

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

9th MAY, 2019

PRESENT:

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

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

APOLOGY

An apology for absence was received from Councillor Longden.

97. DECLARATIONS OF INTEREST

At this point in the proceedings Councillor Bunting declared a Personal Interest in Application 97096/HHA/19 (12 Okehampton Crescent, Sale) as the Applicant's spouse was an acquaintance of a friend.

98. MINUTES

RESOLVED: That the Minutes of the meetings held on 28th March and 11th April, 2019, be approved as a correct record and signed by the Chair.

99. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

100. 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.

101. 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

Application No., Address or Site

Description

97096/HHA/19 – 12 Okehampton
Crescent, Sale.

Erection of a single storey rear extension
following the removal of the conservatory

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(retrospective).

[Note: Councillor Bunting declared a Personal Interest in Application 97096/HHA/19 as the Applicant's spouse was an acquaintance of a friend.]

(b) Permission refused for the reasons now determined

<u>Application No., Address or Site</u>	<u>Description</u>
95910/FUL/18 – Bowdon Old Hall, 49 Langham Road, Bowdon.	Erection of two dwellings with associated landscaping, access and parking. Amended parking area for the existing dwelling and erection of timbers gates following demolition of the garage, pool house and infilling of pool.
95911/LBC/18 – Bowdon Old Hall, 49 Langham Road, Bowdon.	Listed Building Consent sought for the erection of two dwellings with associated landscaping, access and parking. Amended parking area for existing dwelling including new timber gates and new door in wall following demolition of the garage, pool house and infilling of pool.

(c) Application deferred

<u>Application No., Address or Site</u>	<u>Description</u>
94928/FUL/18 – Development site adjacent to Chatsworth House, 6 Stanhope Road, Bowdon.	Erection of a pair of semi-detached houses.

[Consideration of Application 94928/FUL/18 was deferred for further clarification.]

102. APPLICATION FOR OUTLINE PLANNING PERMISSION 95335/OUT/18 - SYNAGOGUE, 12A HESKETH ROAD, SALE

The Head of Planning and Development submitted a report concerning an application for outline planning permission for the erection of 3 no. dwellings comprising of a pair of five bedroom semi-detached houses and a further five bedroom detached houses, with associated car parking and amended front boundary treatments. Consent is sought for access, layout and scale with all other matters reserved.

It was moved and seconded that outline planning permission be refused.

The motion was put to the vote and declared lost.

RESOLVED: That outline planning permission be granted subject to the conditions now determined and to the following additional condition:

The development shall be implemented in accordance with the Eden Arboriculture Method Statement EA-2017-054 (AMS) REV. A, dated 9th May 2019. In the event that any trees which are shown as being retained on the approved plans are removed, die, are severely damaged or become seriously diseased within 10 years from the completion of the development hereby permitted, a scheme of replacement planting shall be submitted to and approved in writing by the local planning authority within three months of the loss of the tree(s) and the replacement planting shall be implemented in accordance with the approved scheme within the next planting season following the approval of the scheme.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and having regard to Policies L7, R2 and R3 of the Trafford Core Strategy and the National Planning Policy Framework.

103. APPLICATION FOR PLANNING PERMISSION 96465/FUL/18 - GREAT HEYS, 74 BANKHALL LANE, HALE BARNs WA15 0LW

[Note: At this point in the proceedings, Councillor Patel declared a Personal and Prejudicial Interest in Application 96465/FUL/18 as her spouse is employed by the Agent, she confirmed he had no involvement with the Application and she left the room during consideration of this item.]

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of existing dwelling and redevelopment of the site to provide a new 64 bedroom care home (Use Class C2) together with associated access, car parking and landscaping.

RESOLVED: That the Council are minded to refuse planning permission (in contesting the appeal) for the following reasons:

- (1) The proposed development, by reason of its scale, density, mass and use change, would fail to preserve or enhance the character and appearance of the adjacent South Hale Conservation Area and would lead to less than substantial harm to the significance of this designated heritage asset which would not be outweighed by the public benefits of the development. The development thus fails to satisfy the test at paragraph 196 of the National Planning Policy Framework and it is also contrary to Policy R1 of the Trafford Core Strategy and the South Hale Conservation Area Supplementary Planning Document (SPD5.21).
- (2) The proposed development, by reason of its scale, density, mass and use change, would be inappropriate to the site's semi-rural context. It would thus cause appreciable harm to the character, appearance and enjoyment of the surrounding countryside landscape and would have a detrimental impact on the visual appearance and character of the street scene and the surrounding area. It is thus considered contrary to Policy R2 and Policy L7 of the Trafford Core Strategy, and the National Planning Policy Framework.

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- (3) Available information indicates that protected species are present on site and would be disturbed by the proposed development. It is not considered that the planning merits of the proposed development sufficiently justify the resultant impact to protected species. As such, the proposal is considered contrary to Policy R2 of the Trafford Core Strategy, and the National Planning Policy Framework.

104. SECTION 106 AND CIL UPDATE: 1 NOVEMBER 2018 - 31 MARCH 2019

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.

105. PLANNING COMMITTEE CODE OF PRACTICE

To assist in the transparency and efficiency of decision making at Planning Committees the Head of Planning and Development has drawn up amendments to the current Code of Practice for Members and Officers involved with the determination of applications for planning permission by the Planning Committee.

RESOLVED: That the Committee consider the amendments to the Planning Committee Code of Practice, with an update to the Webcasting / Broadcasting of Meetings section and recommend the same to Council for adoption under the Council's Constitution.

The meeting commenced at 6.30 pm and finished at 8.07 pm.