

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

5th MARCH, 2020

PRESENT:

Councillor Walsh (In the Chair),
Councillors Akinola (Substitute), Dr. Barclay, Bunting, Carey, Cordingley, Jerrome,
Minnis, Morgan, 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 Manager (Mrs. S. Lowes),
Major Planning Projects Officer (Mr. J. Davis),
Major Planning Projects Officer (Mr. R. Gore),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Solicitor (Ms. J. Cobern),
Governance Officer (Miss M. Cody).

Also present: Councillor Mrs. Churchill.

APOLOGY

An apology for absence was received from Councillor Hartley.

69. DECLARATIONS OF INTEREST

At this point in the proceedings Councillor Bunting informed the Committee that he had given advice regarding policy and procedure to the Friends of Carrington Moss Group regarding Application 99245/OUT/19 (Land known as Carrington Village on land off Manchester Road, Carrington), he confirmed that he had not discussed the application with the Group and therefore his position had not been compromised.

70. MINUTES

RESOLVED: That the Minutes of the meeting held on 13th February, 2020, be approved as a correct record and signed by the Chair.

71. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

72. 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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73. 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>
97665/FUL/19 – Land north west of the junction of St. Margaret’s Road and Groby Road, Altrincham.	Erection of a dwelling and formation of vehicular access to Groby Road.
97897/FUL/19 – Land north of Oak Road and west of Warburton Lane, Partington.	Erection of 75 new affordable dwellings and ancillary infrastructure including new main site access off Oak Road.
99423/FUL/19 – Firs Primary School, Firs Road, Sale.	Permanent retention of double modular classroom with associated ramp and steps.
99489/FUL/19 – EventCity, Barton Dock Road, Trafford Park.	Demolition of existing exhibition centre and all associated structures; development of Wellbeing Resort including new accesses and service road, security gates, new cycle and pedestrian accesses, basement and surface car parking, new hard and soft landscaping and associated infrastructure and engineering works including creation of lakes and any other ancillary development thereto.
99502/FUL/19 – Worthington Primary School, Worthington Road, Sale.	Proposed two storey 4 No. classroom extension and associated external works.

- (b) Permission refused for the reasons now determined

<u>Application No., Address or Site</u>	<u>Description</u>
97879/HHA/19 – 125 Church Lane, Sale.	Erection of wire mesh security fencing and new vehicular access gates (retrospective).

74. APPLICATION FOR PLANNING PERMISSION 96337/FUL/18 – 772-776 CHESTER ROAD, STRETFORD

[Note: At this point in the proceedings the Chair declared a Personal and Prejudicial Interest in Application 96337/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

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The Head of Planning and Development submitted a report concerning an application for the erection of new self-storage facility (B8 Use Class).

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 reasons:-

- (1) The proposed development, by reason of its use, design, lack of active frontage to the A56 and siting within the Gorse Hill Regeneration Area and in close proximity to the Council's proposed Civic Quarter as identified in the Consultation Draft Civic Quarter Area Action Plan, will fail to make a positive contribution towards achieving the Strategic Objectives and Place Objectives for Stretford and will not secure the regeneration benefits required in this part of the Borough. The proposed development is therefore contrary to Core Strategy Policy L3: Regeneration and Reducing Inequalities, Policy CQ1: Civic Quarter Regeneration and CQ3: Mixed Use Communities of the Consultation Draft of the Civic Quarter Area Action Plan, and the National Planning Policy Framework.
- (2) The proposed development, by reason of its design, scale, massing and lack of active frontage to the A56, results in a building that is not visually attractive and fails to enhance the street scene and make the best use of opportunities to improve the character and quality of the area. The proposed development is therefore contrary to Core Strategy Policy L7: Design, the National Planning Policy Framework, and advice in the National Design Guide.
- (3) The proposed development, by reason of the location of the vehicular access point and loading doors in close proximity to residential properties, would generate a level of comings and goings over a 24 hour period thereby creating a level of noise and disturbance, particularly late at night, that would adversely impact on the amenity that residents could reasonably expect to enjoy. The proposed development is therefore contrary to Core Strategy Policy L7: Design, and the National Planning Policy Framework.

