- (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).

40. APPLICATION FOR PLANNING PERMISSION 113126/FUL/24 - VARIOUS LOCATIONS WITHIN AN AREA ENCOMPASSED BY HALE ROAD AND GROVE LANE TO THE NORTH, SHAY LANE AND BURNSIDE TO THE EAST, BANKHALL LANE AND RAPPAX ROAD TO THE SOUTH AND ASHLEY ROAD TO THE WEST, HALE

[Note: Councillor Leicester declared a Personal and Prejudicial Interest in application 113126/FUL/24, due to her involvement 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 erection of street furniture poles with filament connection (and arch) connections to create an Eruv.

It was moved and seconded that consideration of the item be deferred to allow further consultation to take place.

The motion was put to the vote and declared lost.

A counter motion was moved and seconded that planning permission be refused.

The motion was put to the vote and declared lost.

The substantive motion was moved and seconded, put to the vote and declared carried.

RESOLVED: That planning permission be granted subject to the conditions now determined.

41. REVISION OF APPLICATION VALIDATION CHECKLIST

The Head of Planning and Development submitted a report which informed the Committee of the latest revision to the Application Validation Checklist, the key changes and updates.

RESOLVED –

- (1) That Members note the contents of the report and approve the revised draft Application Validation Checklist for consultation purposes.
- (2) That Members note that following consultation, a future report will seek approval of the Committee for the revised publication Application Validation Checklist.

The meeting commenced at 6.30pm and concluded at 8.43pm.