

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

11th MAY, 2017

PRESENT:

Councillor Mrs. Ward (In the Chair),
Councillors Dr. Barclay, Bunting, N. Evans, Fishwick, Gratrix, Hopps, Malik, O'Sullivan,
Sharp, Smith, Walsh and Wright.

In attendance: Head of Planning and Development (Mrs. R. Coley),
Planning and Development Manager – East Area (Mr. S. Day),
Planning and Development Officer (Ms. L. Turner),
Principal Highways & Traffic Engineer (Amey) (Mr. J. Morley),
Director of Legal and Democratic Services (Ms. J. le Fevre),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors Acton, Bennett, Cordingley, Duffield and Whetton.

75. MINUTES

RESOLVED: That the Minutes of the meeting held on 13th April, 2017, be approved as a correct record and signed by the Chairman.

76. 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.

77. APPLICATIONS FOR PERMISSION TO DEVELOP ETC

- (a) Permission granted subject to standard conditions prescribed by statute, if any, and to any other conditions now determined

Application No., Name of Applicant, Address or Site

Description

90224/VAR/16 – New Care Projects LLP – 2 Ashlands and 43 Ashton Lane, Sale.

Application for variation of condition 3 on planning permission 83048/FULL/2014 (Demolition of existing buildings and erection of a part 3 and part 4 storey building to provide a 57 bed elderly care home (use class C2). Provision of parking facilities with access from Ashlands and landscaping of the site.) To alter the approved drawing to allow for the removal of one of the faux chimneys and to include increased detailing to the

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remaining faux chimney. Alongside external alterations to west/rear elevation.

90364/HHA/17 – Tom Allen – 29
Kenwood Road, Stretford.

Erection of single storey rear extension including raised decking and rendering with other external alterations to side elevation.

90415/HHA/17 – Mr. Simpson – 54
Briarfield Road, Timperley.

Erection of two storey rear extension.

78. APPLICATION FOR OUTLINE PLANNING PERMISSION 89551/OUT/16 – USL CONSULTANTS LTD – LAND TO THE NORTH OF STATION ROAD, STRETFORD

The Head of Planning and Development submitted a report concerning an application for outline planning permission for the erection of five 2 storey residential blocks to create 10 apartments, car park, open space and associated external works (consent is sought for access, layout and scale with all other matters reserved).

It was moved and seconded that outline planning permission be refused.

The motion was put to the vote and declared carried.

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

- (1) The proposal, by reason of its scale, height, massing, siting, design and layout, including its close proximity to the footway, position of windows, areas of hard-standing and lack of opportunity for landscaping, would result in a cramped, visually harmful and over dominant form of development that would be out of character with the surrounding area, would fail to enhance the character and appearance of the area and the street scene, and would result in an unacceptable detrimental impact on the amenity of the occupiers of nearby neighbouring residential properties through overlooking. As such, the proposal would be contrary to Policies L2 and L7 of the Trafford Core Strategy, the Council's adopted Planning Guidelines: New Residential Development and the National Planning Policy Framework.
- (2) The proposed development, by reason of the proximity of the residential units to the adjacent railway line, would result in an unacceptably poor level of amenity for future residents of the proposed apartments through noise and vibration. For this reason, the application is contrary to Policies L5 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

79. APPLICATION FOR RETROSPECTIVE PLANNING PERMISSION 89819/COU/16 - MRS. LAWTON – 80 TEMPLE ROAD, SALE

The Head of Planning and Development submitted a report concerning an application for retrospective planning permission for the change of use of the dwellinghouse (C3) to a mixed use comprising of childminding and dwellinghouse.

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It was moved and seconded that retrospective planning permission be granted.

The motion was put to the vote and declared lost.

RESOLVED: That retrospective planning permission be refused for the reasons now determined.

80. SECTION 106 AND CIL UPDATE: APRIL 2016 – MARCH 2017

The Head of Planning and Development submitted a report informing the Committee about the latest set of monitoring data for S106 Agreements and CIL Notices.

RESOLVED: That the contents of the report be noted.

81. URGENT BUSINESS

Planning Committee Code of Practice

[Note: The Chairman agreed to allow consideration of this item as Urgent Business to enable the Code of Practice to be considered at the Annual General Meeting of Council.]

The Director of Legal and Democratic Services and Monitoring Officer submitted a report which appended a Code of Practice for Members and Officers involved with the determination of applications for planning permission by the Planning Committee.

RESOLVED: That the Planning Committee Code of Practice be approved, subject to no adverse comments being raised by Members by the close of business on Monday 15th May 2017, and recommend the same to Council for adoption under the Council's Constitution.

CHAIRMAN'S ANNOUNCEMENTS

As this was the final Committee meeting of the Municipal Year, the Chairman expressed her appreciation and thanks to Members and Officers for all their contributions, support and hard work throughout a challenging year.

The meeting commenced at 6.30 pm and concluded at 9.03 pm.