

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

11th MAY, 2023

PRESENT:

Councillor Hartley (In the Chair),
Councillors Hassan, Minnis, S. Procter, Thomas, Walsh, Welton and Winstanley.

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

87. DECLARATIONS OF INTEREST

No declarations of interest were made.

88. MINUTES

RESOLVED: That the Minutes of the meeting held on 13th April, 2023, be approved as a correct record and signed by the Chair.

89. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

90. 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.

91. 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>
109074/HHA/22 - Holmleigh, 21 Stelfox Avenue, Timperley.		Erection of two storey side extension, two storey rear extension, front porch extension, conversion of loft into habitable rooms and demolition of freestanding garage.

92. APPLICATION FOR PLANNING PERMISSION 109301/FUL/22 - BROOKLANDS DRAGONS JFC, SPORTS PAVILLION, SUNNINGDALE AVENUE, SALE

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of single storey front and side extensions, alterations to elevations and new pitched roof to existing Clubhouse.

RESOLVED: That planning permission be granted subject to the conditions now determined with the following amendment to Condition 8:-

Prior to the extensions hereby approved shall first coming into use, a Noise Management Plan (NMP) shall be submitted to and approved in writing by the Local Planning Authority. The NMP shall identify all noise generating activities taking place within the site likely to impact residents. It shall describe all control measures in place to minimise noise emission, including measures to reduce use of Sunningdale Avenue access and signage and information to members/public on access to clubhouse/pitches. The NMP shall incorporate a procedure for logging complaints including any corrective action taken; describe how staff will make checks to ensure that noise levels are kept to a minimum when patrons arrive and depart; and provide a live contact number for complaints during events. The NMP shall accord with arrangements and noise limits described within Noise Impact Assessment dated 27 February 2023 by AEC Ltd. ref P4851/R01/PJK and shall incorporate instructions for third party hire arrangements. The NMP shall be updated annually.

Reason: In the interest of amenity having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

93. APPLICATION FOR PLANNING PERMISSION 110206/FUL/23 - 22A HOPE ROAD, SALE

The Head of Planning and Development submitted a report concerning an application for planning permission for the widening of driveway, proposed boundary treatment and dropped kerb.

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:-

The proposed development, by reason of the height and proximity of the rear boundary wall to the adjacent properties of 24-26 Hope Road would result in a harmful loss of outlook and be unduly overbearing, detrimental to the residential amenity of the occupiers at 24-26 Hope Road, having regard to the protected characteristics of the adjacent occupiers, as such the proposal would be contrary to policy L7 of the Trafford Core Strategy, Supplementary Planning Document 4: A Guide for Designing Housing Extensions and Alterations and guidance within the NPPF.

94. APPLICATION FOR PLANNING PERMISSION 109937/FUL/22 - FRIARS CROFT, 10 PARK DRIVE, HALE, ALTRINCHAM

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of dwelling house and erection of 3 storey dwelling house with associated landscaping and parking.

The submission of a non-determination appeal removed the ability of the Council to determine the application, and that decision now lies with the Planning Inspectorate. However, there remained a need to determine the Council's position to adopt for the forthcoming appeal.

It was moved and seconded that the Council would be minded to grant planning permission.

The motion was put to the vote and declared lost.

RESOLVED: That Members would be minded to refuse planning permission in contesting the appeal for the following reasons:-

- (1) The proposed development, due to its footprint, scale, massing and architectural style, would have a cramped and dominant appearance which would run counter to the verdant and spacious character and appearance of the South Hale Conservation Area, and which contributes strongly to its significance. This would equate to less than substantial harm. The limited public benefits of the scheme would not outweigh this harm. The proposal is therefore contrary to Policies L7 and R1 of the adopted Trafford Core Strategy, the South Hale Conservation Area Appraisal and Management Plan SPDs, and the NPPF.
- (2) The proposed development, due to its architectural detailing (specifically fenestration and the proportion of elevations), and the proposal for a timber fence around the property would not reflect the high quality architectural or boundary detailing characteristic of the South Hale Conservation Area, and which contributes strongly to its significance. This would equate to less than substantial harm. The limited public benefits of the scheme would not outweigh this harm. The proposal is therefore contrary to Policies L7 and R1 of the adopted Trafford Core Strategy, the South Hale Conservation Area Appraisal and Management Plan SPDs, and the NPPF.

The meeting commenced at 6.30 pm and concluded at 7.54 pm.