

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

15th OCTOBER, 2020

PRESENT:

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

In attendance: Head of Planning and Development (Ms. R. Coley),
Head of Major Planning Projects (Mr. D. Pearson),
Major Planning Projects Manager (Mrs. S. Lowes),
Planning and Development Manager (West) (Mr. S. Day),
Planning and Development Manager (East) (Ms. H. Milner),
Major Planning Projects Officer (Ms. D. Harrison),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Solicitor (Mrs. C. Kefford),
Senior Governance Officer (Mr. I. Cockill),
Governance Officer (Miss M. Cody).

Also present: Councillors Duffield, Jarman and S. Procter.

APOLOGIES

Apologies for absence were received from Councillors Morgan, Rigby MBE and Winstanley.

121. DECLARATIONS OF INTEREST

The Chair on behalf of Councillor Rigby MBE declared a Personal and Prejudicial Interest in Application 100400/OUT/20 (Former B&Q Site, Great Stone Road, Stretford) as Councillor Rigby MBE and his wife are Members of Lancashire County Cricket Club, had he been present he would not have participated in the consideration of this item.

122. MINUTES

RESOLVED: That the Minutes of the meetings held on 10th and 24th September, 2020, be approved as a correct record and signed by the Chair.

123. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

124. 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.

125. PLANNING OBLIGATIONS: DEVELOPER CONTRIBUTIONS TOWARDS THE CARRINGTON RELIEF ROAD

The Head of Planning and Development submitted a report which explained the current position, set out how financial contributions would be calculated and clarified that the methodology for calculating developer contributions is a material consideration in the determination of planning applications.

RESOLVED: That the contents of the report and appendices be noted also that the methodology for calculating developer contributions to the Carrington Relief Road be noted and that it be approved as a material consideration in the determination of planning applications.

126. APPLICATION FOR OUTLINE PLANNING PERMISSION 100400/OUT/20 - FORMER B&Q SITE, GREAT STONE ROAD, STRETFORD M32 0YP

The Head of Planning and Development submitted a report concerning an application for outline planning permission for the demolition of existing retail unit and associated structures; erection of buildings for a mix of use including 333 apartments (Use Class C3) and communal spaces ancillary to the residential use; flexible space for use classes A1, A3, D1 and/or D2; undercroft car parking; new public realm and associated engineering works and infrastructure.

RESOLVED: That had Members been able to determine the planning application they would be minded to refuse planning permission (in contesting the appeal) for the following reasons:-

1. The proposed development would prejudice the use of the fine turf and non-turf training facility at Lancashire Cricket Club. The proposed development therefore conflicts with Strategic Objective OTO11, Policies SL3 and R6 of the adopted Core Strategy.
2. The proposed development would have a dominating and adverse impact on Lancashire Cricket Club (LCC) as well as its setting and cultural character and identity. LCC is an internationally significant visitor attraction, cultural and tourism venue. The impact on the visitor experience is considered to be sufficient to weigh strongly against the proposal. The development is therefore contrary to Policies SL3 and R6 of the adopted Core Strategy and the National Planning Policy Framework.
3. The proposed development would represent poor design as its form, layout, height, scale, massing, density and monolithic appearance are inappropriate in its context and would result in a building which would be significantly out of character with its surroundings. This would have a highly detrimental impact on the street scene and the character and quality of the area. This would be contrary to Policies SL3 and L7 of the adopted Trafford Core Strategy and the National Planning Policy Framework.

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4. The proposed development would not provide a development plan policy compliant level of planning obligations in relation to affordable housing and education improvements to suitably and appropriately mitigate the impacts of the development. The applicant has failed to demonstrate that there is a robust viability case to demonstrate that the scheme could not offer a policy compliant level of obligations. The proposed development is therefore contrary to Policies SL3, L2 and L8 of the adopted Core Strategy and the Council's adopted Revised Supplementary Planning Document 1 (SPD1) - Planning Obligations and the National Planning Policy Framework.
5. The proposed development by virtue of its height, massing, scale and layout would result in a poor level of amenity and unacceptable living standards for future occupiers of the development, by virtue of inadequate daylight and outlook in both apartments and amenity areas. The proposed development is therefore contrary to Policies SL3 and L7 of the adopted Core Strategy and the National Planning Policy Framework.
6. The proposed development by virtue of its height, massing, scale and layout would result in harm to the amenity of existing residential properties on Great Stone Road and Trent Bridge Walk by virtue of noticeable reductions in the amount of daylight and sunlight that they receive, and would also have an overbearing impact on these properties and other residential properties in the wider 'Gorses' area. The proposed development is therefore contrary to Policies SL3, L3 and L7 and the National Planning Policy Framework
7. The proposed development by virtue of its layout, scale and massing would have a harmful impact on the setting of Longford Park Conservation Area equating to 'less than substantial' harm in National Planning Policy Framework terms. The benefits of the scheme are not considered to outweigh the identified harm to a designated heritage asset. The proposed development is therefore contrary to Policies SL3 and R1 of the adopted Core Strategy and the National Planning Policy Framework.

127. 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

100835/FUL/20 – 165a Marsland Road, Sale.

Alterations to existing dwelling to form 2no. dwellings. Remodelling works to include; raising of ridge height from 7.8m to 9m, 2 and 2.5 storey extensions to front, part two storey, part single storey extensions to the rear and side and 2 no. dormers to the rear, associated external works and alterations to existing garage to form a double carport.

101019/VAR/20 – 4 Woodlands,
Davyhulme.

Application for Variation of Conditions 2 and 3 on planning permission 95935/HHA/18 (Remodelling of existing dwelling to include the erection of: single storey front, first floor front, two storey side and front extensions including a new garage. Conversion of the garage into habitable living accommodation. Erection of a front dormer following conversion of the loft space. External alterations to the property to include new and replacement windows and doors.) to vary the approved plans to change footprint, height, internal layout and other elevational details.

101371/FUL/20 – 39-42 Ingleby
Court, Stretford.

Application for alterations to roof and exterior of building to accommodate one-bedroom flat within the roof space, new porch, rendering and associated landscaping improvements.

128. APPLICATION FOR PLANNING PERMISSION 100270/FUL/20 - LAND BOUND BY ELSINORE ROAD AND SKERTON ROAD, STRETFORD

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of a residential development (Use Class C3) for 367 units comprising five blocks between 6 and 10 storeys with associated 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:
- The provision of 10 per cent affordable housing on site.
 - A financial contribution of £573,678 towards off-site primary education facilities.
 - A commitment to undertake and/or fund parking surveys on surrounding streets and where necessary, to seek and fund Traffic Regulation Orders and extensions to resident parking schemes.
 - The retention of Tim Groom Architects in the role of design certifier throughout the construction period, or alternatively to secure a commuted sum to cover the professional fees required to enable the Local Planning Authority and developer to work together to secure the involvement of an architectural practice of their choice in the role of design certifier.

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- (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).

Note: Due to the time restrictions on the meeting, the Committee agreed that a reconvened meeting would be held on Thursday 22nd October, 2020 at 4.30pm, where consideration of the remaining items 101192/HHA/20, 101460/HHA/20 and 101457/HHA/20 would take place.

The meeting commenced at 4.01 pm and concluded at 6.38 pm.