

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

12th JULY, 2018

PRESENT:

Councillor Walsh (In the Chair),
Councillors Dr. Barclay, Bunting, Carey, Coggins, N. Evans, Hopps, Longden, Patel,
Stennett MBE, D. Western (Substitute), Whetton and Williams.

In attendance: Head of Planning and Development (Mrs. R. Coley),
Planning and Development Manager – Major Projects (Mr. D. Pearson),
Senior Planning and Development Officer (Mr. J. Davis),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Solicitor (Mrs. C. Kefford),
Apprentice Business Support (Miss M. Hartley),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors Jerrome and M. Young.

APOLOGY

An apology for absence was received from Councillor Malik.

11. MINUTES

RESOLVED: That the Minutes of the meeting held on 14th June, 2018, be approved as a correct record and signed by the Chair.

12. 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.

13. 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., Address or Site

Description

94320/FUL/18 – Oak House,
Barrington Road, Altrincham.

Change of use and conversion of Oak House to provide 6 no apartments, erection of extension to the rear of the property to form 2 no apartments and associated parking, landscaping and infrastructure.

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[Note: In respect of Application 94320/FUL/18 Councillor Coggins stated that although she had had discussions with residents, she was approaching the application with an open mind and with no preconceptions and that she would listen fully to the debate and carefully weigh up all the relevant planning considerations before making a decision on the matter.]

14. APPLICATION FOR PLANNING PERMISSION 93143/FUL/17 – FORMER RILEYS SNOOKER CLUB, 1D BRIDGEWATER ROAD, ALTRINCHAM

[Note: Councillor Coggins declared a Personal and Prejudicial Interest in Application 93143/FUL/17, due to her involvement and removed herself from the Committee. After making representations to the Committee she 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 demolition of the existing snooker hall (Class D2) and erection of a 3 to 7 storey residential development consisting of 42 residential units (Class C3) with ancillary amenity space, car parking, cycle parking, bin store, landscaping, new boundary treatment and alterations to the access fronting Bridgewater Road and other associated works.

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:-

- (1) The proposed development, by reason of its scale, massing and design, would cause significant harm to the character of the area. As such, the proposal would be contrary to Policy L7 of the Trafford Core Strategy and advice contained within the National Planning Policy Framework.
- (2) The proposed development, by reason of a shortfall in the level of on-site car parking provision, would result in overspill parking on surrounding residential streets to the detriment of residential amenity and highway safety. For this reason, the proposal would be contrary to Policies L4 and L7 of the Trafford Core Strategy, the Council's Supplementary Planning Document 3: Parking Standards and Design and advice contained within the National Planning Policy Framework.

15. APPLICATION FOR PLANNING PERMISSION 93153/FUL/17 – LAND ON WHARF ROAD, ALTRINCHAM

[Note: Councillor Patel declared a Personal and Prejudicial Interest in Application 93153/FUL/17, as her husband works for the Planning Consultants acting as Agent for the Application and she left the room during consideration of the item. Also, Councillor Coggins declared a Personal and Prejudicial Interest in Application 93153/FUL/17, due to her involvement and removed herself from the Committee. After making representations to the Committee she left the room during consideration of the item.]

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The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of all structures on site, followed by the erection of a part 3, 4, 5, 6 and 7 storey building to form 99 dwellings, with associated access, car parking and associated works.

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:-

- (1) The proposed development, by reason of its scale, massing and design, would cause significant harm to the character of the area. As such, the proposal would be contrary to Policy L7 of the Trafford Core Strategy and advice contained within the National Planning Policy Framework.
- (2) The proposed development, by reason of a shortfall in the level of on-site car parking provision, would result in overspill parking on surrounding residential streets to the detriment of residential amenity and highway safety. For this reason, the proposal would be contrary to Policies L4 and L7 of the Trafford Core Strategy, the Council's Supplementary Planning Document 3: Parking Standards and Design and advice contained within the National Planning Policy Framework.

16. SECTION 106 AND CIL UPDATE: 1 NOVEMBER 2017 – 31 MARCH 2018

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.

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