

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

10th SEPTEMBER, 2020

PRESENT:

Councillor Walsh (In the Chair),
Councillors Dr. Barclay, Cordingley, Evans (Substitute), Hartley, Holden (Substitute),
Jerrome, Minnis, 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),
Planning and Development Manager (East) (Ms. H. Milner),
Major Planning Projects Officer (Mr. C. McGowan),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Solicitor (Mrs. C. Kefford),
Senior Governance Officer (Mr. I. Cockill),
Governance Officer (Miss M. Cody).

Also present: Councillors Anstee CBE and Wright.

APOLOGIES

Apologies for absence were received from Councillors Carey, Morgan and Rigby MBE.

107. DECLARATIONS OF INTEREST

Councillor Cordingley declared a Personal and Prejudicial Interest in Application 99829/FUL/20 (Land at Circle Court, Barton Road, Stretford) due to his involvement.

Councillor Holden declared a Personal and Prejudicial Interest in Application 100961/VAR/20 (Stretford Grammar School, Granby Road, Stretford) as he is a Governor at the School.

108. MINUTES

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

109. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

110. 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.

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RESOLVED: That the report be received and noted.

111. 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>
100680/FUL/20 – Heyes Lane Junior and Infant School, Crofton Avenue, Timperley.	Erection of 1no. log cabin with storage to provide extra classroom space.
100961/VAR/20 – Stretford Grammar School, Granby Road, Stretford.	Application for variation of condition 5 on planning permission 97477/FUL/19 (Erection of a single storey extension, reconfiguration of car parking and ancillary works.). For proposed new surface water run-off rates and attenuation storage.

[Note: Councillor Holden declared a Personal and Prejudicial Interest in Application 100961/VAR/20, as he is a Governor at the School. He remained in the meeting but did not participate in the debate or cast a vote on the Application.]

101160/VAR/20 – Broomwood Community Wellbeing Centre, 105 Mainwood Road, Timperley.	Application for variation of condition 2 on planning permission 93797/FUL/18 (Erection of a single storey extension to the east facing elevation to form a sports hall) to vary the approved plans.
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112. APPLICATION FOR PLANNING PERMISSION 99829/FUL/20 – LAND AT CIRCLE COURT, BARTON ROAD, STRETFORD

[Note: Councillor Cordingley declared a Personal and Prejudicial Interest in Application 99829/FUL/20, due to his involvement. 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 the erection of a 9-storey hotel (use class C1) comprising 197 bedrooms, formation of a new vehicular access onto Barton Road; associated parking and servicing areas; landscaping; provision of a detached sub-station and associated development thereto.

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:

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- (1) The proposed development, by reason of its siting, scale, height, massing and external appearance would result in an unduly cramped, dominant and obtrusive form of development, which would be out of keeping with the character of the surrounding area. Moreover, the development would result in the loss of trees within the site which it is unable to successfully mitigate with replacement planting because of the development's cramped layout. As such, the proposed development represents poor design, which would have a detrimental impact on the character and visual appearance of the street scene and the surrounding area. It is therefore considered that it would fail to comply with Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework, and the National Design Guide.
- (2) The proposed scheme represents an unsustainable form of development with limited accessibility to sustainable modes of transport and a reliance on private car journeys. The development would generate an additional demand for car parking which cannot be accommodated on the site in a satisfactory manner, resulting in vehicles being forced to park on the surrounding road network to the detriment of highway safety and residential amenity. The proposal is therefore contrary to Policies L4 and L7 of the Trafford Core Strategy, SPD3: Parking Standards and Design and the National Planning Policy Framework.
- (3) The proposed vehicular access, with substandard visibility splays, would pose an unacceptable risk to highway safety on a busy road in close proximity to schools, a petrol filling station and residential properties. The proposed development is therefore contrary to Policies L4 and L7 of the Trafford Core Strategy, SPD3: Parking Standards and Design and the National Planning Policy Framework.

113. APPLICATION FOR PLANNING PERMISSION 100737/FUL/20 – 34 GREEN COURTS, GREEN WALK, BOWDON

The Head of Planning and Development submitted a report concerning an application for planning permission for the change of use of dwellinghouse into 3 residential units with the erection of a two-storey side extension, including minor alterations to existing elevations and the creation of two new bin stores.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared lost.

It was moved and seconded that planning permission be granted subject to an additional condition requiring the provision of one additional parking space.

The motion was put to the vote and declared carried.

RESOLVED: That planning permission be granted subject to the conditions now determined, with the removal of Condition 9 (as detailed in the Additional Information Report) due to duplication and subject to a further condition as follows:-

- (9) The residential units hereby permitted shall not be occupied unless and until the six

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car parking spaces shown on the approved site layout plan, received by the local planning authority on 14th September 2020, have been provided. The approved parking spaces shall be retained thereafter for the parking of vehicles.

Reason: In the interests of highway safety and residential amenity, having regard to Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

114. PROPOSED STOPPING UP OF HIGHWAY VERGE LYING BETWEEN WESTINGHOUSE ROAD PARKWAY A5081 AND PARKWAY CIRCLE AT TRAFFORD PARK

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 Trafford Park to enable development to be carried out in accordance with the Planning Permission deemed to be granted by the Secretary of State for Transport under reference TWA/14/APP/06 and in connection with the Statutory Instrument 2016 No.1035 The Transport for Greater Manchester (Light Rapid Transit System) (Trafford Park Extension) Order 2016.

RESOLVED: That no objection be raised to the Application.

The meeting commenced at 4.11pm and concluded at 6.11pm.