

## **PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE**

**13<sup>th</sup> FEBRUARY, 2020**

### **PRESENT:**

Councillor Walsh (In the Chair),  
Councillors Akinola (Substitute), Dr. Barclay, Bunting, Cordingley, Holden (Substitute),  
Jerrome, Minnis, Morgan, K. Procter, Stennett MBE, Thomas (Substitute) and Williams.

In attendance: Head of Planning and Development (Ms. R. Coley),  
Head of Major Planning Projects (Mr. D. Pearson),  
Major Planning Projects Manager (Mrs. S. Lowes),  
Planning and Development Manager (West) (Mr. S. Day),  
Major Planning Projects Officer (Mrs. B. Brown),  
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),  
Solicitor (Mrs. C. Kefford),  
Governance Officer (Miss M. Cody).

### **APOLOGIES**

Apologies for absence were received from Councillors Carey, Hartley and Winstanley.

### **58. DECLARATIONS OF INTEREST**

The Chair on behalf of all Members of the Committee declared a Personal Interest in Application 99242/HHA/19 (2 Ellaston Drive, Urmston) as the Applicant is a fellow Councillor.

### **59. MINUTES**

RESOLVED: That the Minutes of the meeting held on 16<sup>th</sup> January, 2020, be approved as a correct record and signed by the Chair.

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

No questions were submitted.

### **61. 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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**62. 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>
98751/FUL/19 – Market Hall, Railway Road, Urmston.	Alteration and extension of existing building to form first floor restaurant area (A3) and two apartments to second floor, external amendments to include new shop front and openings in side elevation, together with enclosed bin store to the rear.
98779/VAR/19 – Greenbank House, 15 Albert Square, Altrincham.	Application for variation of condition 3 (approved plans) for 92958/FUL/17 (Erection of detached dwelling, following demolition of existing garage block on eastern side of Greenbank House. Works to Greenbank House including: removal of conservatory and extension on eastern side, conversion of basement to create additional flat (C3) and creation of external terraces. Alterations to landscape layout including new parking layout and bin store.) To amend the approved plans with respect to the new dwelling to allow for raising of roof height, increased width, re-siting, and alteration to fenestration, landscaping and car parking layout.
98906/FUL/19 – Land adjacent to Soccer Dome, Trafford Way, Trafford Park.	Erection of 8no. floodlit outdoor all-weather football pitches, clubhouse comprising changing rooms, bathroom facilities, clubroom, office, store and plant room, parking and associated works.

[Note: At this point in the proceedings the Chair declared a Personal and Prejudicial Interest in Application 98906/FUL/19, as he called the Application in for determination by the Committee, and he vacated the Chair. The Vice-Chair took the Chair. After making representations to the Committee Councillor Walsh remained in the meeting but did not participate in the debate or cast a vote on the Application.]

**COUNCILLOR WILLIAMS IN THE CHAIR**

98907/FUL/19 – Soccer Dome, Trafford Way, Trafford Park.	Change of use of existing Soccer Dome building from D2 to D1 use, erection of extensions for D1 use, formation of service yard, extension to existing parking areas, external alterations including new entrance
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feature, demolition of external sports pitches,  
landscaping and associated works.

[Note: At this point in the proceedings the Chair declared a Personal and Prejudicial Interest in Application 98907/FUL/19, as he called the Application in for determination by the Committee, and he vacated the Chair. The Vice-Chair took the Chair. After making representations to the Committee Councillor Walsh remained in the meeting but did not participate in the debate or cast a vote on the Application.]

**COUNCILLOR WILLIAMS IN THE CHAIR**

99242/HHA/19 – 2 Ellaston Drive,          Erection of a two storey side and single storey  
Urmston.    rear extension.

[Note: The Chair on behalf of all Members of the Committee declared a Personal Interest in Application 99242/HHA/19, as the Applicant is a fellow Councillor.]

**63. APPLICATION FOR PLANNING PERMISSION 98489/FUL/19 – 32 DAVYHULME ROAD EAST, STRETFORD**

[Note: At this point in the proceedings the Chair declared a Personal and Prejudicial Interest in Application 98489/FUL/19, due to his involvement, and he vacated the Chair. The Vice-Chair took the Chair. After making representations to the Committee Councillor Walsh remained in the meeting but did not participate in the debate or cast a vote on the Application.

**COUNCILLOR WILLIAMS IN THE CHAIR**

Councillor Cordingley removed himself from the Committee and made representations regarding Application 98489/FUL/19, he remained in the meeting but did not participate in the debate or cast a vote on the Application.

