

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

13th MAY, 2021

PRESENT:

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

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),
Senior Highways & Traffic Engineer (Amey) (Ms. E. Hendren),
Solicitor (Ms. J. Cobern),
Governance Officer (Miss M. Cody).

Also present: Councillors Carter and Walsh.

APOLOGY

An apology for absence was received from Councillor Cordingley.

53. DECLARATIONS OF INTEREST

Councillor Procter declared a Personal and Prejudicial Interest in Application 101470/FUL/20 (Land at the rear of 3 Cromwell Road/Edge Lane, Stretford) as he was previously employed by Mosscafe.

54. MINUTES

RESOLVED: That the Minutes of the meeting held on 8th April, 2021, be approved as a correct record and signed by the Chair.

55. QUESTIONS FROM MEMBERS OF THE PUBLIC

A question was submitted by Dr. James Ede and was deemed to be invalid, the issue raised will be addressed by the Planning Department.

56. 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.

57. 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>
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[Note: At this point in the proceedings the Chair declared a Personal and Prejudicial Interest in Application 101470/FUL/20 (Land at the rear of 3 Cromwell Road/Edge Lane, Stretford) as he went to school with the speaker, he vacated the Chair and left the meeting. The Vice-Chair took the Chair.]

COUNCILLOR HARTLEY IN THE CHAIR

101470/FUL/20 – Land at the rear of 3 Cromwell Road/Edge Lane, Stretford.	The erection of 1no. single-storey bungalow and widening of the existing access with associated parking (following demolition of garage).
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[Note: Councillor Procter declared a Personal and Prejudicial Interest in Application 101470/FUL/20 (Land at the rear of 3 Cromwell Road/Edge Lane, Stretford) as he was previously employed by Mosscafe, he remained in the meeting but did not participate in the debate or cast a vote on the Application.]

102117/FUL/20 – Bowdon Lawn Tennis Club, Elcho Road, Bowdon.	Resurfacing of grass courts 10-13 (previously courts 1-4), resurfacing of existing 4no. mini junior grass courts and repositioning of one of the junior mini courts together with associated works, including amendments to current site entrance at Elcho Road and installation of fencing, including 3.5m high fencing set off from the south-east and south-west boundaries.
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102361/HHA/20 – 37 Tintern Avenue, Flixton.	Erection of part two storey side rear/front, part single storey rear extension including outbuilding at rear of garden.
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103162/HHA/21 – 9 Wilford Avenue, Sale.	Erection of two storey side extension with single storey forward projection/porch and part single part two-storey rear extension.
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103666/FUL/21 – Stamford Square, Stamford Quarter Shopping Centre, George Street, Altrincham.	Temporary change of use of Stamford Square for flexible events space (Sui Generis) and associated landscaping works.
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58. APPLICATION FOR PLANNING PERMISSION 101651/FUL/20 - SITE OF FORMER MKM HOUSE, WARWICK ROAD, STRETFORD

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of a 13 storey building to provide 88 residential apartments (Use Class C3) with associated infrastructure and landscaping.

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:-

The proposed development by reason of its site coverage, height, scale and massing, would have a dominating and adverse impact on the streetscene, fail to integrate with and complement neighbouring development, fail to make the best of the opportunity to improve the character and quality of the area, and represent overdevelopment of the site. The proposed development is therefore contrary to Policy L7 of the Trafford Core Strategy, Policies CQ1 and CQ6 of the draft Civic Quarter Area Action Plan, the National Planning Policy Framework and the National Design Guide.

The proposed development would not provide sufficient off-street car parking for occupiers of the development, including accessible car parking, which would result in:

- (i) On-street car parking generated by the development and a level of harm to residential amenity which would not be mitigated by the proposed Traffic Regulation Order measures.
- (ii) A development that was not fully accessible and useable by all sections of the community.

The proposed development would therefore be contrary to Policies L4 and L7 of the Trafford Core Strategy, Trafford SPD3 Parking Standards and Design, Policy CQ2 of the draft Civic Quarter Area Action Plan, the National Planning Policy Framework and the National Design Guide.

The proposed development, by reason of its design and layout results in an insufficient level of amenity space for future residents, and consequently a poor quality living environment, contrary to Policy L7 of the Trafford Core Strategy, Policies CQ2 and CQ6 of the draft Civic Quarter Area Action Plan, the National Planning Policy Framework and the National Design Guide.

The proposed development is considered to perform differently in viability terms to generic developments within the Old Trafford area. The applicant has failed to demonstrate through the submission of a robust financial viability assessment that the development cannot support a higher level of affordable housing provision than the 10% offered, and that a

development plan policy compliant tenure mix cannot be delivered. The proposed development is therefore contrary to Policy L2 of the Trafford Core Strategy, the National Planning Policy Framework and National Planning Policy Guidance on viability.

59. APPLICATION FOR PLANNING PERMISSION 102432/FUL/20 - 77 LYTHAM ROAD, FLIXTON

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of an outbuilding within rear garden to provide a Beauty Salon.

It was moved and seconded that planning permission be granted.

The motion was put to the vote and declared carried.

RESOLVED: That planning permission be granted for the reason given below and subject to the following conditions:

- (1) The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number 19-10-20-1 and the 1:1250 location plan.

Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

- (2) The beauty salon use hereby permitted shall be carried on only by Collette O'Keefe and shall be for a limited period being the period during which the premises are occupied by Collette O'Keefe.

Reason: In the interests of residential amenity, having regard to Policy L7 of the Trafford Core Strategy and guidance in the National Planning Policy Framework.

- (3) The beauty salon hereby permitted shall only be open to customers between the hours of:- 10:00 to 19:00, Monday to Friday, and 10:00 to 17:00 on Saturdays and not at any time outside these hours.

Reason: In the interests of residential amenity, having regard to Policy L7 of the Trafford Core Strategy and guidance in the National Planning Policy Framework.

Reason for Approval: Members did not consider that the operation of the business would have a detrimental impact on residential amenity or highway safety, noting the lack of objection from Pollution and Licensing and the Local Highway Authority.

The meeting commenced at 6.37 pm and finished at 9.34 pm.