

## **PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE**

**13<sup>th</sup> DECEMBER, 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 (Ms. R. Coley),  
Head of Major Planning Projects (Mr. D. Pearson),  
Major Planning Projects Officer (Mr. C. McGowan),  
Major Planning Projects Officer (Mr. J. Davis),  
Major Planning Projects Officer (Ms. D. Harrison),  
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),  
Corporate Director of Governance & Community Strategy (Ms. J. le Fevre),  
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors S.B. Anstee, Mrs. Haddad, Jerrome, Mitchell, Whitham, Wright, M. Young and Mrs. P. Young.

### **50. DECLARATIONS OF INTEREST**

Councillor N. Evans declared a Personal Interest in Application 93045/FUL/17 (Howarth Timber, Glebelands Road, Sale) as he owns neighbouring properties on Cross Street and Florence Street, Sale.

Councillor Coggins declared a Personal and Prejudicial Interest in Application 95660/FUL/18 (Former Rileys Snooker Club, 1D Bridgewater Road, Altrincham) due to her involvement.

### **51. MINUTES**

RESOLVED: That the Minutes of the meeting held on 8<sup>th</sup> November, 2018, be approved as a correct record and signed by the Chair.

### **52. QUESTIONS FROM MEMBERS OF THE PUBLIC**

A question was submitted by Ann Herbert and was deemed to be invalid as it was considered in part not to be within the remit of the Committee and in part had been addressed during the planning process.

### **53. 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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**54. 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>
94664/OUT/18 – Land adjacent to 95 Dunster Drive, Flixton.	Outline application for 4 dwellings (consent is sought for access with all other matters reserved).
[Note: Councillor Malik did not partake in the vote in respect of Application 94664/OUT/18, as he was not present in the room at the commencement of consideration of this item.]	
95276/HHA/18 – 32 Peel Road, Hale.	Erection of a two storey side extension following demolition of the existing detached garage.

**55. APPLICATION FOR PLANNING PERMISSION 93045/FUL/17 – HOWARTH TIMBER, GLEBELANDS ROAD, SALE**

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of existing storage racking and replacing with new storage racking. Installation of new storage racking within the yard area.

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 reason:

The proposed racking, by virtue of its height, design, scale and siting would cause significant harm to the visual amenity of nearby residential properties and as such is contrary to Policy L7 of the Trafford Core Strategy.

**56. APPLICATION FOR PLANNING PERMISSION 95514/FUL/18 – CAR PARK, BROWN STREET, ALTRINCHAM**

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of a four storey building incorporating a public car park; 10no. town houses and 12no. apartments; landscaping; residential car parking and formation of a new vehicular access from Brown Street with associated development thereto.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared lost.

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

**57. APPLICATION FOR PLANNING PERMISSION 95660/FUL/18 – FORMER RILEYS SNOOKER CLUB, 1D BRIDGEWATER ROAD, ALTRINCHAM**

[Note: Councillor Coggins declared a Personal and Prejudicial Interest in Application 95660/FUL/18, 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 6 storey residential development consisting of 38 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.

**58. APPLICATION FOR PLANNING PERMISSION 95823/FUL/18 – LAND AT HIGHER HOUSE FARM, DAIRYHOUSE LANE, ALTRINCHAM**

The Head of Planning and Development submitted a report concerning an application for planning permission for engineering operations for the provision of car parking with landscaping, lighting and access improvements.

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

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determined.

The meeting commenced at 6.00pm and concluded at 9.21 pm.