At this point in the proceedings Councillor Akinola declared a Personal Interest in Application 98489/FUL/19, being a Governor at the school opposite the site.]

The Head of Planning and Development submitted a report concerning an application for planning permission for the change of use of the existing shop (Use Class A1) to a wine bar (Use Class A4).

RESOLVED: That planning permission be granted subject to the conditions now determined with an amendment to Condition 3 and an additional condition as follows:-

- (3) The premises shall only be open for trade or business between the hours of: 12:00 - 23:00 (Sunday to Thursday, and Bank Holidays) and 12:00 - 24:00 (Friday and Saturday).

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

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Additional condition:-

The approved use shall not be operational until details of the bin stores, which shall include accommodation for separate recycling receptacles for paper, glass and cans in addition to other associated waste, have been submitted to and approved in writing by the Local Planning Authority. The approved bin stores / waste management shall be completed and made available for use prior to the first use of the premises and shall be retained thereafter.

Reason: To ensure that satisfactory provision is made for refuse and recycling storage facilities, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

**64. APPLICATION FOR PLANNING PERMISSION 98783/FUL/19 – BEECH HOUSE, MANCHESTER ROAD, PARTINGTON**

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of single storey element to the side and rear of the nursing home, change of use of the nursing home and extensions and building works to accommodate 5no. dwellings. The works would comprise of the change of use of the nursing home to accommodate 2no. dwellings; erection of 3no. additional dwellings through a two storey extension to side of nursing home accommodating 2no. dwellings; together with a bungalow to the rear of the site. External alterations to include new access onto Manchester Road, hard and soft landscaping including new parking areas and bin stores.

RESOLVED: That the decision be deferred and delegated to the Head of Planning and Development with regard to an amended site plan.

**65. APPLICATION FOR PLANNING PERMISSION 98031/OUT/19 – LAND TO THE EAST AND WEST OF WARBURTON LANE, WARBURTON LANE, WARBURTON WA13 9TT**

The Head of Planning and Development submitted a report concerning an application for planning permission for residential development of up to 400 dwellings, including the creation of new points of access, provision of formal and informal open space, ancillary landscaping, car parking and highway and drainage works.

(A) RESOLVED: That had Members been able to determine the planning application they would be minded to refuse planning permission for the following reasons:

- (1) The impacts of the proposed development on designated and non-designated heritage assets have not been adequately accounted for within the application submission. The proposed development – in principle and without adequate pre-determination evaluation – could result in the total loss of potential assets of equivalent significance to scheduled monuments and to other non-designated heritage assets of archaeological interest, which would equate to substantial harm in NPPF terms., The proposed development – by reason of its scale, layout and distribution – would lead to less than

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substantial harm to the significance of other built designated and non-designated heritage assets. This harm would not be outweighed by the public benefits of the development. The proposal fails to satisfy the tests at paragraphs 195 and 196 of the National Planning Policy Framework and is contrary to Policy R1, Policy R2 and Policy R3 of the Trafford Core Strategy.

- (2) In reviewing this outline application it is apparent that a parameters plan and indicative drawings are not sufficient in seeking to establish the acceptability of the scheme as a whole, in particular the amount, nature and location of on-site mitigation required and potential necessary new infrastructure, and the effect this might have on the quantum of development the site can reasonably deliver. The proposal is contrary to Policy L3, Policy L4, Policy L7, Policy R2 and Policy R3 of the Core Strategy and the National Planning Policy Framework.
- (3) The proposed development is in an unsuitable location by virtue of being other protected, open or safeguarded land, in an area of poor accessibility to public transport, jobs and amenities, and with a heavily congested road network. The proposal does not support necessary new infrastructure and facilities, and has not been planned to enable sensitive integration with the existing settlement and a potential new settlement, and to support wider regeneration. As a result, the development would function as an isolated community and a sustainable pattern of growth would not be achieved. Sustainable development would not be delivered and the proposal is contrary to the National Planning Policy Framework, and to Policy L1, Policy L3, Policy L4 and Policy L7 and Policy R4 of the Core Strategy.
- (4) No allowance has been made for affordable housing provision within the development and the submitted financial viability appraisal has not adequately demonstrated that the development could not otherwise be delivered. The development would not contribute to affordable housing needs and would not support the creation of mixed and balanced communities. The proposal is contrary to Policy L2 and Policy L8 of the Core Strategy, SPD1: Planning Obligations and the National Planning Policy Framework.
- (5) The proposed development – by reasons of its scale, distribution and lack of landscape buffers - would be inappropriate to the site's rural context and would cause significant harm to landscape character and to the appreciation of rural views. The proposal is contrary to Policy R2 of the Core Strategy, SPG30: Landscape Strategy and the National Planning Policy Framework.
- (6) The proposed development, by reason of its scale, distribution, layout and absence of off-site linkages, fails to respond to the site's context and character, and it would not deliver an accessible, integrated, outwardlooking and inclusive residential development. The proposal is contrary to Policy L7 of the Core Strategy, the National Planning Policy Framework and the National Design Guide.

