

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

8th NOVEMBER, 2018

PRESENT:

Councillor Walsh (In the Chair),
Councillors Dr. Barclay, Bunting, Carey, Coggins, Dillon (Substitute), N. Evans,
Hopps, Longden, Patel, Stennett MBE, D. Western (Substitute) and Whetton.

In attendance: Head of Planning and Development (Mrs. R. Coley),
Planning and Development Manager (West) (Mr. S. Day),
Planning and Development Officer (Mr. G. Davies),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Principal Solicitor (Mr. T. Rhodes),
Solicitor (Ms. J. Cobern),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors Acton and Cordingley.

APOLOGIES

Apologies for absence were received from Councillors Malik and Williams.

35. DECLARATIONS OF INTEREST

The Chair on behalf of all Members of the Committee declared a Personal Interest in Application 95702/HHA/18 (Downs View, 2 Delamer Road, Bowdon WA14 2NE), as the Applicant was a fellow Councillor.

36. MINUTES

RESOLVED: That the Minutes of the meeting held on 11th October, 2018, be approved as a correct record and signed by the Chair.

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>
95168/HHA/18 – 8 Lowton Road, Sale.	Alteration of side extension roof from flat to pitched and other external alterations.

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95257/VAR/18 – Unit 1 and 2, Victoria Avenue, Timperley.	Application for variation of condition 2 and removal of condition 5 on planning permission 89143/FUL/16 (Demolition of existing general industrial unit (B2) to allow for the erection of four terraced dwelling houses (C3).) To allow for external alterations to the windows and doors following internal alterations.
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[Note: At this point in the proceedings Councillor D. Western declared a Personal Interest in Application 95257/VAR/18 being a Ward Councillor.]

95526/HHA/18 – 41 and 43 Norley Drive, Sale.	Erection of a single storey extension to the rear of both properties.
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95702/HHA/18 – Downs View, 2 Delamer Road, Bowdon.	Erection of a detached outbuilding, in side garden.
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95791/HHA/18 – 34 Acacia Avenue, Hale.	Erection of single storey side and rear extensions following demolition of existing conservatory, including other external alterations.
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(b) Application Withdrawn

<u>Application No., Address or Site</u>	<u>Description</u>
95301/HHA/18 – 5 Cranford Road, Flixton.	Erection of a two storey rear extension and a single storey side extension. Demolition of existing concrete single garage and replacement with brick, block and render garage/workshop with pitched roof and creation of a new access onto Cranford Road.

39. APPLICATION FOR PLANNING PERMISSION 93818/FUL/18 - MEADOWSIDE, TORBAY ROAD, URMSTON

The Head of Planning and Development submitted a report concerning an application for planning permission for a residential development comprising 9 no. bungalows and 8 no. 'cottage flats' in two 2 storey blocks with associated external works, landscaping and car parking following the demolition of the existing building.

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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- A financial contribution of £69,912 towards the provision of affordable housing in the Borough.

- (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).

40. APPLICATION FOR PLANNING PERMISSION 94950/FUL/18 - SCHOOL DEVELOPMENT SITE, AUDLEY AVENUE, STRETFORD

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of new SEN school with associated infrastructure including access, parking and landscaping.

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 contribution of £78,787.50 towards enhancing the semi natural greenspace role of Lostock Park through measures such as woodland, wildflower meadows and bulb planting, along with access improvements and improvements to the quality of open space facilities at the park.
- (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).

41. APPLICATION FOR PLANNING PERMISSION 95501/FUL/18 - URMSTON LEISURE CENTRE, BOWFELL ROAD, URMSTON

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of existing single storey element to front elevation of Urmston Leisure Centre, erection of two-storey extension incorporating fitness suite, studios, member changing, party rooms,

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climbing wall, cafe, kitchen and rooftop plant, erection of bin store and removal of trees externally.

It was moved and seconded that the application be deferred.

The motion was put to the vote and declared carried.

RESOLVED: That consideration of the application be deferred to allow the Developer to further consider provision of a changing places toilet, sensory room and hydro-pool.

42. SECTION 106 AND CIL UPDATE: 1 APRIL 2018 - 30 SEPTEMBER 2018

The Head of Planning and Development submitted a report informing the Committee about the latest set of monitoring data for S106 Agreements and CIL Notices.

RESOLVED: That the contents of the report be noted.

The meeting commenced at 6.30pm and was adjourned at 6.32pm in order for the meeting to be relocated for the determination of Application 95501/FUL/18; the meeting reconvened at 6:38pm. Following the determination of this item the meeting was adjourned at 7:08pm and reconvened in the Committee suite at 7:11pm.

Following a disturbance during proceedings the meeting was again adjourned and the Members of the Committee left the room at 7:55pm the meeting resumed at 8:00pm and concluded at 8:23pm.