

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

11th JULY, 2019

PRESENT:

Councillor Walsh (In the Chair),
Councillors Dr. Barclay, Bunting, Carey, Cordingley, Evans (Substitute), Jerrome,
Minnis, Patel, K. Procter, Stennett MBE, Williams and Winstanley.

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

Also present: Councillors Coggins, Harding, Thomas and Welton.

APOLOGY

An apology for absence was received from Councillor Morgan.

11. DECLARATIONS OF INTEREST

Councillor Patel declared a Personal and Prejudicial Interest in Application 96573/FUL/19 (Refuse Collection Depot, Wharf Road, Altrincham) as her spouse is employed by the Agent acting on behalf of the Applicant. Councillor Patel confirmed her husband had not been involved with this application.

Councillor Evans declared a Personal Interest in Application 96944/FUL/19 (Dovecote Business Park, Old Hall Road, Sale) as his son is employed by the Agent acting on behalf of the Applicant. Councillor Evans confirmed his son had not been involved with this application.

Councillor Procter declared a Personal and Prejudicial Interest in Application 97153/VAR/19 (122 Flixton Road, Urmston) as he had made representations on the application.

Councillor Winstanley declared a Personal and Prejudicial Interest in Application 97153/VAR/19 (122 Flixton Road, Urmston) as the site is close to his residence.

12. MINUTES

RESOLVED: That the Minutes of the meeting held on 13th June, 2019, be approved as a correct record and signed by the Chair.

13. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

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14. 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.

15. 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>
96944/FUL/19 – Dovecote Business Park, Old Hall Road, Sale.	Erection of a drive thru bakery with associated site access, car parking, landscaping and other works.
97126/VAR/19 – 42-44 Brook Road, Flixton.	Application for variation of conditions 5 and 11 on appeal decision Planning Inspectorate reference APP/Q4245/W/17/3179252 (appeal against conditions) Use of premises as a mixed cafe (A3 Use Class) and function room use with an ancillary children's play area in the rear outbuilding. External alterations to include a flue to the rear, replacement windows to the front and an extension to the rear outbuilding. To allow for an extension of opening hours for the building until 11pm Monday-Saturday (retaining 10pm Sunday), and allowing use of the yard area until 7pm.
97153/VAR/19 – 122 Flixton Road, Urmston.	Application for variation of conditions 2 and 3 on Prior Approval 93859/PRC/18 (Change of use of property from Shop (Use Class A1) to Cafe/Restaurant (Use Class A3). Application for determination as to whether prior approval is required under Class C, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)). To allow opening of the premises between 11:00 to 23:00 Monday to Saturday and 11:00 to 22:30 on Sundays and to allow customers to sit outside the premises from 11.00 to 21:00 on any day.

[Note: Councillor Procter declared a Personal and Prejudicial Interest in Application

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97153/VAR/19 due to his involvement and left the room during consideration of this item.

Councillor Winstanley declared a Personal and Prejudicial Interest in Application 97153/VAR/19 as he resides close to the site and left the room during consideration of this item.]

97849/HHA/19 – 245 Stockport Road, Timperley.	Erection of a part single, part two storey rear extension and detached outbuilding (amendment to permission ref. 4376/HHA/18 in respect of appearance of outbuilding).
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97872/FUL/19 – Longford Telephone Exchange, 10 King Street, Stretford.	Removal of the glazing to one window on the first floor and three windows on the second floor and install galvanised steel acoustic louvres to match the existing windows on the south elevation.
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(b) Application withdrawn

Application No., Address or Site

Description

97357/FUL/19 – Land adjacent to Heather Lea, Green Walk, Bowdon.

Erection of a new dwelling with vehicular access off Green Walk.

16. APPLICATION FOR PLANNING PERMISSION 96495/VAR/18 – UNIT 5A STRETFORD MALL EXTENSION, STRETFORD SHOPPING MALL, CHESTER ROAD, STRETFORD

[Note: Councillor Walsh declared a Personal and Prejudicial Interest in Application 96495/VAR/18, due to his involvement; he vacated the Chair and left the room during consideration of this item, the Vice-Chair took the Chair.]

COUNCILLOR WILLIAMS IN THE CHAIR

The Head of Planning and Development submitted a report concerning an application for the variation of Condition 7 on planning permission 84982/FUL/15 (Extension to western side of shopping centre (Unit 5A) to create new foodstore and subdivision of existing unit to create four kiosk units. Alterations to existing parking area and landscaping works). To allow for unrestricted delivery hours.

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

17. APPLICATION FOR PLANNING PERMISSION 96573/FUL/19 – REFUSE COLLECTION DEPOT, WHARF ROAD, ALTRINCHAM

[Note: Councillor Patel declared a Personal and Prejudicial Interest in Application 96573/FUL/19, as her spouse is employed by the Agent acting on behalf of the

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Applicant, she left the room during consideration of this item.

Councillor Jerrome declared a Personal and Prejudicial Interest in Application 96573/FUL/19, due to his involvement and removed himself from the Committee. After making representations to the Committee he left the room during consideration of this item.]

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of all structures on site, followed by the erection of a five storey building to form 44no apartments and the creation of a row of 5no three storey townhouses, with associated access, car parking and associated works.

It was moved and seconded that planning permission be refused.

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 to secure:
 - The provision of 10no shared ownership apartments on site (4no one-bedroom, 5no two-bedroom and 1no three-bedroom).
 - A viability review mechanism upon the sale of the 29th open-market unit and the final open-market unit to secure 50% of any additional sales values achieved above £390 per square foot towards off-site affordable housing provision.
- (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 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).

The meeting commenced at 6.30 pm and concluded at 8.30 pm.