

## **PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE**

**14<sup>th</sup> FEBRUARY, 2019**

### **PRESENT:**

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

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

Also present: Councillors S.B. Anstee, Duffield, Hynes and Jarman.

### **APOLOGIES**

Apologies for absence were received from Councillors Carey and Malik.

### **66. DECLARATIONS OF INTEREST**

No declarations were made at this point in the proceedings.

### **67. MINUTES**

RESOLVED: That the Minutes of the meetings held on 13<sup>th</sup> December, 2018, and 10<sup>th</sup> January, 2019 be approved as a correct record and signed by the Chair.

### **68. QUESTIONS FROM MEMBERS OF THE PUBLIC**

No questions were submitted.

### **69. 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.

**70. 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>
95687/HHA/18 – 56 Ennerdale Drive, Sale.	Erection of two storey side and rear extension, and single storey rear extension.
95716/VAR/18 – Southbank and Delamer Lodge, 1-2 Cavendish Road, Altrincham.	Application for variation of conditions 1, 2, 7, 12, 13 and 14 and removal of condition 10 on planning permission 90132/FUL/16 (Change of use of existing buildings; conversion and replacement extension to South Bank to provide 7 dwellings; part demolition and rebuild, and extension to Delamer Lodge to provide 7 dwellings; part demolition and rebuild of the Coach House to provide a single dwelling; associated car parking and landscaping. (Part Retrospective)). To allow for various alterations to the roof, chimneys, elevations, windows and doors, balconies, screening and boundary walls.
95865/HHA/18 – 5 Groby Court, Groby Road, Altrincham.	Erection of a single storey rear extension and other external alterations to existing flat.
96103/FUL/18 – 44 Dartford Road, Urmston.	Erection of a two-storey four-bedroom dwellinghouse with a rear dormer and associated landscaping works.

**71. APPLICATION FOR PLANNING PERMISSION 90711/FUL/17 - TRAFFORD PLAZA, 73 SEYMOUR GROVE, OLD TRAFFORD**

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of a building ranging from 12 to 16 storeys containing 174 residential apartments (64 x 1 bedroom and 110 x 2 bedrooms) with associated car and cycle parking, bin stores and hard and soft 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:

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- A contribution of £2000 for the provision of a 15-tree orchard within Seymour Park.
  - The submission of a Viability Review of the scheme upon the sale of 95% of the approved units and agreement that 50% of developer profits over and above a 20% profit margin shall be paid to the Council towards off-site affordable housing and spatial green infrastructure improvements.
- (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).

**72. APPLICATION FOR PLANNING PERMISSION 95723/FUL/18 - FORMER ITRON SITE, TALBOT ROAD, STRETFORD**

[Note: Councillor Walsh declared a Personal Interest in Application 95723/FUL/18 as he previously worked at the site.]

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of existing structures and erection of 282 dwellings (191 apartments 91 houses) with associated 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:
- The provision of 1no shared ownership house (two-bed), 6no shared ownership apartments (2no one-bed, 4 no two-bed) and 6no affordable rented apartments (2no one-bed, 4no two-bed) on site.
  - A contribution of £559,708.44 towards off-site open space, young people's facilities, outdoor sports and tree planting provision/improvements.
- (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

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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 amendment:-

Submitted plans condition to be amended to incorporate a plan for the provision of vehicle charging points.

**URGENT BUSINESS**

The Chair informed the Committee that there would be two meetings in March; Thursday 14<sup>th</sup> March and Thursday 28<sup>th</sup> March both commencing at 6.30pm. There would also be a briefing session on Wednesday 13<sup>th</sup> March commencing at 6.30pm.

The meeting commenced at 6.30 pm and finished at 8.09 pm.