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TRAFFORD
COUNCIL

AGENDA PAPERS MARKED 'TO FOLLOW' **PLANNING AND DEVELOPMENT MANAGEMENT** **COMMITTEE**

Date: Thursday, 14 April 2022

Time: 6.30 pm

Place: Committee Suite, Trafford Town Hall, Talbot Road, Stretford M32 0TH

AGENDA

ITEM

3. MINUTES

To receive and, if so determined, to approve as a correct record the Minutes of the meetings held on 10th and 14th March, 2022.

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SARA TODD

Chief Executive

Membership of the Committee

Councillors A.J. Williams (Chair), B. Hartley (Vice-Chair), A. Akinola, D. Bunting, D.N. Chalkin, L. Dagnall, W. Hassan, S. Maitland, M. Minnis, D. Morgan, S. Thomas, M.J. Welton and B.G. Winstanley.

Further Information

For help, advice and information about this meeting please contact:

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Agenda Item 3

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

10th MARCH, 2022

PRESENT:

Councillor Williams (In the Chair),
Councillors Bunting, Chalkin, Hartley, Hassan, Maitland, Minnis, Thomas, Welton and Winstanley.

In attendance: Director of Growth and Regulatory Services (Mr. A. Fisher),
Head of Planning and Development (Ms. R. Coley),
Head of Major Planning Projects (Mr. D. Pearson),
Major Planning Projects Manager (Mrs. S. Lowes),
Planning and Development Manager (East) (Ms. H. Milner),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Solicitor (Planning and Environment) (Ms. J. Cobern),
Governance Officer (Miss M. Cody).

Also present: Councillors Butt, Cordingley, Newgrosh and Whetton.

APOLOGIES

Apologies for absence were received from Councillors Akinola, Dagnall and Morgan.

75. DECLARATIONS OF INTEREST

Councillor Welton declared a Personal Interest in Agenda Item 7 – Urgent Business (105847/FUL/21 – Hare and Hounds Hotel, Wood Lane, Timperley) as he is a Board Member at Timperley Sports Club.

76. MINUTES

RESOLVED: That the Minutes of the meeting held on 10th February, 2022, be approved as a correct record and signed by the Chair.

77. QUESTIONS FROM MEMBERS OF THE PUBLIC

Questions were submitted which were deemed not to be appropriate for the Planning Committee to consider; advice was given that these should be directed to the relevant Departments for response.

78. 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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79. APPLICATIONS FOR PERMISSION TO DEVELOP ETC

(a) Permission refused for the reasons now determined

<u>Application No., Address or Site</u>	<u>Description</u>
105247/HHA/21 – Moss Cottage, South Downs Road, Bowdon.	Erection of a two storey corner infill extension, two single storey side extensions. Erection of a new detached garage and creation of a new vehicular access. External alterations to include a new link between the two ranges at first floor and roof level, replacement of a window with a new door to side and a new door to the front elevation and other external alterations.
105248/LBC/21 – Moss Cottage, South Downs Road, Bowdon.	Listed Building Consent sought for the erection of a two storey corner infill extension and two single storey side extensions. External alterations to include a new link between the two ranges at first floor and roof level, replacement of a window with a new door to side and a new door to the front elevation and other external alterations. Internal alterations comprising reconfiguration of internal layout to the 20th century range at ground and first floor to create new staircase, additional bedroom, bathroom and storage.
105249/FUL/21 – Moss Cottage, South Downs Road, Bowdon.	Subdivision of the site with extensions and alterations to the existing garage to form a separate 1.5 storey dwellinghouse. Works to the existing garage include 1.5 storey front, side and rear extensions, addition of three dormer windows and the addition of four rooflights. Existing vehicular access from Marlborough Road to be retained and shared with Moss Cottage.
105905/OUT/21 – World of Pets, Thorley Lane, Timperley.	Outline planning application for up to 116no. residential dwellings with all matters reserved aside from access, for which detailed consent is sought.

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(b) Application withdrawn by the Applicant

106476/FUL/21 – Development Site, Waterways Avenue, Pomona, Old Trafford.

Erection of two residential blocks (12 and 14 storeys) providing 162 residential apartments, a mix of one, two and three bedrooms, with parking, landscaping and associated works.

80. APPLICATION FOR PLANNING PERMISSION 103844/HYB/21 – LAND AT STRETFORD MALL AND LACY STREET, CHESTER ROAD, STRETFORD

The Head of Planning and Development submitted a report concerning an application for 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.

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 nomination rights for on-site affordable housing.
 - A financial contribution towards improvements to off-site primary and secondary education facilities.
- (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), with the following amendment to Condition 46:-

Any part of the development falling within Use Class E(b) of Schedule 1 of the Town and Country Planning (Use Classes) Order 1987 (as amended), or constituting a public house/drinking establishment (sui generis), shall only be open for trade or business between the following hours:

08.00 – 23.00 Monday to Thursday
08.00 – 00.00 Friday and Saturday

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10.00 – 23.00 Sunday and Bank Holidays

Reason: In the interests of amenity, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Determination regarding the removal of furniture at night was delegated to the Head of Planning and Development, with the following condition to be added:-

Any reserved matters applications for uses falling within Use Class E(b) of Schedule 1 of the Town and Country Planning (Use Classes) Order 1987 (as amended), or constituting a public house/drinking establishment (sui generis), shall be accompanied by an Outdoor Eating and Drinking Management Plan where outdoor eating and/or drinking is proposed. The Plan shall assess the effects of outdoor eating and drinking on amenity in the vicinity, and include mitigation measures as appropriate.

