

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

16th JANUARY, 2020

PRESENT:

Councillor Walsh (In the Chair),
Councillors Dr. Barclay, Bunting, Carey, Cordingley, Hartley, Jerrome, Minnis, Morgan,
K. Procter, Williams and Winstanley.

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

Also present: Councillors Brotherton, Jarman, Newgrosh, Whitham and A. Western.

APOLOGY

An apology for absence was received from Councillor Stennett MBE.

COUNCILLOR RAYMOND BOWKER MBE

It was with great sadness that the Chair referred to the death of Councillor Raymond Bowker MBE, a long serving Member of the Council, who will be sorely missed by all.

The Committee, Officers and members of the public stood for a few moments in silence as a mark of respect to Councillor Raymond Bowker MBE.

COMMITTEE MEMBERSHIP

The Chair reported that Councillor Hartley was to replace Councillor Patel as a Member of the Planning and Development Management Committee for the remainder of the Municipal Year.

48. DECLARATIONS OF INTEREST

Councillor Dr. Barclay declared a Personal Interest in Application 98157/FUL/19 (New Wellington School Playing Fields, Moss Lane, Timperley) as she worked at the school a number of years previous.

Councillor Hartley declared a Personal and Prejudicial Interest in Application 98157/FUL/19 (New Wellington School Playing Fields, Moss Lane, Timperley) as his spouse is a Teacher at the school.

Councillor K. Procter declared a Personal and Prejudicial Interest in Application 98764/FUL/19 (Land on corner of Carrfield Avenue and Mossfield Road, Timperley) due to his involvement as a former Executive Member.

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The Chair on behalf of all Members of the Committee declared a Personal Interest in Application 98764/FUL/19 (Land on corner of Carrfield Avenue and Mossfield Road, Timperley) due to the Council's interest in the site.

Councillor Carey declared a Personal and Prejudicial Interest in Application 99333/HHA/19 (122 Framingham Road, Sale) due to his involvement.

Councillor Minnis declared a Personal and Prejudicial Interest in Application 99557/HHA/19 (1 Lindsgate Drive, Timperley) being the Applicant.

The Chair on behalf of all Members of the Committee declared a Personal Interest in Application 99557/HHA/19 (1 Lindsgate Drive, Timperley) as the Applicant is a fellow Councillor/Committee Member.

49. MINUTES

RESOLVED: That the Minutes of the meeting held on 28th November, 2019, be approved as a correct record and signed by the Chair.

50. QUESTIONS FROM MEMBERS OF THE PUBLIC

A question was submitted by Mr. Warburton of Bridgewater Road and rejected as it was considered to be outside the remit of the Committee; the issue raised should be addressed by Parking Control/Enforcement.

A further question was submitted by Mrs. McCarrol of Edgbaston Drive and rejected as it was considered to be an additional representation and as such was addressed within the Additional Information Report.

51. 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.

52. 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>
98157/FUL/19 – New Wellington School Playing Fields, Moss Lane, Timperley.	Replacement of security gates with 1.8m railing double gates.

[Note: Councillor Dr. Barclay declared a Personal Interest in Application 98157/FUL/19, as she worked at the school a number of years previous.

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Councillor Hartley declared a Personal and Prejudicial Interest in Application 98157/FUL/19, as his spouse is a Teacher at the school, he left the room during consideration of this item.]

99062/HHA/19 – 70 Norwood Road, Stretford. Demolition of existing conservatory and erection of single storey rear extension with raised patio and steps.

99557/HHA/19 – 1 Lindsgate Drive, Timperley. Erection of a single rear extension and rear veranda.

[Note: Councillor Minnis declared a Personal and Prejudicial Interest in Application 99557/HHA/19, being the Applicant and left the room during consideration of this item. All Members of the Planning Development and Management Committee declared a Personal Interest in Application 99557/HHA/19 as the Applicant was a fellow Councillor/Committee Member.]

53. APPLICATION FOR PLANNING PERMISSION 98606/FUL/19 - CROSSFORD COURT, DANE ROAD, SALE

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of a third and fourth floor to buildings B & E and a third floor to buildings A, C and D to create an additional 33 one and two bedroom apartments and B1(a) office accommodation, a lift enclosure, alterations to the elevations of the existing buildings and associated landscaping, amenity space and car parking reconfiguration.

RESOLVED: That Members are minded to grant planning permission for the development and that the determination of the application hereafter be 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 8 no affordable units on site, 4 of which shall be provided as affordable rent and 4 of which shall be provided as shared ownership.
 - A financial contribution (sum to be agreed) for a review of residents permit parking area on surrounding streets.
- (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).

54. APPLICATION FOR PLANNING PERMISSION 98676/FUL/19 - CITY POINT, 701 CHESTER ROAD, STRETFORD

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of existing office building and erection of 190 bed hotel, varying in height from 2 - 16 storeys of accommodation plus basement and screened rooftop plant area and tower feature. Associated parking and servicing areas with main vehicular access off Hornby Road associated changes to the public realm.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared carried.

