

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

8th JULY, 2021

PRESENT:

Councillor Williams (In the Chair),
Councillors Acton (Substitute), Akinola, Bunting, Chalkin, Dagnall, Hartley,
Hassan, Jerrome, Minnis, Morgan, Thomas and Winstanley.

In attendance: Corporate Director for Governance and Community Strategy;
Monitoring Officer (Ms. J. le Fevre),
Director of Growth and Regulatory Services (Mr. A. Fisher),
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),
Senior Governance Officer (Mr. I. Cockill).

Also present: Councillors Whetton and Mrs. Young.

APOLOGY

An apology for absence was received from Councillor Maitland.

14. DECLARATIONS OF INTEREST

Councillor Thomas declared a Personal and Prejudicial Interest in Application 104199/VAR/21 (Garricks Head Hotel, Moorside Road, Flixton), due to his involvement by calling the application in to be determined by the Committee.

Councillor Chalkin declared a Personal and Prejudicial Interest in Application 103983/HHA/21 (22 Queens Road, Hale), due to his involvement with the Applicants prior to becoming a Councillor.

15. MINUTES

RESOLVED: That the Minutes of the meeting held on 10th June, 2021, be approved as a correct record and signed by the Chair.

16. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

17. 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.

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18. 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>
99487/FUL/19 – 9 Bow Green Road, Bowdon.	Erection of a new pair of semi-detached houses and demolition of the existing dwelling.
103984/HHA/21 – 3 Fernlea, Hale.	Proposed front garage extension, alterations to elevations including new porch with canopy and new access ramp.
104196/HHA/21 – 44 Walton Road, Sale.	Erection of two storey side extension and part single/part two storey rear extension.
<p>[Note: Councillor Thomas declared a Personal and Prejudicial Interest in Application 104199/VAR/21, due to his involvement by calling the application in to be determined by the Committee and removed himself from the Committee. After making his representations as Ward Councillor to the Committee he remained in the meeting but did not participate in the debate or cast a vote on the application.]</p>	
104199/VAR/21 – Garricks Head Hotel, Moorside Road, Flixton.	Application for variation of condition 2 on planning permission 100149/FUL/20 (Erection of 3 no. terraced houses with associated parking and landscaping. Retention of the Garrick's Head Public House together with reconfigured car park and customer terrace). To amend approved plans including external alterations and addition of dormers at rear.
104793/FUL/21 – Firs Primary School, Firs Road, Sale.	Installation of two single storey temporary classroom blocks providing a total of three classrooms.

19. APPLICATION FOR PLANNING PERMISSION 97261/FUL/19 - VOLTAGE PARK, MANCHESTER ROAD, CARRINGTON

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of five buildings for use within B8 (Storage & Distribution) comprising 62,442 sq. m GIA to provide flexible employment purposes with ancillary offices, car parking, landscaping, service yard areas, ancillary uses and associated external works and operational development including remediation and ground levelling works.

RESOLVED: That Members are minded to grant planning permission for this development and that the determination of the application hereafter be delegated to the Head of Planning and Development as follows:

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- (i) To complete a suitable Legal Agreement/Unilateral Undertaking to secure a financial contribution of £1,568,006.04 towards the Carrington Relief Road.
- (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), and subject to the following revised wording to conditions 11 and 28, plus one additional condition, all to overcome a concern raised by Councillor Hartley in relation to noise from HGV vehicles at night time:

11. During the night time period of 23.00 to 07.00, engines of HGVs shall be turned off whilst vehicles are stationary, and or loading or unloading at the docking pods.

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

28. The parking area identified as the 'Parking (3.87 acres)' area to the south of drawing no. 30731-PL-117 shall only be used as a waiting area by vehicles visiting units within the business park for the delivery and collection of goods and for no other purpose. HGV engines shall be turned off whilst vehicles are stationary between the night time hours of 23.00 until 07.00.

Reason: In the interests of highway safety and the visual amenity of the area, having regard to Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Additional condition:

No HGV's associated with the business park hereby approved shall park within Parcel B identified on drawing number 30731-PL-200 A.

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

20. APPLICATION FOR PLANNING PERMISSION 103983/HHA/21 - 22 QUEENS ROAD, HALE

[Note: Councillor Chalkin declared a Personal and Prejudicial Interest in Application 103983/HHA/21, due to his involvement with the Applicants prior to becoming a Councillor, and left the meeting during consideration of this item.]

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The Head of Planning and Development submitted a report concerning a partial retrospective application for extensions and alterations to the main roof, including conversion from hipped to gable, change in angle of front roof slope, insertion of roof lights to front elevation, erection of dormer window to rear roof slope; extension and external alterations including reconfiguration of the roof to single storey outrigger (amendments to 100604/HHA/20).

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 reasons 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: 01 titled 'Proposed Floor Plans'; 03 titled 'Proposed Section' and Ordnance Survey plan received on the 25th March 2021 and 02 titled 'Proposed Elevations' received on the 31st March 2021.
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.

Reasons for Approval:

- (1) The proposed alterations to the roof, including the change in roof form and the configuration of the rear roof slope to incorporate a box dormer window, by reason of their scale, massing and design (including materials), would not result in an incongruous and prominent feature that is detrimental to the character and appearance of the host property and would not be visually intrusive when viewed from within the street scene and neighbouring gardens. As such, the proposal is not contrary to Policy L7 of the Trafford Core Strategy, the Council's adopted Supplementary Planning Document 4: A Guide to Designing House Extensions and Alterations, February 2012 and advice contained within the National Planning Policy Framework.

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- (2) Whilst Members appreciated that the proposal would not have a great aesthetic value, due to the similarities of the scheme with that which could be built under permitted development rights, the proposed development was considered acceptable.

21. PROPOSED STOPPING UP OF A PART-WIDTH OF BRIAN STATHAM WAY, AS ADJOINS LANCASHIRE COUNTY CRICKET CLUB, AT STRETFORD IN THE METROPOLITAN BOROUGH OF TRAFFORD

A report was submitted advising Members of an Application made to the Secretary of State for Transport under S247 of the Town and Country Planning Act 1990 to stop up an area of highway in Trafford to enable development to be carried out in accordance with planning permission 103921/FUL/21 (which has been granted subject to conditions and the completion of a s106 Agreement).

RESOLVED: That no objection be raised to the Application.

22. PROPOSED STOPPING UP OF A PART-WIDTH OF HALL LANE AT PARTINGTON, IN THE METROPOLITAN BOROUGH OF TRAFFORD

A report was submitted advising Members of an Application made to the Secretary of State for Transport under S247 of the Town and Country Planning Act 1990 to stop up an area of highway in Trafford to enable development to be carried out in accordance with planning permission 100109/FUL/20.

RESOLVED: That no objection be raised to the Application.

The meeting commenced at 6.30 pm and concluded at 8.41 pm.