

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

14th JULY, 2022

PRESENT:

Councillor Hartley (In the Chair),
Councillors Akinola, Bunting, Dagnall, Hassan, Maitland (Substitute), Minnis,
Morgan, S. Procter, Thomas, Walsh, Welton and Whetton (Substitute).

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),
Senior Highways & Traffic Engineer (Amey) (Ms. E. Hendren),
Planning Lawyer (Locum) (Mr. S. Moorhouse),
Governance Officer (Miss M. Cody).

Also present: Councillors Holden and Jerrome.

APOLOGIES

Apologies for absence were received from Councillors Chalkin and Winstanley.

13. DECLARATIONS OF INTEREST

Councillor Minnis declared a Personal and Prejudicial Interest in Application 107718/FUL/22 (The Willows Primary School, Victoria Road, Timperley) as her children attend the school and advised she would be leaving the room for this item.

Councillor Hartley declared a Personal and Prejudicial Interest in Application 107105/HHA/22 (26 Sedburgh Close, Sale) as the Applicant was known to him and advised he would be leaving the room for this item. As the Vice-Chair was not in attendance the Committee agreed that Councillor Walsh would act as Chair for this item.

14. MINUTES

RESOLVED: That the Minutes of the meeting held on 9th June, 2022, be approved as a correct record and signed by the Chair.

15. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

16. 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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17. APPLICATIONS FOR PERMISSION TO DEVELOP ETC

(a) <u>Permission granted subject to standard conditions prescribed by statute, if any, and to any other conditions now determined</u>		
<u>Application No., Address or Site</u>		<u>Description</u>
106722/FUL/21 – Delamere School, Irlam Road, Flixton.		Installation of 2 air source heat pumps.
[Note: Councillor Hartley declared a Personal and Prejudicial Interest in Application 107105/HHA/22 (below), as the Applicant was known to him, he left the room during consideration of this item.]		
COUNCILLOR WALSH IN THE CHAIR		
107105/HHA/22 – 26 Sedburgh Close, Sale.		Erection of first floor rear extension.
[Note: Councillor Minnis declared a Personal and Prejudicial Interest in Application 107718/FUL/22 (below), as her children attend the school, she left the room during consideration of this item.]		
107718/FUL/22 – The Willows Primary School, Victoria Road, Timperley.		Erection of two-storey extension linked by a single storey corridor forming 4 no. additional classrooms, a plant room, 2 no. breakout spaces, 6 no. washrooms, a cleaners room, an intervention room and staircase. Erection of a single storey studio extension to the main hall, the reconfiguration of an existing playground, the creation of additional staff car park, amendments to the existing car park and the relocation of 2 no. canopies and cabin building.

18. APPLICATION FOR PLANNING PERMISSION 105642/FUL/21 - NORTH QUAYS BUSINESS PARK, ATLANTIC STREET, ALTRINCHAM

The Head of Planning and Development submitted a report concerning an application for planning permission for the change of use from a B2 (General Industrial) premises to a flexible B2 and B8 (Storage or Distribution) use class.

It was moved and seconded that a condition concerning Sunday working hours being restricted to between 9:00am and 18:00pm be added.

The motion was put to the vote and declared lost.

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

19. MEMBER UPDATE: APPEAL BY ACRE MANCHESTER LTD AT CITY POINT, 701 CHESTER ROAD AND 2 HORNBY ROAD, STRETFORD M32 0RW (LPA REF 104811/FUL/21 / APPEAL REF APP/Q4245/W/22/3299133)

The Head of Planning and Development submitted an update report to Members in respect of an appeal submitted by Acre Manchester Ltd following the Committee's decision to refuse application 104811/FUL/21 contrary to Officer recommendation at the meeting held on 10th March, 2022.

At the Committee meeting held on 9th June, 2022, and following Counsel's advice, Members voted to amend reason for refusal (3) to delete reference to the loss of footway and subsequent impact on pedestrian safety and to give further consideration to the remaining reasons for refusal at the meeting on 14th July, 2022.

After a lengthy discussion Members resolved to amend the reasons for refusal as follows:

- (1) The proposed development, by reason of its design, external appearance, scale and massing would result in an unduly dominant and obtrusive form of development, which would be out of keeping with the character of the surrounding area. As such, the proposed development would have a detrimental impact on the character and visual appearance of the street scene and the surrounding area. It is therefore considered that the proposed development does not represent good design and would fail to comply with Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.
- (2) The proposed development by reason of its height, scale and massing in close proximity to adjacent residential properties, would give rise to an unduly overbearing and overdominant impact and result in harmful overlooking to the detriment of the amenity that the adjoining occupants could reasonably expect to enjoy. As such the proposal is contrary to Policy L7 of the Trafford Core Strategy and the National Planning Framework.
- (3) The proposed development would generate an additional demand for car parking which cannot be accommodated on this site in a satisfactory manner with the result that vehicles would be forced to park on surrounding highways to the detriment of residential amenity. The proposal is therefore contrary to Policies L4 and L7 of the Trafford Core Strategy, SPD3: Parking Standards and Design and the National Planning Policy Framework

20. UPDATED PLANNING COMMITTEE CODE OF PRACTICE

The Head of Planning and Development submitted an updated Code of Practice which reflected changes to the operation of the Planning Committee and formalised some existing common practice.

RESOLVED: That Members approve the updated Planning Committee Code of Practice ahead of its adoption by Full Council.

21. TRAFFORD DESIGN GUIDE AND TRAFFORD DESIGN CODE

The Head of Planning and Development submitted a report which provided an explanation and overview of the Trafford Design Guide and Code.

RESOLVED –

- (1) That the report and its contents be noted.
- (2) That it be noted Members are encouraged to take part in the current consultation on the Trafford Design Guide and the visioning exercise for the Trafford Design Code.
- (3) That it be noted future reports will come before the Planning Committee as the project progresses, including for approval of the final Trafford Design Guide and Trafford Design Code ahead of adoption by the Executive.

The meeting commenced at 6.30 pm and concluded at 9.29 pm.