

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

14th MARCH, 2019

PRESENT:

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

In attendance: Head of Planning and Development (Ms. R. Coley),
Head of Major Planning Projects (Mr. D. Pearson),
Major Planning Projects Officer (Ms. B. Brown),
Senior Planning and Development Officer (Mr. T. Parkinson),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Solicitor (Mrs. C. Kefford),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors Brotherton, Butt, Chilton, Freeman and Holden.

APOLOGIES

Apologies for absence were received from Councillors Carey, Malik and Whetton.

73. DECLARATIONS OF INTEREST

The Head of Major Planning Projects (Mr. D. Pearson) declared a Personal and Prejudicial Interest in Application 96189/FUL/18 (42 Fownhope Avenue, Sale) as the speaker in opposition was known to him.

74. MINUTES

RESOLVED: That the Minutes of the meeting held on 14th February, 2019, be approved as a correct record and signed by the Chair.

75. QUESTIONS FROM MEMBERS OF THE PUBLIC

A number of questions were submitted by Mr. Kinsey representing the Association of Trafford Taxi Drivers which were deemed to be invalid, however, it was considered that these be treated as an additional representation and as such were addressed within the Additional Information Report. It was also considered that many of the questions had already been addressed within the Officer report.

76. 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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77. 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>
95472/FUL/18 – Pinehurst, 8 Hawley Drive, Hale Barns.	Demolition of existing dwelling and garage to allow for erection of 2no. detached dwellings and other amendments including new vehicle entrances and new front boundary.
95970/FUL/18 – 11A Goose Green, Altrincham.	Change of use from B1 (office) to A4 (bar).

- (b) Application deferred

<u>Application No., Address or Site</u>	<u>Description</u>
94950/FUL/18 – School Development Site, Audley Avenue, Stretford.	Erection of new SEN school with associated infrastructure including access, parking and landscaping.

[Consideration of Application 94950/FUL/18 was deferred as there was no positive confirmation that the S106 contribution payment had been received prior to the meeting.]

78. APPLICATION FOR PLANNING PERMISSION 94986/FUL/18 – THE SQUARE SHOPPING CENTRE DEVELOPMENT SITE, TOWN SQUARE, SALE

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of existing buildings and structures, and construction of a new mixed use development to provide 202 residential units (Use Class C3) including two residential buildings of 12 and 15 storeys, a cinema (Use Class D2), retail units (Use Classes A1, A2 and A3), a multi-storey car park, new public realm and landscaping, new and modified access points, and associated works and improvements.

It was moved and seconded that consideration of the application be deferred due to there being unresolved issues.

The motion was put to the vote and declared lost.

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

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Planning Act 1990 (as amended) to secure:

- The provision of 20no shared ownership apartments on site (as well as allowing for a review mechanism to capture any enhanced profit to support additional affordable housing in the Borough).
- A financial contribution of £15,000 for revisions to residents' parking permits.
- A financial contribution of £147,845 for spatial green infrastructure (composed of £55,684 to general open space and £92,161 to children and young people's play equipment).
- The retention of Simpson Haugh architects in the role of design certifier throughout the construction period, or alternatively to secure a commuted sum to cover the professional fees required to enable the local planning authority and developer to work together to secure the involvement of an architectural practice of their choice in the role of design certifier.
- The provision of a scheme for ensuring that all tenant signage proposals that fall to be considered under either Part 2 (Deemed Consent) or Schedule 1 of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 are in accordance with the approved signage strategy.
- A mechanism to secure the implementation of the development in its entirety to ensure that the regenerative benefits to the town centre are fully realised.

- (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).

79. APPLICATION FOR PLANNING PERMISSION 95578/FUL/18 – LAND ENCOMPASSING 26A MARSLAND ROAD, SALE

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of 2no three storey detached dwellings and 1 pair of two storey semi-detached dwellings, with associated car parking and landscaping.

RESOLVED: That Members are minded to refuse planning permission for the development and in the event no further representation be received in relation to Notice 1 by the 28th March 2019 that raises any new issues, that the determination of the application hereafter be deferred and delegated to the Head of Planning and Development for the reasons now determined.

80. APPLICATION FOR PLANNING PERMISSION 96189/FUL/18 – 42 FOWNHOPE AVENUE, SALE

[Note: The Head of Major Planning Projects (Mr. D. Pearson) declared a Personal and

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Prejudicial Interest in Application 96189/FUL/18, as the speaker in opposition was known to him, and left the room during its consideration.]

The Head of Planning and Development submitted a report concerning an application for planning permission for the change of use from (C3) dwelling house to (C2) residential institution for the care of up to six persons. Erection of part single/part two storey side and part single/part two storey rear extensions with a covered terrace area. External alterations to include a new dropped kerb and new vehicular access to the site along with removal of the chimneys.

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 determined.

The meeting commenced at 6.30pm and concluded at 8.40pm.