

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

12th APRIL, 2018

PRESENT:

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

In attendance: Head of Planning and Development (Mrs. R. Coley),
Planning and Development Manager – Major Projects (Mr. D. Pearson),
Senior Planning and Development Officer (Ms. B. Brown),
Planning and Development Officer (Mr. B. Bechka),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Solicitor (Mrs. C. Kefford),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors S.K. Anstee, Butt, Mitchell and Mrs. Young.

63. MINUTES

RESOLVED: That the Minutes of the meeting held on 8th March, 2018, be approved as a correct record and signed by the Chairman.

64. 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.

65. 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., Name of Applicant, Address or Site</u>	<u>Description</u>
93334/HHA/18 – Professor Yang Zhang – 144 Broad Road, Sale.	Erection of a two storey side extension and associated external alterations.
93723/HHA/18 – Mr. & Mrs. Davies – 46 Cumberland Road, Urmston.	Erection of a single storey front extension.

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(b) Permission refused for the reasons now determined

<u>Application No., Name of Applicant, Address or Site</u>	<u>Description</u>
92767/FUL/17 – Octopus Healthcare – Great Heys, 74 Bankhall Lane, Hale Barns.	Demolition of existing dwelling and redevelopment of site to provide a new 72 bedroom care home (Use Class C2) together with associated access, car parking and landscaping.

[Note: Councillor Sharp declared a Personal Interest in Application 92767/FUL/17, being a Ward Councillor, he confirmed he had no involvement with the Application.]

66. APPLICATION FOR OUTLINE PLANNING PERMISSION 90597/OUT/17 - ICONIC DEVELOPMENTS LTD - LAND ADJACENT TO STATION COTTAGES, MANCHESTER ROAD, ALTRINCHAM

The Head of Planning and Development submitted a report concerning an application for outline planning permission for the erection of a two storey detached dwelling (consent is sought for access and layout with all other matters reserved).

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:-
 - A financial contribution of £7,720.65 towards enhancing the quality of existing local facilities to compensate for the loss of protected open space at the application site.
- (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 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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67. APPLICATION FOR PLANNING PERMISSION 93744/HHA/18 - MR. BADGUJAR - 133 ARNESBY AVENUE, SALE

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of a two storey side extension with single storey rear extension and new front porch (revision of application 93020/HHA/17).

It was moved and seconded that planning permission be granted.

The motion was put to the vote and declared carried.

RESOLVED: That planning permission be granted subject to the following conditions:-

The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 637-04A, 637-05A and 637-07A, received by the Local Planning Authority on 20th March 2018 and 637-06 and 637-09, received by the Local Planning Authority on 15th February 2018.

Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity having regard to Policy L7 of the Trafford Core Strategy and the requirements of the National Planning Policy Framework.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending or replacing that Order), the flat roof area above the single storey rear element hereby approved shall not be used as a balcony, terrace, roof garden or similar amenity area, and no railings, walls, parapets or other means of enclosure shall be provided on that roof unless planning permission has previously been sought and granted for such works.

Reason: To protect the privacy and amenity of the occupants of the adjacent dwellinghouse, having regard to Policy L7 of the Trafford Core Strategy.

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Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof), no windows shall be inserted at first floor level on the side (south) elevation facing 135 Arnesby Avenue, unless, upon first installation, they are fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

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

Reason for Approval: Members determined that the proposed development would not be overdominant within the streetscene, create a terracing effect or be overbearing to neighbouring residential properties and would not harm the streetscene.

CHAIRMAN'S ANNOUNCEMENTS

As this was the final meeting prior to the Local Elections the Chairman took the opportunity to thank both Members and Officers for all their hard work, support, guidance and advice in what had been another challenging 12 months.

The Chairman alluded to those Members who were retiring, Councillors Carter, Gratrix, O'Sullivan and Mrs. Reilly and referred to the wealth of experience and knowledge they had all brought to the Committee. She thanked them all wholeheartedly for their support and contributions over the past year and wished them well in whatever path they chose to follow next. She also wished those Councillors who were up for re-election the best of luck.

The Vice-Chairman also thanked everyone cross party for all their support on what she considered to be the best Committee with brilliant Officers!

Councillor Gratrix mentioned he was the longest serving Member of the Committee with 26 years' service and that he couldn't ever remember not enjoying a meeting which he attributed to the Officers. He commented that he had many fond memories of the Planning Committee both as a Member and beforehand.

The meeting commenced at 6.31 pm and finished at 7.45 pm.