

## **PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE**

**11<sup>th</sup> AUGUST, 2022**

### **PRESENT:**

Councillor Hartley (In the Chair),  
Councillors Akinola, Bunting, Chalkin, Hassan, Maitland (Substitute), Minnis,  
O'Brien (Substitute), S. Procter, Thomas, Walsh 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),  
Planning and Development Manager (East) (Ms. H. Milner),  
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),  
Planning Lawyer (Locum) (Mr. S. Moorhouse),  
Governance Officer (Miss M. Cody).

Also present: Councillor Gilbert.

### **APOLOGIES**

Apologies for absence were received from Councillors Dagnall, Morgan and Winstanley.

## **22. DECLARATIONS OF INTEREST**

Councillor Chalkin declared a Personal and Prejudicial Interest in Application 107530/FUL/22 (Clarendon House, Stamford New Road, Altrincham), he did not declare the nature of his interest; he advised he would be leaving the room for this item.

Councillor Thomas declared a Personal and Prejudicial Interest in Application 107960/FUL/22 (3A Marlborough Road, Flixton), as he called the Application in as Ward Councillor to be determined by the Committee.

Councillor Hartley declared a Personal and Prejudicial Interest in Application 107611/FUL/22 (12 Park Avenue, Sale) as he had consulted with the Applicant on a number of occasions and would be making representations in support of the Application. As the Vice-Chair was not in attendance it was agreed that Councillor Walsh act as Chair for this item.

## **23. MINUTES**

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

## **24. QUESTIONS FROM MEMBERS OF THE PUBLIC**

A question was submitted by Nick Davis of Cleveland Road in Hale, however, it was considered that this be treated as an additional representation and as such was addressed within the Additional Information Report.

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**25. 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.

**26. 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>
107787/FUL/22 – Moorlands Junior School, Temple Road, Sale.		Erection of a single storey extension which includes 4no. classrooms, studio and specialist teaching space along with the ancillary spaces required. Application will include extension of hard play area, re-siting of multi-use games area and creation of additional parking spaces.
(b) <u>Permission refused for the reasons now determined</u>		
<u>Application No., Address or Site</u>		<u>Description</u>
[Note: Councillor Thomas declared a Personal and Prejudicial Interest in Application 107960/FUL/22 (below) by calling in the Application as Ward Councillor to be determined by the Committee, he removed himself from the Committee. After making representations he remained in the meeting but did not participate in the debate or cast a vote on the application.]		
107960/FUL/22 – 3A Marlborough Road, Flixton.		Retrospective application for detached 2.5 storey dwelling with accommodation in a mansard roof.

**27. APPLICATION FOR PLANNING PERMISSION 107530/FUL/22 - CLARENDON HOUSE, STAMFORD NEW ROAD, ALTRINCHAM**

[Note: Councillor Chalkin declared a Personal and Prejudicial Interest in Application 107530/FUL/22 and left the room during consideration of the item.]

The Head of Planning and Development submitted a report concerning an application for planning permission for the remodelling and conversion of Clarendon House in association with change of use from retail unit and offices (Planning Use Class E) and former Library at first floor (Use Class F1) to Residential (Planning Use Class C3), to provide 68 dwellings. Works to include two storey upwards extensions, extensions to the front and rear, new windows,

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cladding, balconies, alterations to shopfronts and new entrance lobby at ground level (remaining ground floor uses to be retained), associated infrastructure, parking and landscaping.

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:
  - An Affordable Housing Scheme to require 45% on site provision, comprising 31 shared ownership housing units
  - A financial contribution of £257,128 towards off-site education facilities, comprising £125,896 towards the provision of primary school places and £131,232 towards the provision of secondary school places.
- (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).

**28. APPLICATION FOR RETROSPECTIVE PLANNING PERMISSION  
107611/FUL/22 - 12 PARK AVENUE, SALE**

[Note: Councillor Hartley declared a Personal and Prejudicial Interest in Application 107611/FUL/22, as he had consulted with the Applicant on a number of occasions, he vacated the chair. After making representations he remained in the meeting but did not participate in the debate or cast a vote on the application.]

**COUNCILLOR WALSH IN THE CHAIR**

The Head of Planning and Development submitted a report concerning an application for retrospective planning permission for the change of use of the existing property from a mixed-use nursery and residential to nursery use (Use Class E) across all floors, detached outbuilding to be used as ancillary nursery space and erection of a cycle and pram store.

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.

**29. EXCLUSION RESOLUTION (REMAINING ITEMS)**

[Note: Councillor Thomas declared a Personal and Prejudicial Interest in the following Item, due to his involvement and left the room during its consideration.]

RESOLVED: That the public be excluded because of the likelihood of disclosure of “exempt information” which falls within one or more descriptive category or categories of the Local Government Act 1972, Schedule 12A, as amended by The Local Government (Access to Information) (Variation) Order 2006, and specified on the agenda item or report relating to each such item respectively.

**30. PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE - PART II**

The Committee were given background information in relation to an application for determination in Part I of the agenda, details of the formal resolution are set out in the minutes above.

The meeting commenced at 6.32 pm and concluded at 8.41 pm.