RESOLVED: That planning permission be refused for the following reasons:

- (1) The proposed development, by reason of its design, siting, scale, height and massing would result in an unduly dominant and obtrusive form of development, which would be out of keeping with the character of the surrounding area. As such, the proposed development would have a detrimental impact on the character and visual appearance of the street scene and the surrounding area. It is therefore considered that the proposed development does not represent good design and would fail to comply with Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.
- (2) The proposed development by reason of its height, scale and massing in close proximity to adjacent residential properties, would give rise to an unduly overbearing and overdominant impact, to the detriment of the amenity that the adjoining occupants could reasonably expect to enjoy. As such the proposal is contrary to Policy L7 of the Trafford Core Strategy and the National Planning Framework.
- (3) The proposed development would generate an additional demand for car parking which cannot be accommodated on this site in a satisfactory manner with the result that vehicles would be forced to park on surrounding highways to the detriment of residential amenity. In addition the development would provide insufficient parking space for disabled persons, which is below the minimum standards set out in SPD3. The proposal is therefore contrary to Policies L4 and L7 of the Trafford Core Strategy, SPD3: Parking Standards and Design and the National Planning Policy Framework.
- (4) The proposed development would have a detrimental impact on the setting of the Grade II heritage asset, Trafford Town Hall, by virtue of its design, siting, scale, massing and height. By failing to preserve the setting of the listed building and in turn its significance, the proposed scheme is considered to have a less than substantial impact upon the designated heritage asset which is not outweighed by the public benefits of the proposal and therefore is contrary to the National Planning Policy Framework, Policies L7 and R1 of the Trafford Council Core Strategy.

55. APPLICATION FOR PLANNING PERMISSION 98764/FUL/19 - LAND ON CORNER OF CARRFIELD AVENUE AND MOSSFIELD ROAD, TIMPERLEY

[Note: Councillor K. Procter declared a Personal and Prejudicial Interest in Application 98764/FUL/19 due to his involvement as a former Executive Member and left the room during consideration of this item.

All Members of the Planning Development and Management Committee declared a Personal Interest in Application 98764/FUL/19 due to the Council's interest in the site.]

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of a 3 storey building to accommodate 10 two bedroom and 20 one bedroom affordable apartments, together with associated access road, car parking, refuse storage and amenity space.

It was moved and seconded that consideration of the application be deferred.

The motion was put to the vote and declared lost.

RESOLVED: That planning permission be granted subject to the conditions now determined.

56. APPLICATION FOR PLANNING PERMISSION 99105/FUL/19 - LANCASHIRE COUNTY CRICKET CLUB, BRIAN STATHAM WAY, STRETFORD

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of Red Rose Suite and erection of new grandstand (total capacity 4,935 seats) with associated facilities including museum, retail and ticket sales space; erection of a 6 storey block on eastern side of Brian Statham Way to provide a 109 bed hotel extension and ground floor retail/food and drink use and associated pedestrian bridge structure linking to existing hotel; ground floor and first floor extensions of existing hotel; relocation of existing replay screen and erection of additional screens within the cricket ground; realignment of Brian Statham Way and associated public realm and landscaping works.

RESOLVED: That Members are minded to grant planning permission for the development and that the determination of the application hereafter be 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 £120,000 towards public realm works as part of the Strategic Processional Route.
- (ii) To complete an appropriate Legal Agreement to modify and/or discharge the Section 106 Agreement dated 2nd December 2015 in respect of planning permission reference number 85781/FUL/15 in order to enable the contribution paid under that Agreement of £44,878 (Strategic Processional Route Contribution) to be used in combination with the aforementioned £120,000 to deliver the Strategic Processional Route.
- (iii) To carry out minor drafting amendments to any planning condition.

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- (iv) To have discretion to determine the application appropriately in the circumstances where a S106 Agreement and modification / discharge of the existing S106 associated with planning permission 85781/FUL/15 has not been completed within three months of the resolution to grant planning permission.
- (v) That upon the satisfactory completion of the above Legal Agreement(s) that planning permission be granted subject to the conditions now determined (unless amended by (iii) above).

57. APPLICATION FOR PLANNING PERMISSION 99333/HHA/19 - 122 FRAMINGHAM ROAD, SALE

[Note: Councillor Carey declared a Personal and Prejudicial Interest in Application 99333/HHA/19 due to his involvement and removed himself from the Committee. After making representations to the Committee he remained in the meeting but did not participate in the debate or cast a vote on the Application.]

The Head of Planning and Development submitted a report concerning an application for planning permission for alterations to the boundary treatments including relocation of the pedestrian and vehicular access gates. Erection of a rear first floor extension and associated external alterations.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared carried.

RESOLVED: That planning permission be refused for the following reason:

- (1) The proposed first floor rear extension, would by reason of its scale, height and siting in close proximity to the common boundaries with no. 120 Framingham Road and no. 2 Wood Road, result in a cramped form of development that would be overly dominant considering the unusual plot shape . As such, the proposed extension would adversely affect the residential amenity of neighbouring occupiers, appearing overbearing. The proposal is therefore contrary to policy L7 of the Trafford Core Strategy, the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations, February 2012, and advice contained within the National Planning Policy Framework.

The meeting commenced at 6.35 pm and finished at 9.08 pm.