75. APPLICATION FOR PLANNING PERMISSION 98934/FUL/19 – ALTRINCHAM GRAMMAR SCHOOL SIXTH FORM CENTRE, GREEN COURTS, BOWDON

The Head of Planning and Development submitted a report concerning an application for planning permission for the reconfiguration of an existing tennis court and adjacent land to provide a multi-purpose sports hall providing four internal courts, associated changing facilities, store and plant room and four additional classrooms over two floors and associated landscaping.

RESOLVED: That Members are minded to grant planning permission for the development and that the determination of the application hereafter be delegated to the Head of Planning and Development as follows:-

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- (1) To complete a suitable Legal Agreement under S106 of the Town and Country Planning Act 1990 (as amended) to secure:
 - A Community Use Agreement
- (2) To carry out minor drafting amendments to any planning condition.
- (3) To have discretion to determine the application appropriately in the circumstances where a S106 Agreement has not been completed within three months of the resolution to grant planning permission.
- (4) That upon the satisfactory completion of the above Legal Agreement that planning permission be granted subject to the conditions now determined (unless amended by (2) above), with an additional condition as follows:-

The hours during which these facilities can be utilised for community use (i.e. by individuals or organisations other than the school) shall be limited to:-

- (i) For a period of 18 months from the date of first occupation; between 16:00 and 22:00 Monday to Friday during term time; and between 09:00 and 22:00 at weekends and on any day during the school holidays.
- (ii) Thereafter; between 16:00 and 19:00 Monday to Friday during term time; and between 09:00 and 19:00 at weekends and during the school holidays.

Notification shall be given to the Local Planning Authority of the date of first occupation of the sports hall, within one month of that occupation having first taken place.

Reason: To protect the amenity of neighbouring residential properties and to enable a trial period to monitor effectiveness of the school's Travel Plan in accordance with Policies L4 and L7 of the adopted Core Strategy and the National Planning Policy Framework.

76. APPLICATION FOR OUTLINE PLANNING PERMISSION 99245/OUT/19 – LAND KNOWN AS CARRINGTON VILLAGE ON LAND OFF MANCHESTER ROAD, CARRINGTON

The Head of Planning and Development submitted a report concerning an application for outline planning permission for the erection of up to 320 dwellings, erection of up to 668,000 sq ft (62,057 sq m) employment floorspace (Use Classes B1/B2/B8 including open storage), erection of up to 12,917 sq ft (1,200 sq m) retail/health floorspace (Use Classes A1/D1), demolition of existing buildings and structures, re contouring of the site to form development platforms, creation of public open space, rugby pitch relocation along with new flood-lit training pitch, erection of replacement rugby clubhouse, landscaping and ecological works, noise mitigation, electrical sub stations, pumping stations, car parking and vehicle, cycle and pedestrian circulation including details of 5 access(s) off Manchester Road to serve residential, employment, retail/health development and 2 emergency access points off the A1 private road. Approval sought

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for access with all other matters reserved.

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 / Unilateral Undertaking to secure:
- Affordable Housing Scheme – 10% on site provision per phase of development and to be split 50:50 between affordable rent and shared ownership housing units and 50:50 between 1 and 2 bed dwellinghouses and/or apartments, and 3 bed dwellinghouses.
 - A contribution of £236,890 towards new and/or improvement of existing primary schools payable on occupation of the 33rd dwelling and a further contribution of £500,000 payable on occupation of the 289th dwelling on the assumption that the CRR progresses beyond the next funding gateway.
 - Provision of on-site green infrastructure/open space, management and maintenance.
 - Provision of on-site play facilities, management and maintenance.
 - Provision of replacement facilities for Carrington Rugby Club, including new pitch, training area and club house (replacement pitch to be constructed and made available for use before the existing pitch is decommissioned).
 - Replacement Rugby facilities to be constructed to RFU Guidance Specification and Sport England design guidance and to include community use within permitted hours.
 - Management and maintenance by the Rugby Club (or alternative body, including a management company).
 - Travel Plan Monitoring Fee (figure to be confirmed and agreed).
- (ii) To complete a suitable Deed of Variation to secure:
- Obligation not to implement the extant outline planning permission for employment development at land off Common Lane (ref. 88779/OUT/16).
 - The removal of the requirement in the previous Legal Agreement for a financial contribution to be made towards improvements at the Common Lane junction.
- (iii) To carry out minor drafting amendments to any planning condition.
- (iv) To have discretion to determine the application appropriately in the circumstances where a S106 Agreement has not been completed within three months of the resolution to grant planning permission.
- (v) 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 9.24 pm.