

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

11th JANUARY, 2018

PRESENT:

Councillor Mrs. Ward (In the Chair),
Councillors Dr. Barclay, Bunting, Cornes, N. Evans, Fishwick, Malik, O'Sullivan,
Mrs. Reilly, Sharp, Walsh and Wright.

In attendance: Head of Planning and Development (Mrs. R. Coley),
Planning and Development Manager – East Area (Mr. S. Day),
Senior Planning and Development Officer (Mrs. A. Crowe),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Solicitor (Mrs. C. Kefford),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors Brotherton, Freeman, Whetton and Young.

APOLOGY

An apology for absence was received from Councillor Gratrix.

46. MINUTES

RESOLVED: That the Minutes of the meeting held on 14th December, 2017, be approved as a correct record and signed by the Chairman.

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.

48. APPLICATION FOR PLANNING PERMISSION 86160/OUT/15 - PEEL HOLDINGS (LAND & PROPERTY) LTD - LAND AT LOCK LANE, PARTINGTON

The Head of Planning and Development submitted a report concerning an application to extend the time limit for the implementation of planning permission H/OUT/68617 (Outline application, including details of access, for residential development of up to 550 dwellings; associated footpath, landscaping and ecological 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:

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- 1.46ha of open space on site;
- The provision of the 'Green Loop' and;
- A contribution of £384,000 to highways and public transport improvements in the vicinity of the site and specifically the following identified schemes:-
 - a) Contribution to improvements at Manchester Road/ Flixton Road/ Isherwood Road junction either independently or in conjunction with any necessary improvements brought forward as a result of the delivery of other schemes in the vicinity, or a contribution to the proposed link road to and through the development site at Carrington.
 - b) Public Transport enhancements – contribution for the provision of bus stops and any necessary access improvements to allow buses to serve the development.

- (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) and to the following additional condition:-

34. The site shall be drained via separate systems for the disposal of foul and surface water.
Reason: To secure a satisfactory system of drainage and to prevent pollution of the water environment having regard to Policies L5 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

49. APPLICATION FOR PLANNING PERMISSION 91610/FUL/17 - EURO GARAGES LTD - DOVECOTE BUSINESS PARK, OLD HALL ROAD, SALE

[Note: Councillor N. Evans declared a Personal Interest in Application 91610/FUL/17 as his son is an employee of the Agent.]

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of a Drive-Thru' coffee shop, with associated site access, car parking and other works.

It was moved and seconded that planning permission be granted.

The motion was put to the vote; as the votes cast were tied the Chairman used her casting vote to support the application.

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

50. APPLICATION FOR PLANNING PERMISSION 92563/HHA/17 - MR. & MRS. NAYLOR - MERRICK, 22 WILLOUGHBY CLOSE, SALE

The Head of Planning and Development submitted a report concerning an application for the retention of remodelled dwelling including part single part two storey extensions, alterations to roof shape including formation of three dormer window and an increase in ridge height, and extensions and alterations to garage along with elevational changes involving resiting and insertion of windows.

It was moved and seconded that planning permission be granted subject to additional conditions regarding landscaping and wall mitigation.

The motion was put to the vote and declared lost.

It was moved and seconded that consideration of the application be deferred.

The motion was put to the vote and declared carried.

RESOLVED: That consideration of the application be deferred in order for the proposal to be amended to remove the garage element and, subject to the proposal being so amended, delegated to the Head of Planning and Development for determination.

51. APPLICATION FOR PLANNING PERMISSION 92598/FUL/17 - MRS. MUSSARAT - GATEWAYS, 14 BROADWAY, HALE BARNS

[Note: All Members of the Committee declared a Personal Interest in Application 92598/FUL/17, as the speaker against was known to them being a former employee of the Council.]

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of two storey detached dwelling following demolition of existing house incorporating accommodation within the roofspace and garage and other ancillary accommodation at basement level.

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) On receipt of the bat emergence survey, to consult with the Greater Manchester Ecological Unit.
- (ii) To thereafter determine the application appropriately in accordance with the advice of the Greater Manchester Ecological Unit, including if appropriate the imposition of any additional planning conditions.

- (iii) To carry out minor drafting amendments to any planning condition.
- (iv) That subject to (i) and (iii) above planning permission be granted subject to the conditions now determined.

52. APPLICATION FOR PLANNING PERMISSION 92764/FUL/17 - MR. LEE - GULMARG, GARDEN LANE, ALTRINCHAM

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of existing dwelling to allow for the erection of a replacement 2 storey dwelling to include new replacement boundary walls and landscaping.

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 virtue of its siting, scale, design and external appearance would fail to preserve and enhance the character and appearance of the conservation area and would result in less than substantial harm to the significance of the heritage asset and any public benefits do not outweigh this identified harm. As such it is contrary to Policies L7 and R1 of the Trafford Core Strategy, relevant parts of the NPPF and adopted Supplementary Planning Documents SPD5.3 - Old Market Place Conservation Area Appraisal (October 2014) and SPD5.3a - Old Market Place Conservation Area Management Plan (October 2014).
- (2) The proposed development by virtue of its siting, height and massing in conjunction with the elevated position of the site would appear overbearing and visually intrusive and would unduly overshadow these properties to the detriment of residential amenity. As such the proposal is contrary to Policy L7 of the Trafford Core Strategy.
- (3) The proposed access and parking arrangements to the site would lead to potential conflict between highway users when carrying out manoeuvres to the detriment of highway and pedestrian safety. As such the proposal is contrary to Policy L4 of the Trafford Core Strategy.

53. PROPOSED STOPPING UP OF HIGHWAY AT POTT STREET, ALTRINCHAM WA14 1PE

A report was submitted advising Members of an application made to the Secretary of State for Transport under s247 of the Town and Country Planning Act 1990 to stop up an area of highway in Altrincham to enable development to be carried out in accordance with planning permission applied for under reference 87009/FUL/17.

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RESOLVED: That consideration of this item be deferred for further clarification.

The meeting commenced at 6.32 pm and finished at 9.24 pm.