

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

13th SEPTEMBER, 2018

PRESENT:

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

In attendance: Head of Planning and Development (Mrs. R. Coley),
Interim Planning and Development Manager (West) (Mr. S. Wood),
Senior Planning and Development Officer (Ms. C. Read),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Solicitor (Ms. J. Cobern),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors S.B. Anstee, Miss Blackburn and Harding.

20. MINUTES

RESOLVED: That the Minutes of the meeting held on 9th August, 2018, be approved as a correct record and signed by the Chair.

21. 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.

22. 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

<u>Application No., Address or Site</u>	<u>Description</u>
93960/FUL/18 – 16 Station Bridge, Station Road, Urmston.	Creation of a rear beer garden with enclosed fencing.
94004/FUL/18 – Land to the rear of 3 and 4 Grange Road, Bowdon.	Erection of 4 no. semi-detached dwellings with associated landscaping and boundary treatments.
94049/LBC/18 – Onion Farm, Warburton Lane, Warburton.	Listed Building Consent sought for the demolition of an existing Dutch barn.

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94128/FUL/18 – 42 Brook Avenue,
Timperley.

Demolition of existing dwelling house and outbuildings to allow for the erection of 3 no. residential dwellings with associated external works, car parking, landscaping and amended vehicle access and front boundary treatment.

[Note: Councillor Longden left the room during the debate in respect of Application 94128/FUL/18, he returned but did not participate in the vote regarding this item.]

94206/FUL/18 – 11 Lyndhurst
Avenue, Davyhulme.

Demolition of existing garage and erection of a detached house.

94601/RES/18 – Land known as
Carrington Village on land off
Manchester Road, Carrington.

Approval of reserved matters (appearance, landscaping, layout and scale), pursuant to planning permission 88439/HYB/16 for the erection of six buildings for use within Use Classes B1b (Research and Development)/ B1c (Light Industrial)/ B2 (General Industrial)/ B8 (Storage or Distribution) comprising 218,884 sq ft (20,335 sq m), with ancillary offices, associated car parking, landscaping, and two electrical substations.

(b) Application deferred

Application No., Address or Site

Description

[Note: In respect of Application 94632/COU/18 and due to an anonymous representation being received alleging the pre-determination of the Application by Members, the Committee were asked, through a show of hands, whether they were approaching this Application with an open mind and with no preconceptions; all Members declared they were.]

94632/COU/18 – Bay Malton Hotel,
Seamons Road, Altrincham.

Change of use of existing public house (Use Class A4) to a residential dwelling (Use Class C3).

[Consideration of Application 94632/COU/18 was deferred in order for clarification to be sought regarding a query relating to the site's listing as an Asset of Community Value.]

23. APPLICATION FOR PLANNING PERMISSION 94048/FUL/18 – ONION FARM, WARBURTON LANE, WARBURTON

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of existing Dutch barn and the construction of a double garage to form a farmyard/forecourt to Onion Farm. Erection of a cottage outside the curtilage of Onion Farm, existing pigsty to be converted to a refuse store with the installation of new fencing to enclose the site.

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It was moved and seconded that planning permission be granted.

The motion was put to the vote and declared carried.

RESOLVED: That planning permission be granted.

Reason for Approval: The proposed development is considered to be inappropriate development within the Green Belt as set out at paragraphs 145 and 146 of the National Planning Policy Framework (NPPF). Paragraph 143 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in Very Special Circumstances (VSC). Paragraph 144 of the NPPF states that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt and that VSC will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

The VSC put forward are the benefits that arise from the development by the enhancement of the setting of the Grade II Listed Building, Onion Farm House, by the demolition of the Dutch Barn.

The Local Planning Authority also had regard to the requirement at Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building or its setting as well as the advice at paragraphs 189 – 202 of the NPPF. It determined that the proposal as a whole enhances the setting of the listed building.

The Local Planning Authority has had regard to the advice set out above and determined that in this instance the VSC clearly outweigh the harm to the Green Belt caused by the inappropriate nature of the development and that there is no other harm arising from the proposal.

24. REVISION OF APPLICATION VALIDATION CHECKLIST

The Head of Planning and Development submitted a report informing Members of the latest revision to the Application Validation Checklist and the key proposed changes and updates to the Checklist.

RESOLVED –

- (1) That the contents of the report be noted and that the Committee approve the draft Application Validation Checklist for consultation purposes.
- (2) That the Head of Planning and Development be authorised to adopt the revised Validation Checklist in the event that following consultation, there are no significant alterations to the consultation draft.

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25. PROPOSED STOPPING UP OF HIGHWAY AT THOMAS STREET AND ADJOINING FOOTWAY, OAKFIELD ROAD CAR PARK, ALTRINCHAM

A report was submitted advising Members of an application made to the Secretary of State for Transport under s247 of the Town and Country Planning Act 1990 to stop up and area of highway in Altrincham to enable development to be carried out in accordance with planning permissions granted under references 81115/O/13, 86755/RES/15 and 90432/RES/17.

RESOLVED: That no objection be raised to the application.

The meeting commenced at 6.30 pm and concluded at 8.10 pm.