

## **PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE**

**14<sup>th</sup> APRIL, 2022**

### **PRESENT:**

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

In attendance: Head of Planning and Development (Ms. R. Coley),  
Planning and Development Manager (West) (Mr. S. Day),  
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 Butt and Holden.

### **APOLOGIES**

Apologies for absence were received from Councillors Chalkin, Hartley and Hassan.

#### **84. DECLARATIONS OF INTEREST**

The Head of Planning and Development declared a Personal and Prejudicial Interest in Application 106556/FUL/21 (Mani Halal Meat and Vegetable Shop, 208-210 Moss Lane, Hale) as she resides within the vicinity of the application site. She advised the Committee that she was not involved with the preparation of the report.

Councillor Morgan declared a Personal and Prejudicial Interest in Application 106946/HHA/22 (18 Finchale Drive, Hale) due to him having representations with the owners regarding a previous application at the site which was determined by an Inspector. He also declared a Personal Interest in Application 106971/HHA/22 (4 Farndon Drive, Timperley) as the Applicant is related to a fellow Councillor.

Councillor Whetton declared a Personal Interest in Application 106971/HHA/22 (4 Farndon Drive, Timperley) as the Applicant is related to a fellow Councillor, he advised that he did not know the Applicant well.

Councillor Minnis declared a Personal and Prejudicial Interest in Application 107062/FUL/22 (217 Woodhouse Lane East, Timperley) due to previous involvement with the Applicant.

Councillor Bunting declared a Personal Interest in Application 106971/HHA/22 (4 Farndon Drive, Timperley) as the Applicant is related to a fellow Councillor.

#### **85. MINUTES**

**RESOLVED:** That the Minutes of the meetings held on 10<sup>th</sup> and 14<sup>th</sup> March, 2022, be approved as a correct record and signed by the Chair.

**86. QUESTIONS FROM MEMBERS OF THE PUBLIC**

No questions were submitted.

**87. 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.

**88. 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>
105195/VAR/21 – Land North West of the Junction of St. Margaret’s Road and Groby Road, Altrincham.	Application for variation of condition 2 (Approved Plans) on planning permission 97665/FUL/19 (Erection of a dwelling and formation of vehicular access to Groby Road.). To address discrepancies on the approved plans including relating to the height of the building compared to the ground level of surrounding plots, an amended rear embankment, the installation of amended retaining walls, installation of a replacement boundary fence rather than retention, and amendment to the vehicular access location (part retrospective).

[Note: The Head of Planning and Development declared a Personal and Prejudicial Interest in Application 106556/FUL/21 (below), as she resides within the vicinity of the application site, she left the meeting during consideration of this item.]

106556/FUL/21 – Mani Halal Meat & Vegetable Shop, 208-210 Moss Lane, Altrincham.	Erection of a single storey side extension and external alterations including alterations to the shop frontage and amalgamation of 208 and 210 Moss Lane at ground floor to create single shop (part retrospective).
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[Note: Councillor Morgan declared a Personal and Prejudicial Interest in Application 106946/HHA/22 (below), due to his involvement with the owners on a previous application, he left the meeting during consideration of this item.]

106946/HHA/22 – 18 Finchale Drive, Hale.	Erection of single storey side extension and first floor extension and other external
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alterations.

[Note: Councillors Bunting, Morgan and Whetton each declared a Personal Interest in Application 106971/HHA/22 (below), as the Applicant is related to a fellow Councillor.]

106971/HHA/22 – 4 Farndon Drive, Timperley.      Erection of single storey rear extension.

[Note: Councillor Minnis declared a Personal and Prejudicial Interest in Application 107062/FUL/22 (below), due to her previous involvement with the Applicant, she left the room during consideration of this item.]

107062/FUL/22 – 217 Woodhouse Lane East, Timperley.      Application for the erection of a single storey side extension.

107279/FUL/22 – Broomwood Community Wellbeing Centre, 105 Mainwood Road, Timperley.      Erection of a single storey extension to the east facing elevation to form a sports hall (resubmission of planning approval 93797/FUL/18, now lapsed).

**89. APPLICATION FOR PLANNING PERMISSION 105991/HHA/21 - 16 ASPENWOOD DRIVE, SALE**

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

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 and to the following additional condition:-

- (4) The extension hereby permitted shall not be occupied unless and until one additional car parking space has been provided with the hard surface of the parking space constructed using porous materials or with provision for run-off water to be directed from the parking space to a permeable or porous area or surface within the curtilage of the dwellinghouse. The parking space shall be retained as such thereafter.

Reason: In the interests of highway safety, residential amenity and sustainable development, having regard to Policies L4 and L7 of the Trafford Core Strategy, the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations; and Supplementary Planning Document 3: Parking Standards and Design and the National Planning Policy Framework.

**90. APPLICATION FOR PLANNING PERMISSION 106393/FUL/21 - 90 MOSS VALE ROAD, STRETFORD**

The Head of Planning and Development submitted a report concerning an application for planning permission for the change of use from a 6 bed residential dwelling (C3) to a 8 bed HMO (Sui Generis) with 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 reason:-

The proposed change of use to an 8 bedroom HMO would, by reason of the property being a semi-detached dwelling, layout and excessive number of bedrooms cause excessive noise and disturbance to the detriment of the amenity that the occupiers of adjoining and neighbouring occupiers could reasonably expect to enjoy. Therefore the development would be contrary to policy L7 of the Trafford Borough Council Core Strategy, SPD6 and the NPPF.

The meeting commenced at 6.30 pm and concluded at 8.45 pm.