

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

12th NOVEMBER, 2020

PRESENT:

Councillor Walsh (In the Chair),
Councillors Dr. Barclay (part), Cordingley, Hartley, Holden (Substitute), Jerrome, Minnis,
Morgan, Rigby MBE, Stennett MBE, Thomas (Substitute), 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. R. Gore),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Solicitor (Ms. J. Cobern),
Senior Governance Officer (Mr. I. Cockill),
Governance Officer (Miss M. Cody).

Also present: Councillors Boyes and Wright.

APOLOGIES

Apologies for absence were received from Councillors Carey and K. Procter.

132. DECLARATIONS OF INTEREST

No declarations were made.

133. MINUTES

RESOLVED: That the Minutes of the meetings held on 15th and 22nd October, 2020, be approved as a correct record and signed by the Chair.

134. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

135. 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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136. HYBRID APPLICATION 94949/HYB/18 – LAND AT HEATH FARM LANE, PARTINGTON

The Head of Planning and Development submitted a report concerning a hybrid application comprising (a) Application for full planning permission for the clearance and remediation of the existing site and the erection of 148 dwellings with access from Broadway and associated works including the provision of internal estate roads, parking and turning circle, landscape works (including provision of public open space, tree clearance/replacement/woodland management and ecological management), electrical sub-station, and sustainable urban drainage works and (b) Application for outline planning permission for the erection of up to 452 dwellings with access from Broadway and associated works including the provision of internal estate roads and parking, landscape works (including provision of public open space, tree clearance/replacement/woodland management and ecological management), electrical sub-stations, and sustainable urban drainage works drainage principles.

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:
- A financial contribution of £1,611,400 towards the proposed 'Carrington Relief Road' (the new road infrastructure to serve the SL5 Strategic Location to relieve congestion on the A6144), or alternatively to be used towards the cost of the Flixton Road Junction Improvement Scheme in the event that the CRR is not to be delivered.
 - A financial contribution of £56,000 towards highway improvements at the Manchester Road/Flixton Road junction.
 - A contribution of £162,747 towards outdoor sports facilities provision.
 - Provision of on-site green infrastructure/open space, management and maintenance.
 - Provision of on-site play facilities, management and maintenance.
 - Travel Plan Monitoring Fee of £2,000.
 - The submission of a viability review of the scheme on completion of the sale of the 251st, 375th and 475th dwellings (excluding the 100 affordable units that form part of the application).
- (ii) To carry out minor drafting amendments to any planning condition.
- (iii) 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.

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- (iv) 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).

**137. APPLICATION FOR PLANNING PERMISSION 101290/FUL/20 – 187 & 189
MARSLAND ROAD, SALE**

The Head of Planning and Development submitted a report concerning an application for planning permission for the change of use of part of first floor from C3 (residential) to A1 (retail) use, the erection of 3 storey, 2 storey and single storey rear extensions following demolition of existing 2 storey rear extension. Associated external alterations including change from hipped roof to gable with installation of x2 number windows in lieu of side dormer.

RESOLVED: That planning permission be granted subject to the conditions now determined with an amendment to condition 8 and an additional condition as follows:-

- (8) No above ground development shall take place until details of the bin stores within the site, which shall include accommodation for separate recycling receptacles for paper, glass and cans in addition to other household and commercial waste, have been submitted to and approved in writing by the Local Planning Authority. The approved bin stores shall be completed and made available for use prior to the first occupation of the commercial and residential units and shall be retained thereafter.

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

- (11) The first and second floors of the development hereby approved, shown as storage and office space on plan 20-101 (FPL)10 Rev_A (as received 2 November 2020) shall remain ancillary to the ground floor use and shall not be made available for public use/access.

Reason: To protect residential amenity and the highway network from an intensification of the commercial use and having regards to Policies L4 and L7 of the Trafford Core Strategy.

**138. APPLICATION FOR OUTLINE PLANNING PERMISSION 101860/OUT/20 – 3
BROOKLANDS ROAD, SALE**

The Head of Planning and Development submitted a report concerning an application for outline planning permission for the erection of 2no. semi-detached houses with all matters reserved.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared lost.

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RESOLVED: That planning permission be granted subject to the conditions now determined.

The meeting commenced at 4.05 pm and concluded at 5.57 pm.