

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

10th OCTOBER, 2019

PRESENT:

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

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

Also present: Councillors Akinola, Mrs. Churchill, Mrs. Haddad, Mitchell, S. Procter,
Taylor and Mrs. Young.

32. DECLARATIONS OF INTEREST

Councillor Procter declared a Personal and Prejudicial Interest in Application 97114/FUL/19 (Employment Unit adjacent to Empress Street, Empress Street, Old Trafford) as he attends the Church.

Councillor Dr. Barclay declared a Personal and Prejudicial Interest in Application 98329/VAR/29 (Altrincham Boys Grammar School, Marlborough Road, Bowdon) being a Governor.

Councillor Carey declared a Personal and Prejudicial Interest in Application 98467/HHA/19 (122 Framingham Road, Sale) due to his involvement.

33. MINUTES

RESOLVED: That the Minutes of the meeting held on 12th September, 2019, be approved as a correct record and signed by the Chair.

34. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

35. 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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36. 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>
97515/VAR/19 – Hogans of Hale, Crown Passages, Hale.	Application for variation of condition 3 (approved plans) on planning permission 93174/FUL/17 (Application for the refurbishment of the property to include: erection of a single storey rear extension: single storey front extension with an external rooftop terrace dining area with balustrading: new wall around ground floor external dining area with new boundary fencing: new and replacement windows and doors throughout: two storey front entrance extension and new awnings.). To allow for various alterations to the approved plans to include: single and two storey extensions, increase in height of the northern element, new stairs to the front elevation to access the reduced external first floor terrace area, replacement of the central hipped roof with a gable, new canopies to the front, various alterations to the colours and materials to be used on the elevations, enlarged and altered openings and new planting to the front.

- (b) Permission refused for the reasons now determined

<u>Application No., Address or Site</u>	<u>Description</u>
96397/FUL/18 – 9 Bow Green Road, Bowdon.	The erection of a pair of new semi-detached dwellings with new vehicle entrances onto Stanhope Road together with hard and soft landscaping and demolition of the existing dwelling.
98329/VAR/19 – Altrincham Boys Grammar School, Marlborough Road, Bowdon.	Application for variation of condition 4 on planning permission 90945/FUL/17 (as amended by 96326/NMA/18) It is proposed that Condition 4 is amended to read as follows: "The development hereby approved shall only be used between the hours of 09:00 to 22:00 Monday to Friday, 09:00 to 18:00 Saturday and 09:00 to 17:00 Sunday".

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[Note: Councillor Dr. Barclay declared a Personal and Prejudicial Interest in Application 98329/VAR/19, being a Governor at the School and left the room during consideration of this item.]

(c) Application withdrawn

<u>Application No., Address or Site</u>	<u>Description</u>
98058/FUL/19 – 19 Blueberry Road, Bowdon.	Demolition of existing dwelling house and erection of a pair of semi-detached dwellings with associated drive and landscaping.

37. APPLICATION FOR PLANNING PERMISSION 97114/FUL/19 – EMPLOYMENT UNIT ADJACENT TO EMPRESS STREET, EMPRESS STREET, OLD TRAFFORD

[Note: Councillor Procter declared a Personal and Prejudicial Interest in Application 97114/FUL/19, as he attends the Church and 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 change of use of the existing building to a community centre/place of worship (Use Class D1).

It was moved and seconded that planning permission be granted.

The motion was put to the vote and declared lost.

RESOLVED: That planning permission be refused for the reasons now determined.

38. APPLICATION FOR PLANNING PERMISSION 98467/HHA/19 – 122 FRAMINGHAM ROAD, SALE

[Note: Councillor Carey declared a Personal and Prejudicial Interest in Application 98467/HHA/19 due to his involvement and removed himself from the Committee. After making representations to the Committee he remained in the meeting but did not participate in the debate or cast a vote on the Application.]

The Head of Planning and Development submitted a report concerning an application for planning permission for alterations to the boundary treatments including relocation of the pedestrian and vehicular access gates. Erection of a rear first floor extension and associated external alterations.

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:-

(1) The proposed first floor rear extension, would by reason of its scale, height and

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siting in close proximity to the common boundaries with no. 120 Framingham Road and no. 2 Wood Road, result in a cramped form of development that would be overly dominant considering the unusual plot shape. As such, the proposed extension would adversely affect the residential amenity of neighbouring occupiers, appearing overbearing. The proposal is therefore contrary to Policy L7 of the Trafford Core Strategy, the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations, February 2012, and advice contained within the National Planning Policy Framework.

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