

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

10th JANUARY, 2019

PRESENT:

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

In attendance: Head of Planning and Development (Ms. R. Coley),
Planning and Development Manager (East) (Ms. H. Milner),
Major Planning Projects Officer (Mr. R. Gore),
Planning and Development Officer (Ms. O. Williams),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Solicitor (Ms. J. Cobern),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors Bennett and Butt.

APOLOGY

An apology for absence was received from Councillor Malik.

59. DECLARATIONS OF INTEREST

No declarations were made at this point in the proceedings.

60. MINUTES

RESOLVED: That the Minutes of the meeting held on 22nd November, 2018, be approved as a correct record and signed by the Chair.

61. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

62. 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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63. 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>
93523/HHA/18 – 26 Hill Top, Hale Barns.	Retrospective planning consent for: Remodelling of existing dwelling to include alterations to roof line, erection of 6no. dormer windows and conversion of existing roof space to form additional habitable living accommodation. Erection of single storey and two storey front extensions, single storey and two storey rear extensions alongside the insertion of velux windows to roof elevations. Alterations to window and door openings throughout, alongside the removal of 3no. chimney breasts. Erection of rear patio, with wall surround and steps dropping to garden level. Alterations to basement openings, with external stair access to western elevation of dwelling.
95760/HHA/18 – 26 Hill Top, Hale Barns.	Retrospective planning application for a detached garage with reinstatement of boundary wall, gates and gate posts.
95997/COU/18 – 80 Temple Road, Sale.	Change of use of the dwellinghouse (C3) to a mixed use comprising of childminding and dwellinghouse.

[Note: At this point in the proceedings Councillor N. Evans declared a Personal and Prejudicial Interest in Application 95997/COU/18, as a guest accompanying the Applicant was known to him. He remained in the meeting but did not participate in the debate or cast a vote on the Application.]

95999/FUL/18 – 2A and 2B Farmers Close, Sale.	Retrospective planning application for the construction of a pair of semidetached houses (revised positioning of houses as approved under planning permission reference 90335/FUL/17).
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64. APPLICATION FOR PLANNING PERMISSION 93779/FUL/18 – DEVELOPMENT SITE PHASE 2, POMONA STRAND, OLD TRAFFORD

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of three residential blocks providing a total of 526 no. one, two and three bedroom residential apartments (Block C, Block D and Block E

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will comprise 15, 17 and 19 storeys respectively) with parking, landscaping and associated works.

RESOLVED: That Members are minded to grant planning permission for the development and that the determination of the application hereafter be deferred and delegated to the Head of Planning and Development as follows:-

- (i) To complete a suitable Legal Agreement under S106 of the Town and Country Planning Act 1990 (as amended) to secure:-
 - A contribution of £1,353,906 towards the provision of off-site affordable housing in accordance with the guidance in SPD1.
 - A viability review mechanism to secure overage and to reflect the mechanism in the S106 Agreement for the Phase 1 scheme.
 - A Masterplan for the wider Pomona Strategic Location to be submitted and approved prior to submission of any application for a subsequent phase of development in the Strategic Location or within 12 months from the date of this permission, whichever is the sooner.
- (ii) To carry out minor drafting amendments to any planning condition.
- (iii) To have discretion to determine the application appropriately in the circumstances where a S106 Agreement has not been completed within three months of the resolution to grant planning permission.
- (iv) That upon the satisfactory completion of the above Legal Agreement that planning permission be granted subject to the conditions now determined (unless amended by (ii) above).

65. APPLICATION FOR PLANNING PERMISSION 95501/FUL/18 – URMSTON LEISURE CENTRE, BOWFELL ROAD, URMSTON

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of existing single storey element to front elevation of Urmston Leisure Centre, erection of two-storey extension incorporating fitness suite, studios, member changing, party rooms, climbing wall, cafe, kitchen and rooftop plant, erection of bin store and removal of trees externally.

It was moved and seconded that consideration of the Application be deferred to allow further negotiations between the Applicant and the Leisure Trust to take place.

The motion was put to the vote; as the votes cast were tied the Chair used his casting vote to oppose deferral.

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

The meeting commenced at 6.30pm and concluded at 9.00pm.