

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

11th APRIL, 2019

PRESENT:

Councillor Walsh (In the Chair),
Councillors Dr. Barclay, Bunting, Carey, Coggins, N. Evans, Hopps, Longden,
Malik, Stennett MBE, Whetton and Williams.

In attendance: Head of Planning and Development (Ms. R. Coley),
Major Planning Projects Manager (Mrs. S. Lowes),
Major Planning Projects Officer (Mr. R. Gore),
Principal Planning and Development Officer (Mrs. V. Ward),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Solicitor (Ms. J. Cobern),
Democratic & Scrutiny Officer (Miss M. Cody).

APOLOGY

An apology for absence was received from Councillor Patel.

87. DECLARATIONS OF INTEREST

No declarations were made.

88. MINUTES

RESOLVED: That the Minutes of the meeting held on 14th March, 2019,
be approved as a correct record and signed by the Chair.

89. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

90. 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.

91. 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>
94357/FUL/18 – 31 Eyebrook Road, Bowdon.	Demolition of existing dwelling house and erection of a pair of semi-detached dwellings with associated drive and landscaping.

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96631/HHA/19 – 89 Urban Road,
Sale.

Erection of single storey side extension and a rear bike store following removal of the existing shed.

(b) Application withdrawn

Application No., Address or Site

Description

96860/FUL/19 – Longford
Telephone Exchange, 10 King
Street, Stretford.

Removal of the glazing to one window on the first floor and three windows on the second floor and install galvanised steel acoustic louvres to match the existing windows on the southern elevation.

92. APPLICATION FOR PLANNING PERMISSION 94949/HYB/18 - LAND AT HEATH FARM LANE, PARTINGTON

The Head of Planning and Development submitted a report concerning a Hybrid application comprising: - a) Application for full planning permission for the clearance and remediation of the existing site and the erection of 148 dwellings with access from Broadway and associated works including the provision of internal estate roads, parking and turning circle, landscape works (including provision of public open space, tree clearance/replacement/woodland management and ecological management), electrical sub-station, and sustainable urban drainage works; and, b) Application for outline planning permission for the erection of up to 452 dwellings with access from Broadway and associated works including the provision of internal estate roads and parking, landscape works (including provision of public open space, tree clearance/replacement/woodland management and ecological management), electrical sub-stations, and sustainable urban drainage works drainage principles.

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 / Unilateral Undertaking to secure:
- A financial contribution of £56,000 towards highway improvements at the Manchester Road/Flixton Road junction.
 - A contribution of £162,747 towards outdoor sports facilities provision.
 - Provision of on-site green infrastructure/open space, management and maintenance.
 - Provision of on-site play facilities, management and maintenance.
 - Travel Plan Monitoring Fee (figure to be confirmed and agreed).
 - The submission of a viability review of the scheme for each subsequent phase beyond Phases 1 and 2 (to be submitted with any reserved

matters application that includes layout).

- (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).

93. 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 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 the Legal Agreement has not been completed within three months of the resolution to grant planning permission.
- (iv) The 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).

94. COMPLIANCE REVIEW OF LOCAL DEVELOPMENT PLAN POLICIES WITH THE REVISED NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (FEBRUARY 2019)

The Head of Planning and Development submitted a report which provided an update on the compliance of the Local Development Policies with the revised National Planning Policy Framework (February 2019) and which also provided Members with an understanding of the weight to be applied to policies when determining planning applications.

RESOLVED: That the contents of the report be noted.

95. PROPOSED STOPPING UP OF A LENGTH OF UNNAMED FOOTPATH NORTH WEST OF THE MOUNT, HALE BARNS, ALTRINCHAM WA15 8SZ

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 Hale Barns to enable development to be carried out in accordance with planning permission under reference 93950/FUL/18.

RESOLVED: That no objection be raised to the (Revised Plan A) Application.

96. PROPOSED STOPPING UP OF A LENGTH OF HIGHWAY AT FRIARS ROAD AND TWO PART WIDTHS OF SIBSON ROAD, SALE

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 Sale to enable development to be carried out in accordance with planning permission under reference 94986/FUL/18.

RESOLVED: That no objection be raised to the Application.

The meeting commenced at 6.32 pm and finished at 7.25 pm.