

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

9th DECEMBER, 2021

PRESENT:

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

In attendance: Head of Planning and Development (Ms. R. Coley),
Major Planning Projects Manager (Mrs. S. Lowes),
Planning and Development Manager (West) (Mr. S. Day),
Principal Solicitor Place (Mr. T. Rhodes),
Governance Officer (Miss M. Cody).

Also present: Councillors Procter and Mrs. Young.

APOLOGY

An apology for absence was received from Councillor Winstanley.

54. DECLARATIONS OF INTEREST

No declarations were made.

55. MINUTES

RESOLVED: That the Minutes of the meeting held on 11th November, 2021, be approved as a correct record and signed by the Chair.

56. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

57. 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.

58. 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>
105250/FUL/21 – 56 Barrington Road, Altrincham.	Conversion of basement to create a new apartment with separate rear access, creation of 1 no. lightwell at the front and enlarged

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	lightwell at the rear plus alterations to elevations and external amenity space.
105350/HHA/21 – 35 Graysands Road, Hale	Erection of part single, part two storey side and rear extensions, loft conversion, rear garden terrace and other external alterations following demolition of existing rear garage and conservatory.
105662/FUL/21 – 119 Park Road, Timperley.	Conversion of existing building to provide 1.no dwelling [C3], erection of 4.no dwellings [C3] demolition of existing bungalow and associated access and landscaping works.

(b) Application deferred

<u>Application No., Address or Site</u>	<u>Description</u>
105540/HHA/21 – 95 Derwent Road, Flixton.	Retention of a garden room at the rear of the garden.

[Note: Consideration of Application 105540/HHA/21 was deferred in order to allow further investigation in relation to whether the red edged site boundary and the ownership certificate are correct.]

59. APPLICATION FOR PLANNING PERMISSION 104577/FUL/21 - LAND ADJACENT TO MARKET HALL, RAILWAY ROAD, URMSTON

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of 3 storey mixed use development including food and beverage court, stallholder's retail trading area, children's play area, business/office hub and 29 no. hotel rooms, and demolition of existing lean-to structure.

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:-

A commitment to fund an amendment to the Traffic Regulation Orders on Greenfield Avenue to convert an existing on-street parking bay to an accessible space for disabled users.

- (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

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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).

**60. APPLICATION FOR PLANNING PERMISSION 106219/HHA/21 - 26
GRANGETHORPE ROAD, URMSTON**

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of a single storey rear extension (part retrospective).

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared lost.

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

61. URGENT BUSINESS

- (a) Member Update: Appeal by Accrue (Forum) 1 LLP at Former B&Q site, Great Stone Road, Stretford, M32 0YP - LPA ref. 100400/OUT/20 Appeal ref. APP/Q4245/W/20/3258552

[Note: The Chair allowed consideration of this Item as Urgent Business as a decision was required to be made in advance of the exchange of Proofs of Evidence on 14th December 2021.]

The Head of Planning and Development submitted a report which provided Members with an update in respect of the non-determination Appeal by Accrue (Forum) 1 LLP following the Committee's resolution in October 2020 that they would have been minded to refuse the planning application.

RESOLVED: That Officers be authorised to pursue noise as a further putative reason for refusal at the upcoming Public Inquiry in respect of planning application 100400/OUT/20.

The meeting commenced at 6.30 pm and concluded at 9.04 pm.