

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

19th JANUARY, 2023

PRESENT:

Councillor Hartley (In the Chair),
Councillors Akinola, Bunting, Chalkin, Freeman, Hassan, Minnis, Morgan, S. Procter,
Walsh, Welton, and Winstanley.

In attendance: Head of Planning and Development (Ms. R. Coley),
Head of Major Planning Projects (Mr. D. Pearson),
Planning and Development Officer (Mr. C. Casey),
Senior Highways & Traffic Engineer (Amey) (Ms. E. Hendren),
Solicitor (Planning & Highways) (Ms. C. Kefford),
Governance Officer (Miss M. Cody).

Also present: Councillors Boyes and Whetton.

APOLOGY

An apology for absence was received from Councillor Thomas.

58. DECLARATIONS OF INTEREST

No Declarations of Interest were made.

59. MINUTES

RESOLVED: That the Minutes of the meeting held on 8th December, 2022,
be approved as a correct record and signed by the Chair.

60. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

61. 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.

Planning and Development Management Committee
19 January 2023

62. 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>
106156/FUL/21 – Land at Trafford Park Road, Trafford Park.	Erection of waste reception, workshop and office buildings to facilitate a waste transfer station with associated parking and infrastructure.
108723/HHA/22 – 16 Bowness Drive, Sale.	Erection of single storey side and rear extension.

63. APPLICATION FOR PLANNING PERMISSION 107877/FUL/22 - THE BOWDON HOTEL, 5 LANGHAM ROAD, BOWDON

The Head of Planning and Development submitted a report concerning an application for planning permission for the redevelopment of the site for a mixed use including retention and extension of Hydro building to provide a 95 place children's day care nursery, erection of 51 bedroom care home, retention and conversion of 2 villas into 6 apartments, erection of 6 townhouses, demolition of all other buildings and structures on site and provision of car parking, landscaping and associated works.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared lost.

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 financial contribution of £1,782,540 towards the provision of affordable housing off-site in accordance with paragraph 3.33 of SPD1 – Planning Obligations.
 - A financial contribution of £264,600 towards health care facilities, to be paid annually in five equal amounts with the initial payment on first occupation of the care home, and an annual review of the expenditure with any expenditure not allocated to the care home refunded.
 - A financial contribution of £24,753 towards the provision of secondary school places.

- A financial contribution of £17,513.50 towards local open space and play facilities, comprising £5,235.52 towards local open space and £12,277.98 towards provision for children/young people.
 - A financial contribution of £16,848 towards outdoor sports facilities.
- (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 planning permission be granted subject to the conditions now determined (unless amended by (ii) above).

64. ARTICLE 18 CONSULTATION FROM CHESHIRE EAST COUNCIL IN RELATION TO 22/0872M

The Head of Planning and Development submitted a report concerning an Article 18 consultation from Cheshire East Council in relation to 22/0872M, land between Junctions 7 and 8 of the M56, for the erection of a Motorway Service Area (MSA), demolition of all existing buildings except for the retention and conversion of one residential building (existing farmhouse) for MSA operational purposes, including associated access and comprising of 3no. buildings (Amenity Building, MSA Hotel and Fuel Filling Station including photovoltaics and required substations), Service Yard, parking for all categories of vehicle (including electric vehicle charging), open space, landscaping and planting, drainage, vehicular circulation, pedestrian and cycle links (including diversion of cycle track) and earthworks/enabling works.

RESOLVED: That Members object to the application on the grounds that it would be inappropriate development in the Green Belt, harming openness and visual amenity, and would harm the setting of the Watch Hill Scheduled Ancient Monument and there would be no very special circumstances that would outweigh the harm to the Green Belt and other harm. Members requested that concern also be raised with Cheshire East Council about the potential impact on Hale, Altrincham and Bowdon centres, and the impact of additional traffic on roads within Trafford.

65. CIVIC QUARTER AREA ACTION PLAN - APPROVAL AND ADOPTION

The Head of Planning and Development submitted a report which outlined the findings and recommendations of the independent Inspector appointed to examine the Civic Quarter Area Action Plan.

RESOLVED: That the report be noted and that it is also noted that the CQAAP will constitute part of the statutory development plan on its adoption and will be the starting point for decision-taking for planning applications in the Civic Quarter.

The meeting commenced at 6.30 pm and concluded at 9.01 pm.