

## **PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE**

**28<sup>th</sup> NOVEMBER, 2019**

### **PRESENT:**

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

In attendance: Head of Planning and Development (Ms. R. Coley),  
Planning and Development Manager (West) (Mr. S. Day),  
Planning and Development Manager (East) (Ms. H. Milner),  
Senior Planning and Development Officer (Ms. T. McKee),  
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),  
Solicitor (Mrs. C. Kefford),  
Governance Officer (Miss M. Cody).

Also present: Councillors Harding and Hartley.

### **APOLOGY**

An apology for absence was received from Councillor Minnis.

### **39. DECLARATIONS OF INTEREST**

No declarations were made.

### **40. MINUTES**

RESOLVED: That the Minutes of the meeting held on 10<sup>th</sup> October, 2019, be approved as a correct record and signed by the Chair.

### **41. QUESTIONS FROM MEMBERS OF THE PUBLIC**

No questions were submitted.

### **42. 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.

**Planning and Development Management Committee**  
**28<sup>th</sup> November, 2019**

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**43. 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>
95345/FUL/18 – Car Park, Westgate House, 44 Hale Road, Altrincham.	Erection of a detached part three, part four storey building to form 8no. apartments with associated car parking and landscaping.
96460/FUL/18 – Unit 1, Mercury Way, Trafford Park.	Erection of a freestanding two storey restaurant with drive-thru, car parking, landscaping, amended boundary treatments and associated works including a new vehicle entrance fronting Mercury Way, installation of 2no. COD (Customer Order Display) units with associated canopies and play frame.
97899/FUL/19 – Land to the rear of the Old Police Station and Gladstone Buildings, Station Road, Urmston.	Erection of 6no. dwelling houses with associated parking, private amenity space, improved access from Royal Avenue and the relocation of existing parking spaces associated with the adjacent commercial use.
98144/FUL/19 – Progress House, 17 Cecil Road, Hale.	Erection of three storey office building and basement car park following demolition of existing building.
98402/FUL/19 – Land adjacent to 95 Dunster Drive, Flixton.	Erection of 4no. 2 bedroom semi-detached houses with associated car parking and landscaping.
98755/HHA/19 – 53 Cumberland Road, Urmston.	Erection of single storey side and rear extension.
98787/HHA/19 – 23 Heyes Lane, Timperley.	Erection of a single storey rear extension and other external alterations.
99082/HHA/19 – 29 Stanley Mount, Sale.	Erection of a two storey side and rear extension, first floor rear extension and a new front porch.

**44. HAZARDOUS SUBSTANCES CONSENT H/HSC/53184 – FORMER SALE GASWORKS AND GAS HOLDER SITE, DANEFIELD ROAD, SALE**

The Head of Planning and Development submitted a report concerning the revocation of Hazardous Substances Consent for the storage of natural gas.

**Planning and Development Management Committee**  
**28<sup>th</sup> November, 2019**

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RESOLVED: That an Order, under Section 14 of the Planning (Hazardous Substances) Act 1990, revoking Hazardous Substances Consent H/HSC/53184, to remove Consent for the storage of natural gas at the Danefield Road Gasholder site, be prepared by the Corporate Director of Governance and Community Strategy and submitted to the Secretary of State for confirmation, on the grounds that there is no longer any requirement to store natural gas on the site.

**45. APPLICATION FOR PLANNING PERMISSION 99037/HHA/19 – 31 KINGS ROAD, SALE**

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of first floor rear extension with Juliet balcony, above existing kitchen extension.

It was moved and seconded that planning permission be granted.

The motion was put to the vote and declared carried.

RESOLVED: That planning permission be granted for the reason given below and subject to the following conditions.

- (1) The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 789-03, 789-04 and 789-05 and 789-06 received and validated on 11th October 2019.

Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

- (3) The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing building.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity having regard to Policy L7 of the Trafford Core Strategy, the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations and the requirements of the National Planning Policy Framework.

- (4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) upon first installation the windows in the first floor on the side (south) elevation facing 33 Kings Road and side (north) elevation facing 29 Kings Road and the ensuite window in the first floor on the rear elevation shall be fitted with, to a height of no less than 1.7m above

**Planning and Development Management Committee**  
**28<sup>th</sup> November, 2019**

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finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Reason for Approval: That there is no detrimental impact on the adjoining property, 33 Kings Road and as such the proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development.

**46. SECTION 106 AND CIL UPDATE: 1 APRIL 2019 – 30 SEPTEMBER 2019**

The Head of Planning and Development submitted a report informing the Committee about the latest set of monitoring data for S106 Agreements and CIL Notices.

RESOLVED: That the contents of the report be noted.

**47. PROPOSED STOPPING UP OF A LENGTH OF HIGHWAY AT LAND BETWEEN 4 AND 6 CAVENDISH ROAD, STRETFORD M32 0PR**

This item was deferred.

**SEASONS GREETINGS**

As this was the final meeting of 2019, the Chair wished all present a happy Christmas.

The meeting commenced at 6.30 pm and concluded at 8.31 pm.