

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

22nd OCTOBER, 2020 (RECONVENED MEETING)

PRESENT:

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

In attendance: Head of Planning and Development (Ms. R. Coley),
Head of Major Planning Projects (Mr. D. Pearson),
Planning and Development Manager (West) (Mr. S. Day),
Solicitor (Mrs. C. Kefford),
Senior Governance Officer (Mr. I. Cockill),
Governance Officer (Miss M. Cody).

APOLOGIES

Apologies for absence were received from Councillors Dr. Barclay, Morgan,
Stennett MBE and Winstanley.

129. 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.

130. 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>
101192/HHA/20 – 26 Grangethorpe Road, Urmston.	Erection of a single storey rear extension.

- (b) Permission refused for the reasons now determined

<u>Application No., Address or Site</u>	<u>Description</u>
101460/HHA/20 – 1 Lichfield Road, Davyhulme.	Erection of a first floor side extension, with a new pitched roof to the existing porch and garage projection.

**131. APPLICATION FOR PLANNING PERMISSION 101467/HHA/20 - 321
MOORSIDE ROAD, FLIXTON**

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of a two storey side and rear extension and single storey front extension.

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 must be begun not later than three years beginning with the date of this permission.
Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- (2) The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 879-03, 879-04 and 879-05.
Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.
- (3) The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing building.
Reason: In order to ensure a satisfactory appearance in the interests of visual amenity having regard to Policy L7 of the Trafford Core Strategy, the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations and the requirements of the National Planning Policy Framework.
- (4)
 - (a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.
 - (b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

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- (c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location, 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.

Reason for Approval: The proposed extension would not be an over-dominant form of development and would not have a detrimental impact on the character or visual appearance of the street scene.

The meeting commenced at 4.30 pm and finished at 5.37 pm.