

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

11th OCTOBER, 2018

PRESENT:

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

In attendance: Head of Planning and Development (Mrs. R. Coley),
Planning and Development Manager (West) (Mr. S. Day),
Senior Planning and Development Officer (Mrs. J. Egeli),
Highways & Traffic Engineer (Amey) (Ms. M. Zenner),
Solicitor (Mrs. C. Kefford),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillor Mrs. Young.

APOLOGY

An apology for absence was received from Councillor Hopps.

26. DECLARATIONS OF INTEREST

No declarations were made at this point in the proceedings.

27. MINUTES

RESOLVED: That the Minutes of the meeting held on 13th September, 2018, be approved as a correct record and signed by the Chair.

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

The Head of Planning and Development submitted a report concerning conditions to be attached to the 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.

RESOLVED: That planning permission be granted subject to the conditions now determined.

29. 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.

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RESOLVED: That the report be received and noted.

30. 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>
93024/FUL/17 – Pepper House, North Road, Hale Barns.	Erection of 4no self-contained apartments with associated parking and landscaping.
[Note: Councillor Dr. Barclay declared a Personal Interest in Application 94632/COU/18, as the Agent for the Applicant present at the meeting is a member of the same Governing Body as herself.]	
[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).
94635/FUL/18 – 7 Box Walk, Partington.	Change of use from residential 3 bedroom house to 5 bed HMO (house of multiple occupation) together with alterations to front and rear elevations.
94648/HHA/18 – 17 Roebuck Lane, Sale.	Erection of single storey side and rear extension.

31. APPLICATION FOR PLANNING PERMISSION 94269/FUL/18 – 178 WASHWAY ROAD, SALE

The Head of Planning and Development submitted a report concerning an application for planning permission for the change of use of existing former petrol station to hand car wash (jet wash) and alterations to the existing fencing to include a new sliding security gate for site egress, erection of an acoustic steel frame barrier and extension to existing canopy and acoustic wall.

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 virtue of the space available within the site,

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combined with the likely demand for the operation and the close proximity of the vehicular access to the A56 at its junction with Barwick Place, would result in vehicles queuing into the site. This would result in harm to highway safety and the free flow of traffic on the A56 and Barwick Place. This harm could not be mitigated as proposed measures to do so through the use of planning conditions would not be reasonable, practicable or enforceable. In the absence of such mitigation the development would therefore be contrary to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

- (2) The proposed development, by reason of its close proximity to existing residential properties, would result in harm to residential amenity due to noise and disturbance from the operation of the jet wash and from increased traffic movements. These impacts would not be adequately mitigated by the measures proposed or through the use of planning conditions which would not be reasonable, practicable or enforceable. The proposed development would therefore be contrary to Policies L5 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.
- (3) The proposed development, in particular the canopy extension and acoustic wall, would have an unacceptable design and result in an unacceptable visual impact to the detriment of the street scene on the A56, contrary to SPD2 - A56 Corridor Development Guidelines, Policy L7 of the Core Strategy and the National Planning Policy Framework.

32. APPLICATION FOR PLANNING PERMISSION 95018/COU/18 – 554 BARTON ROAD, STRETFORD

The Head of Planning and Development submitted a report concerning an application for planning permission for the change of use from office to D1 dental surgery.

RESOLVED: That planning permission be granted subject to the conditions now determined and to the following additional condition:-

Within 1 month of the application premises first being brought into use, an "H" bar road marking shall be installed across the driveway of 550 Barton Road.

Reason: In the interests of highway safety and residential amenity having regard to Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

33. APPLICATION FOR PLANNING PERMISSION 95133/FUL/18 – 6-10 VICTORIA ROAD, HALE

The Head of Planning and Development submitted a report concerning an application for planning permission for the installation of bi-fold doors to replace existing shopfront and awnings.

RESOLVED: That the decision be deferred and delegated to the Head of Planning and Development for the purposes of the agreement of the pre-commencement condition.

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34. TRAINING SESSION – PRE-COMMENCEMENT CONDITIONS

The Head of Planning and Development provided a short training session to Members of the Committee regarding the introduction of pre-commencement conditions.

The meeting commenced at 6.30 pm and concluded at 8.21 pm.