

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

14th OCTOBER, 2021

PRESENT:

Councillor Williams (In the Chair),
Councillors Acton (Substitute), Akinola, Bunting, Chalkin, Hartley, Hassan, Maitland, Minnis, Morgan, Thomas, Welton 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 (West) (Mr. S. Day),
Planning and Development Manager (East) (Ms. H. Milner),
Senior Highways & Traffic Engineer (Amey) (Ms. E. Hendren),
Solicitor (Ms. J. Cobern),
Governance Officer (Miss M. Cody).

Also present: Councillor Longden.

APOLOGY

An apology for absence was received from Councillor Dagnall.

36. DECLARATIONS OF INTEREST

Councillor Thomas declared a Personal and Prejudicial Interest in Application 105488/HHA/21 (119 Davyhulme Road, Davyhulme), due to his involvement by calling the application in to be determined by the Committee.

37. MINUTES

RESOLVED: That the Minutes of the meeting held on 9th September, 2021, be approved as a correct record and signed by the Chair.

38. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

39. 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.

Planning and Development Management Committee
14th October, 2021

40. 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>
102874/FUL/20 - Parkfield, 8 Groby Place, Altrincham.	The demolition of the existing dwelling, and the erection of five dwellings, together with access, parking, drainage, landscaping, and other associated works.
103366/FUL/21 - White Oaks, Bollinway, Hale Barns.	Erection of new detached house with associated parking and landscape works following demolition of existing house.
104106/HHA/21 - Flat 7, Evenholme Flats, Green Walk, Bowdon, Altrincham.	Alterations to roof terrace parapet.
104509/FUL/21 - Land Adjacent Stanley Square Shopping Centre Service Yard, Springfield Road, Sale.	Erection of a two-storey children's nursery (Use Class E), provision of car parking and new car park barrier, cycling parking and associated plant, tree removal and landscaping with associated works and improvements.
105138/HHA/21 - 12 Bowness Drive, Sale.	Erection of two storey side extension.
105221/FUL/21 - Firs Primary School, Firs Road, Sale.	Expansion of the school including standalone nursery, studio extension to the dining hall, new 2 storey classroom block to the south west corner of the existing building and formation of new car park to Firs Road frontage.
105473/HHA/21 - 14 Bowness Drive, Sale.	Erection of a part single/part two storey front/side and rear extension.

41. APPLICATION FOR PLANNING PERMISSION 104974/FUL/21 - PLOT TO THE REAR OF 3 BROOKLANDS ROAD, SALE

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of two dwellinghouses with associated landscaping.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared lost.

Planning and Development Management Committee
14th October, 2021

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

42. APPLICATION FOR PLANNING PERMISSION 105150/HHA/21 - 210 WALTON ROAD, SALE

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of new front porch, part two storey rear/side extension including addition of a hip to gable for incorporation of rear dormer.

It was moved and seconded that planning permission be granted.

The motion was put to the vote and declared carried.

RESOLVED: That planning permission be granted for the reasons given below and subject to the following conditions:

- (1) The development must be begun not later than three years beginning with the date of this permission.
Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- (2) The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, drawing numbers: 941-04; 941-05; 941-06; 941-08.
Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.
- (3) The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing building.
Reason: In order to ensure a satisfactory appearance in the interests of visual amenity having regard to Policy L7 of the Trafford Core Strategy, the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations and the requirements of the National Planning Policy Framework.
- (4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) upon first installation the windows in the first floor on the west side elevation facing no. 212 Walton Road shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interest of amenity having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Planning and Development Management Committee
14th October, 2021

Reasons for Approval:

The design of the proposed dormer is considered to be acceptable and would not be detrimental to the appearance of the existing property, the form of the semi-detached properties of which it forms part, or the streetscene more widely.

43. APPLICATION FOR RETROSPECTIVE PLANNING PERMISSION 105488/HHA/21 - 119 DAVYHULME ROAD, DAVYHULME, MANCHESTER

[Note: Councillor Thomas declared a Personal and Prejudicial Interest in Application 105488/HHA/21, due to his involvement by calling the application in to be determined by the Committee and removed himself from the Committee. After making his 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 a retrospective application for planning permission for the erection of single storey rear detached outbuilding.

It was moved and seconded that retrospective 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 outbuilding, by reason of its scale, height, massing, design and proximity to the common boundary, has an overbearing and overshadowing impact on the neighbouring property, 117 Davyhulme Road, to the detriment of the amenity that the occupiers of that property could reasonably expect to enjoy. As such, the development is contrary to Policy L7 of the Trafford Core Strategy and guidance in the National Planning Policy Framework.
- (2) The outbuilding, by reason of its scale, height, massing, design and materials, has a detrimental impact on the visual appearance and character of the area. As such, the development is contrary to Policy L7 of the Trafford Core Strategy and guidance in the National Planning Policy Framework.

44. URGENT BUSINESS

- (a) 102874/FUL/20 - Parkfield, 8 Groby Place, Altrincham

[The Chair allowed consideration of this Item as Urgent Business as it related to additional information in respect of an item already on the Agenda.]

The Head of Planning and Development submitted a report in respect of Application 102874/FUL/20.

RESOLVED: That the contents of the report be noted.

Planning and Development Management Committee
14th October, 2021

The meeting commenced at 6.32 pm and concluded at 9.29 pm.