Reason: In the interests of amenity, and to allow the Local Planning Authority to consider restricting outdoor eating and drinking through further conditions at reserved matters stage, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

81. APPLICATION FOR PLANNING PERMISSION 104811/FUL/21 – CITY POINT AND 2 HORNBY ROAD, 701 CHESTER ROAD, STRETFORD

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of existing office building and erection of 169 bed hotel, comprising between 4 and 10 storeys of hotel accommodation and ancillary uses including ground floor café, plus basement with pool and gym and screened rooftop plant area and tower feature. Associated parking and servicing areas with main vehicular access off Hornby Road and associated changes to the public realm. Use of No. 2 Hornby Road for hotel staff accommodation.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared carried.

RESOLVED: That planning permission be refused for the following reasons:-

- (1) The proposed development, by reason of its design, external appearance, scale, height and massing would result in an unduly dominant and obtrusive form of development, which would be out of keeping with the 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. It is therefore considered that the proposed development does not represent good design and would fail to comply with Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.
- (2) The proposed development by reason of its height, scale and massing in close proximity to adjacent residential properties, would give rise to an unduly

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overbearing and overdominant impact and result in harmful overlooking to the detriment of the amenity that the adjoining occupants could reasonably expect to enjoy. As such the proposal is contrary to Policy L7 of the Trafford Core Strategy and the National Planning Framework.

- (3) The proposed development would generate an additional demand for car parking which cannot be accommodated on this site in a satisfactory manner with the result that vehicles would be forced to park on surrounding highways to the detriment of residential amenity. In addition the development would provide insufficient parking space for disabled persons. The proposed drop off and pick up point on Warwick Road would result in an unacceptable loss of pedestrian footway to the detriment of pedestrian safety. The proposal is therefore contrary to Policies L4 and L7 of the Trafford Core Strategy, SPD3: Parking Standards and Design and the National Planning Policy Framework.

Note: Due to the time restrictions on the meeting, the Committee agreed that a reconvened meeting would be held on Monday 14th March, 2022 at 6.30pm, where consideration of the remaining items; 106535/FUL/21 and Agenda Item 7 would take place.

The meeting commenced at 6.30 pm and concluded at 9.36 pm.

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RECONVENED PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

14th MARCH, 2022

PRESENT:

Councillor Williams (In the Chair),
Councillors Bunting, Hartley, Hassan, Maitland, Minnis, Morgan, Thomas and Welton.

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 (Planning and Environment) (Ms. J. Cobern),
Governance Officer (Miss M. Cody).

APOLOGIES

Apologies for absence were received from Councillors Akinola, Chalkin, Dagnall and Winstanley.

82. 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>
106535/FUL/21 – Sale High School, Norris Road, Sale.	Installation of two source air heat pump at the rear of the King Block building.

83. URGENT BUSINESS

- (a) Application 105847/FUL/21 - Hare and Hounds Hotel, Wood Lane, Timperley, WA15 7LX

[Note: The Chair allowed consideration of this Item as Urgent Business as a view was sought in advance of submission of the Council's Statement of Case on 29th March, 2022 for the forthcoming Public Inquiry.]

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of 59 retirement living apartments and 9 retirement living cottages - including lodge managers office and reception, communal facilities, guest suite, car parking and landscaping following demolition of the existing public house.

RESOLVED: That Members are minded to refuse planning permission for the following reasons:

- (1) The proposed development would lead to the total loss of a non-designated

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heritage asset 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. As such the proposal is contrary to Policies L7 and R1 of the Trafford Core Strategy and the NPPF.

- (2) The proposed development would lead to the loss of a functioning public house as a local community facility, contrary to Paragraph 93 of the NPPF and the principles of sustainable development within it. In particular, the application fails to demonstrate that the existing public house is no longer viable.
- (3) The proposed development, by virtue of its design, scale, height, massing, siting and layout would result in a building which would be seriously detrimental to and out of keeping with the character of the area. As such the proposal does not represent good design and is contrary to Policy L7 of the Trafford Core Strategy, the NPPF and the NDG (National Design Guide).
- (4) The proposed development fails to provide a good standard of external amenity space for future residents by reason of its quantity and quality given the scale and siting of the amenity space by virtue of its proximity to Wood Lane and Shaftesbury Avenue and the proposed on-site car parking. As such the proposal is contrary to Policy L7 of the Trafford Core Strategy and the NPPF.
- (5) The proposed development would not provide a development plan policy compliant level of planning obligations in relation to affordable housing or open space provision. The appellant has failed to demonstrate that affordable housing cannot be provided on site or – if an off-site commuted sum is justified - that there is a robust viability case to demonstrate that the scheme could not offer a policy compliant level of affordable provision. The proposed development is therefore contrary to Policies L2 and L8 of the Trafford Core Strategy and the Council's adopted Revised Supplementary Planning Document 1 (SPD1) – Planning Obligations and the NPPF.

The meeting commenced at 6.30 pm and concluded at 6.50 pm.