

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

10th FEBRUARY, 2022

PRESENT:

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

In attendance: Head of Planning and Development (Ms. R. Coley),
Planning and Development Manager (East) (Ms. H. Milner),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Solicitor (Planning and Highways) (Mrs. C. Kefford),
Governance Officer (Miss M. Cody).

Also present: Councillors Brophy and Mrs. Young.

APOLOGIES

Apologies for absence were received from Councillors Akinola and Winstanley.

68. DECLARATIONS OF INTEREST

Councillor Chalkin declared a Personal Interest in Application 104799/FUL/21 (Hale Country Club, 47 Clay Lane, Timperley) as he is a member of the Country Club.

Councillor Welton declared a Personal Interest in Application 104799/FUL/21 (Hale Country Club, 47 Clay Lane, Timperley) being a Board Member.

69. MINUTES

RESOLVED: That the Minutes of the meeting held on 20th January, 2022, be approved as a correct record subject to the following amendment to Minute number 62 – Declarations of Interest.

Councillor Morgan declared that he did not have an interest in Application 106581/FUL/21 (Woodheys Primary School, Meadway, Sale), with his previous employer being a heat pump business.

70. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

71. 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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72. 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>
104761/FUL/21 - Sale High School, Norris Road, Sale.	Installation of solar panels to the roof.
104799/FUL/21 - Hale Country Club, 47 Clay Lane, Timperley.	Reconfiguration and extension of the existing car park; revisions to the existing internal access road; ground floor extension and recladding of the main country club; south terrace refurbishment (including construction of a pavilion; pergola; servery and external toilet facility); together with landscaping and associated works.
104821/FUL/21 - Stretford Grammar School, Granby Road, Stretford.	Installation of solar panels to the roof.
105315/HHA/21 - 15 Sandleigh Drive, Hale.	Erection of two storey side extension and part two part single storey rear extension.
106136/HHA/21 - 82 Hempcroft Road, Timperley.	Erection of single storey front extension and part single / part two storey rear extensions.

**73. APPLICATION FOR PLANNING PERMISSION 105445/HHA/21 - 12
ROSSETT AVENUE, TIMPERLEY**

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of first floor side and part single part two storey rear extensions.

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:-

- (1) The proposed development, by reason of its scale, massing and design would have a detrimental and overbearing impact on the streetscene and surrounding area and by reason of the massing articulation and roof design appear as a contrived development that would harm the character of the existing property and wider area, contrary to SPD 4, A Guide for Designing House Extensions and Alterations, Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

- (2) The proposed development, by reason of its scale, massing, design and proximity to the side boundaries of the site would have an unacceptable impact on the residential amenity the occupiers of no. 10 and 14 Rossett Avenue could reasonable expect to enjoy, due to the overbearing and overshadowing impact of the development, as such the proposed development is contrary to SPD 4, A Guide for Designing House Extensions and Alterations, Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

74. APPLICATION FOR PLANNING PERMISSION 105520/HHA/21 - 4 CHILTERN DRIVE, HALE

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of two storey side/rear extension, alterations to front elevation including two storey front extension and other external alterations.

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:-

- (1) The proposed development, would lead to an overbearing and overshadowing impact to no. 2 Chiltern Drive by reason of its scale, massing and proximity to the side boundary with this property. It would therefore have an unacceptable impact on the residential amenity the occupiers of no. 2 Chiltern Drive could reasonably expect to enjoy. As such the proposed development is contrary to SPD 4, A Guide for Designing House Extensions and Alterations, Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

The meeting commenced at 6.30 pm and concluded at 8.32 pm.