

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

16th MARCH, 2023

PRESENT:

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

In attendance: Head of Planning and Development (Ms. R. Coley),
Major Planning Projects Manager (Mrs. S. Lowes),
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: Councillors Jarman and Mrs. Young.

APOLOGY

An apology for absence was received from Councillor Walsh.

74. DECLARATIONS OF INTEREST

Councillor Winstanley declared a Personal and Prejudicial Interest in Application 110119/FUL/23 (26 Urmston Lane, Stretford), being his family dentist.

75. MINUTES

RESOLVED: That the Minutes of the meeting held on 9th February, 2023, be approved as a correct record and signed by the Chair.

76. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

77. 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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78. 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>
107813/FUL/22 – Bowdon Lawn Tennis Club, Elcho Road, Bowdon.		Proposed alterations and works to an existing carpark to provide a defined layout, EV charging points, lighting and associated landscaping.
109463/FUL/22 – Land at Freshfields, Fairy Lane, Sale.		Proposed energy reserve facility comprising a battery energy storage system (BESS) and ancillary infrastructure.
110068/VAR/23 – 2 George Street, Altrincham.		Application for variation of conditions 2 (approved plans) and 5 (use classes) of planning permission 106198/FUL/21 (Application for the refurbishment and remodelling of the former Rackhams and Bentleys buildings to create offices, retail/food and beverage/leisure floorspace. Works to include two storey upwards extension and creation of external terraces, selective demolition including bridge links to Sunningdale and Kingfisher buildings, associated plant and infrastructure, landscaping and works to public realm and access) To allow for use of lower ground floor unit as a bowling alley with ancillary uses comprising a bar, restaurant, amusement centre and any other leisure or entertainment uses within Use Class E(d) including but not limited to pool, arcade games and mini golf (sui generis use) and various internal layout and elevational alterations including facade reconstruction.
110093/FUL/23 – Longford Park, Stretford.		Redevelopment works at Longford Park including the redesign of the former Longford Hall footprint; restoration of Long Barn to facilitate use as a volunteering, activity and skills development hub; creation of a pump track; de-culverting of Longford Brook; resurfacing and reconfiguration of car parking, footpaths and tennis courts; new lighting columns, creation of new gateway features into the park; creation of a number

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		of new surfaced footpaths; surface water attenuation; repairs and alterations to the Longford Hall portico, walled garden (including walls), ha-ha and wildlife gardens; redevelopment of Pets Corner; alterations and redevelopment of sports facilities; refurbishment and improvements to both play areas; and habitat creation, including areas of open meadow, tree and shrub planting and other associated development to facilitate the above works.
[Note: Councillor Winstanley declared a Personal and Prejudicial Interest in Application 110119/FUL/23 (below), being his family dentist and left the room during consideration of the item.]		
110119/FUL/23 – 26 Urmston Lane, Stretford.		Change of use of the first and second floors from residential (C3) to use as a dental practice (E(e)) with installation of a platform lift to front of site.

79. APPLICATION FOR PLANNING PERMISSION 108808/FUL/22 - 157 HALE ROAD, HALE

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of two new semi-detached dwellings and associated landscaping following demolition of existing detached dwelling.

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.

80. APPLICATION FOR PLANNING PERMISSION 109856/HHA/22 - 299 ASHLEY ROAD, HALE BARNS

The Head of Planning and Development submitted a report concerning an application for planning permission for the creation of new private way, and erection of fencing, gates and associated landscaping.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared carried.

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RESOLVED: That planning permission be refused for the following reasons:

The proposed track, by virtue of the siting, design and appearance would result in the visual subdivision of the site through the creation of a permanent access track, harmful to the open rural character of the site, to the detriment of the visual amenity and character of the area, the proposal is therefore contrary to L7 of the Trafford Core Strategy and guidance on good design within the NPPF.

The meeting commenced at 6.37 pm and concluded at 9.10 pm.