

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

28th MARCH, 2019

PRESENT:

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

In attendance: Head of Planning and Development (Ms. R. Coley),
Head of Major Planning Projects (Mr. D. Pearson),
Planning and Development Manager (East) (Ms. H. Milner),
Major Planning Projects Officer (Ms. B. Brown),
Planning and Development Officer (Ms. O. Williams),
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 Blackburn, Jarman and Myers.

APOLOGIES

Apologies for absence were received from Councillors N. Evans, Longden and Malik.

81. DECLARATIONS OF INTEREST

No declarations were made at this point in the proceedings.

82. QUESTIONS FROM MEMBERS OF THE PUBLIC

Members were asked to reconsider a previous resolution made by the Committee relating to planning application 95578/FUL/18, which Members were minded to refuse at their meeting of 14 March 2019. The request was made by an individual seeking to use the procedure for questions to Executive/Committees. However, this is not an appropriate use of that procedure as:

- It is a request rather than a question;
- It would require Members to revisit a matter that they have already considered and determined;
- It would require Members to debate and pass a resolution – this is beyond the remit of public questions;
- Officers have already advised that the extent of the alterations proposed to the scheme would require a separate planning application and it is not appropriate to ask Members to take a different view on what is a matter for Officers;
- There are alternative and appropriate procedures to challenge the Council's decision to refuse a planning application by way of an appeal to the Planning Inspectorate.

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83. 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.

84. 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>
94392/FUL/18 – Bowdon Preparatory School for Girls Sports Ground, Cavendish Road, Altrincham.	Removal of existing tarmac surface and excavation of topsoil to provide a multi sports area with synthetic surface comprising 4 no. netball courts, 1 no. rounders court, 5 lane running track and long jump with the provision of , 4 no. team shelters and 8no. netball posts. Erection of 2.4 metre high boundary fencing with pedestrian access gates and the replacement of existing shed with new shed and removal of existing container. Works include alterations to site levels to facilitate level playing surface(s) and associated development thereto.
95417/FUL/18 – Altrincham United Reformed Church Hall, 81 Cecil Road, Hale.	Change of use from church halls (D1) comprising of partial demolition and rebuilding to form 9 residential units (C3), including the erection of an attached dwelling and other external amendments including changes to the front boundary treatment incorporating the installation of stone gate posts, in addition to the incorporation of a small element of the rear garden of No. 250 Ashley Road to form part of the plot's rear garden area.
95762/HHA/18 – 90 Harley Road, Sale.	Erection of ground and first floor rear extensions, with a proposed increase to the existing dormer.
95837/HHA/18 – 67 Langham Road, Bowdon.	Retention of additional glazing within rear elevation.

[Note: All Members of the Committee declared a Personal Interest in Application 95837/HHA/18 due to fellow Councillor Sharp's Interest.]

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96218/FUL/18 – High Gables, 98
Bankhall Lane, Hale Barns.

Change of use from residential (Use Class C3) to residential home with care (Use Class C2).

96369/HHA/18 – 43 Dunham Road,
Altrincham.

Conversion of attached garage to habitable accommodation, erection of single storey side and rear extension, rear glazed garden room, timber framed car port and associated landscaping.

(b) Permission refused for the reasons now determined

Application No., Address or Site

Description

94974/OUT/18 – Former B&Q Site,
Great Stone Road, Stretford.

Outline application sought for the demolition of existing retail unit and associated structures; erection of building for a mix of uses including: 433 apartments (use class C3) and communal spaces ancillary to the residential use; flexible spaces for use classes A1, A3, B1, D1, and/or D2; undercroft car parking; new public realm; and associated engineering works and infrastructure. Consent is sought for access, appearance, layout and scale with all other matters reserved.

85. APPLICATION FOR PLANNING PERMISSION 95110/FUL/18 – 900 CHESTER ROAD, STRETFORD

[Note: Councillor Walsh declared a Personal and Prejudicial Interest in Application 95110/FUL/18, due to his involvement, and vacated the Chair. The Vice-Chair took the Chair. After making representations to the Committee Councillor Walsh left the room during consideration of the item.]

COUNCILLOR WILLIAMS IN THE CHAIR

The Head of Planning and Development submitted a report concerning an application for planning permission for the change of use from an A1 (retail) use at ground floor and C3 (dwellinghouse) use at first and second floors to an A5 (hot food takeaway) use and erection of extraction flue.

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

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86. APPLICATION FOR PLANNING PERMISSION 95596/FUL/18 – BARTON SQUARE, PHOENIX WAY, TRAFFORD PARK

The Head of Planning and Development submitted a report concerning an application for planning permission for the construction of new retail (Use Classes A1, A3 and A5) and leisure (Use Class D2) floorspace, reconfiguration of existing retail (Use Class A1) and leisure (Use Class D2) floorspace, enclosure of mall and provision of additional parking.

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 Legal Agreement and/or accept a Unilateral Undertaking to secure:
- A financial contribution of £84,010 for specific green infrastructure.
 - The release of the developer from the obligations contained within the S111 / S106 Agreements associated with planning permissions ref. 79105/VAR/2012 and 79106/VAR/2012.
 - Prevention of implementation/further implementation of planning permissions ref 79105/VAR/2012 and 79106/VAR/2012.

[N.B. The £5,000,000 town centres contribution is not included here as it is not a reason for granting planning permission.]

- (ii) To carry out minor drafting amendments to any planning condition.
- (iii) To have discretion to determine the application appropriately in the circumstances where the Legal Agreement and/or Unilateral Undertaking has not been completed within three months of the resolution to grant planning permission.
- (iv) That upon the satisfactory completion of the above that planning permission be granted subject to the conditions now determined (unless amended by (ii) above).

The meeting commenced at 6.32pm and concluded at 8.22pm.