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- (B) That should the appellants not accept the Council's proposed mitigation via condition / S106 contribution in respect of highways, accessibility and education matters, and sustainable future growth, that the following additional reasons for refusal are also put to the Inquiry:
- (7) In the absence of an agreed off-site mitigation scheme, the proposed development would have severe residual cumulative impacts on the road network, specifically at the following junctions [delete as appropriate]: Central Road/A6144 mini-roundabout, Moss Lane/Manchester Road/A6144 mini-roundabout, Isherwood Road (B5158)/A6144. The proposal fails to satisfy the test at paragraph 109 of the National Planning Policy Framework and it is also contrary to Policy L4 of the Core Strategy.
  - (8) The application site is located in an area where public transport provision is inadequate and there are limited alternative means of transport to the private car. Insufficient allowance has been made for the development to contribute towards an improved public transport network, and prospective residents of the development would become heavily reliant on the private car. The proposal is contrary to Policy L4 and Policy L7 of the Core Strategy and the National Planning Policy Framework.
  - (9) There are insufficient primary school places in the local area to accommodate the needs arising from this proposed development. No allowance has been made for the development to contribute towards new/expanded primary school provision and the development would have an unacceptable impact by creating a shortfall in school places. The proposal is contrary to Policy L8 of the Core Strategy, SPD1: Planning Obligations and the National Planning Policy Framework.
  - (10) The proposed development does not allow for potential additional infrastructure to be incorporated into the site to enable wider integration and to facilitate future sustainable growth. The proposal is contrary to Policy L3, Policy L4, Policy L7 of the Core Strategy and the National Planning Policy Framework.
- (C) That should further information / submissions come forward before the Public Inquiry is held with the result that any of the matters above are considered capable of resolution via planning condition / S106 that the adjustment of the Council's case accordingly is delegated to the Head of Planning and Development.

Under the discretion of Item C above, officers request that this includes the ability to amend the wording of the recommended Reasons for Refusal, if necessary, as the appeal process continues.

**66. TRAFFORD CIVIC QUARTER AREA ACTION PLAN**

The Head of Planning and Development submitted a report which provided Members with an overview of the consultation draft Civic Quarter Area Action Plan (CQAAP) following the Council Executive's approval of the document.

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RESOLVED –

- (1) That Members note the contents of the consultation draft Civic Quarter Area Action Plan which, when adopted, will form part of the statutory development plan and will be the starting point for planning decision making within the Civic Quarter boundary.
- (2) That Members note that the consultation draft Civic Quarter SPD dated October 2018 is withdrawn (and treated as cancelled) and is superseded by the draft CQAAP with immediate effect.
- (3) That Members note the scope of the public and stakeholder consultation which is taking place under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- (4) That Members note the draft timetable for consultation, submission, examination and eventual adoption of the CQAPP, including Examination in Public by the Planning Inspectorate on behalf of the Secretary of State.
- (5) That Members note that further report(s) will be presented to the Planning and Development Management Committee as the CQAAP moves through examination and towards adoption.

**67. PROPOSED STOPPING UP OF HIGHWAY AT CHRISTIE ROAD, TALBOT ROAD, STRETFORD M32 0EW**

A report was submitted advising Members of an Application made to the Secretary of State for Transport under S247 of the Town and Country Planning Act 1990 to stop up an area of highway in Stretford to enable development to be carried out in accordance with planning permission under reference 95723/FUL/18.

RESOLVED: That no objection be raised to the Application.

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

[Note: At this point in the proceedings the Chair declared a Personal and Prejudicial Interest in this item due to his involvement and he vacated the Chair. The Vice-Chair took the Chair. Councillor Walsh remained in the meeting but did not participate in the debate or cast a vote on this item.]

**COUNCILLOR WILLIAMS IN THE CHAIR**

A report was submitted advising Members of an Application made to the Secretary of State for Transport under S247 of the Town and Country Planning Act 1990 to stop up an area of highway in Stretford to enable development to be carried out in accordance with planning permission applied for under reference 97695/COU/19.

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RESOLVED: That no objection be raised to the Application.

The meeting commenced at 6.30 pm and concluded at 8.59 pm.