

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

21st JANUARY, 2021

PRESENT:

Councillor Williams (In the Chair),
Councillors Acton (Substitute), Akinola (Substitute), Dr. Barclay, Carey, Cordingley,
Hartley, Jerrome, Minnis, Morgan, K. Procter and Rigby MBE.

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 (Ms. D. Harrison),
Major Planning Projects Officer (Mr. C. McGowan),
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: Councillor Welton.

APOLOGIES

Apologies for absence were received from Councillors Thomas and Winstanley.

10. DECLARATIONS OF INTEREST

Councillor K. Procter declared a Personal and Prejudicial Interest in Application 101346/HHA/20 (83 Whitelake Avenue, Flixton) as he resides within the vicinity of the application site, however, he did confirm that he has had no involvement with the application or the applicants.

Councillor Williams declared a Personal and Prejudicial Interest in Applications 100109/FUL/20 (Land off Hall Lane, Partington) and 100110/RES/20 (Land adjoining the Manchester Ship Canal North of Lock Lane and Thirlmere Road, Partington) as his employer is the registered provider of social housing involved with the developments.

Councillor Rigby MBE declared a Personal Interest in Applications 100109/FUL/20 (Land off Hall Lane, Partington) and 100110/RES/20 (Land adjoining the Manchester Ship Canal North of Lock Lane and Thirlmere Road, Partington) being a former Chairman of Governors for 3 of the local schools.

The Head of Planning and Development declared a Personal and Prejudicial Interest in Application 101618/FUL/20 (Mani Halal Meat and Vegetable Shop, 208-210 Moss Lane, Hale) as she resides within the vicinity of the application site. She advised the Committee that she was not involved with the preparation of the report.

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11. MINUTES

RESOLVED: That the Minutes of the meetings held on 10th and 17th December, 2020, be approved as a correct record and signed by the Chair.

12. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

13. 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.

14. UPDATE: PLANNING OBLIGATIONS: DEVELOPER CONTRIBUTIONS TOWARDS THE CARRINGTON RELIEF ROAD

The Head of Planning and Development submitted a report which provided an update and correction to the report which was previously approved by Members of the Committee on 15th October, 2020.

RESOLVED: That the contents of the report be noted and that the updated Appendix 1 be approved as a material consideration in the determination of planning applications with immediate effect.

15. 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>
100021/FUL/20 – Wheatsheaf Hotel, 21 Church Street, Altrincham.	Change of use of the existing public house and coach house (Sui Generis) to residential use (Class C3) to create 6no dwellings. Works to include basement works including installation of new light well, and part single/part two storey extensions following demolition of the existing structures, amendments to vehicle access, demolition and rebuilding of existing garage adjacent to side boundary to create car ports and cycle store, erection of separate garage, bin store and associated landscaping. Existing signage to be removed and the facades made good.

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16. APPLICATION FOR PLANNING PERMISSION 100109/FUL/20 – LAND OFF HALL LANE, PARTINGTON

[Note: The Chair declared a Personal and Prejudicial Interest in Application 100109/FUL/20 as his employer is the registered provider of social housing involved with the development and he vacated the Chair. The Vice-Chair took the Chair. Councillor Williams remained in the meeting but did not participate in the debate or cast a vote on the Application. Councillor Rigby MBE also declared a Personal Interest in this Application being a former Chairman of Governors for 3 of the local schools.]

COUNCILLOR HARTLEY IN THE CHAIR

The Head of Planning and Development submitted a report concerning an application for planning permission for 151 dwellings, together with associated access, parking, landscaping, sub-station, drainage, the layout of the road and footways and other associated works.

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 £834,124.00 towards the Carrington Relief Road and a financial contribution of £437,088.00 towards off-site primary education facilities.
- (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.
- (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).

17. APPLICATION FOR RESERVED MATTERS 100110/RES/20 – LAND ADJOINING THE MANCHESTER SHIP CANAL NORTH OF LOCK LANE AND THIRLMERE ROAD, PARTINGTON

[Note: The Chair declared a Personal and Prejudicial Interest in Application 100110/RES/20 as his employer is the registered provider of social housing involved with the development and he vacated the Chair. The Vice-Chair took the Chair. Councillor Williams remained in the meeting but did not participate in the debate or cast a vote on the Application. Councillor Rigby MBE also declared a Personal Interest in this Application being a former Chairman of Governors for 3 of the local schools.]

COUNCILLOR HARTLEY IN THE CHAIR

The Head of Planning and Development submitted a report concerning an application for the approval of reserved matters for layout, scale, appearance and landscaping pursuant to 86160/OUT/15 for the erection of 298 dwellings (including 40 affordable homes), public open space including play facilities, and associated works (including a pump station, flood water storage tanks and the erection of sub-stations). The application is accompanied by an EIA compliance statement.

RESOLVED: That the application for Reserved Matters be granted subject to the conditions now determined.

18. APPLICATION FOR PLANNING PERMISSION 101044/FUL/20 – 64-66 TALBOT ROAD, STRETFORD

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of 66 Talbot Road and the erection of two buildings, 6 to 13 storeys in height, to provide 149 residential dwellings (Use Class C3) with associated infrastructure and landscaping and the demolition of a rear extension at 64 Talbot Road and refurbishment to provide office accommodation (Use Class B1).

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 under S106 of the Town and Country Planning Act 1990 (as amended) to secure:-
 - The provision of 33 units (22%) affordable housing on-site within Block A.
 - A financial contribution of £204,885 towards off-site primary education facilities.
 - A financial contribution of £195,327 towards off-site secondary education facilities.
 - A financial contribution of £87,364 towards spatial green infrastructure improvements at Longford Park.
 - A financial contribution of £120,536 towards outdoor sports facilities.
 - The retention of Tim Groom Architects in the role of design certifier throughout the construction period, or alternatively to secure a commuted sum to cover the professional fees required to enable the local Planning Authority and developer to work together to secure the involvement of an architectural practice of their choice in the role of design certifier.
- (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).

19. APPLICATION FOR PLANNING PERMISSION 102313/FUL/20 - GULMARG, GARDEN LANE, ALTRINCHAM

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of a replacement two storey dwelling to include new replacement boundary walls and landscaping following the demolition of the existing dwelling.

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:-

The proposed development, by reason of its siting, height and massing in conjunction with the elevated position of the site, would appear overbearing and visually intrusive to the neighbouring properties on Springfield Road and would unduly overshadow and result in a loss of evening sunlight to these properties. The development would therefore have a detrimental impact on the residential amenity that the occupiers of these dwellings could reasonably expect to enjoy. As such the proposal would be contrary to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Note: Due to the time restrictions on the meeting, the Committee agreed that a reconvened meeting would be held on Tuesday 26th January, 2021 at 6.00pm, where consideration of the remaining items 101346/HHA/20, 101618/FUL/20, 101780/HHA/20 and 102232/HHA/20 would take place.

The meeting commenced at 6.33 pm and concluded at 9.32 pm.