

## **PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE**

**10<sup>th</sup> MARCH, 2022**

### **PRESENT:**

Councillor Williams (In the Chair),  
Councillors Bunting, Chalkin, Hartley, Hassan, Maitland, Minnis, Thomas, Welton and Winstanley.

In attendance: Director of Growth and Regulatory Services (Mr. A. Fisher),  
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),  
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),  
Solicitor (Planning and Environment) (Ms. J. Cobern),  
Governance Officer (Miss M. Cody).

Also present: Councillors Butt, Cordingley, Newgrosh and Whetton.

### **APOLOGIES**

Apologies for absence were received from Councillors Akinola, Dagnall and Morgan.

#### **75. DECLARATIONS OF INTEREST**

Councillor Welton declared a Personal Interest in Agenda Item 7 – Urgent Business (105847/FUL/21 – Hare and Hounds Hotel, Wood Lane, Timperley) as he is a Board Member at Timperley Sports Club.

#### **76. MINUTES**

RESOLVED: That the Minutes of the meeting held on 10<sup>th</sup> February, 2022, be approved as a correct record and signed by the Chair.

#### **77. QUESTIONS FROM MEMBERS OF THE PUBLIC**

Questions were submitted which were deemed not to be appropriate for the Planning Committee to consider; advice was given that these should be directed to the relevant Departments for response.

#### **78. 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**  
**10<sup>th</sup> March, 2022**

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**79. APPLICATIONS FOR PERMISSION TO DEVELOP ETC**

(a) Permission refused for the reasons now determined

<u>Application No., Address or Site</u>	<u>Description</u>
105247/HHA/21 – Moss Cottage, South Downs Road, Bowdon.	Erection of a two storey corner infill extension, two single storey side extensions. Erection of a new detached garage and creation of a new vehicular access. External alterations to include a new link between the two ranges at first floor and roof level, replacement of a window with a new door to side and a new door to the front elevation and other external alterations.
105248/LBC/21 – Moss Cottage, South Downs Road, Bowdon.	Listed Building Consent sought for the erection of a two storey corner infill extension and two single storey side extensions. External alterations to include a new link between the two ranges at first floor and roof level, replacement of a window with a new door to side and a new door to the front elevation and other external alterations. Internal alterations comprising reconfiguration of internal layout to the 20th century range at ground and first floor to create new staircase, additional bedroom, bathroom and storage.
105249/FUL/21 – Moss Cottage, South Downs Road, Bowdon.	Subdivision of the site with extensions and alterations to the existing garage to form a separate 1.5 storey dwellinghouse. Works to the existing garage include 1.5 storey front, side and rear extensions, addition of three dormer windows and the addition of four rooflights. Existing vehicular access from Marlborough Road to be retained and shared with Moss Cottage.
105905/OUT/21 – World of Pets, Thorley Lane, Timperley.	Outline planning application for up to 116no. residential dwellings with all matters reserved aside from access, for which detailed consent is sought.

**Planning and Development Management Committee**  
**10<sup>th</sup> March, 2022**

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(b) Application withdrawn by the Applicant

106476/FUL/21 – Development Site, Waterways Avenue, Pomona, Old Trafford.

Erection of two residential blocks (12 and 14 storeys) providing 162 residential apartments, a mix of one, two and three bedrooms, with parking, landscaping and associated works.

**80. APPLICATION FOR PLANNING PERMISSION 103844/HYB/21 – LAND AT STRETFORD MALL AND LACY STREET, CHESTER ROAD, STRETFORD**

The Head of Planning and Development submitted a report concerning an application for full planning permission for the demolition of specified buildings; and outline planning permission with all matters reserved except for access for a mixed-use development comprising: up to 13,000 sqm of commercial, business and service floorspace (Use Class E); up to 2,800 sqm of public house or drinking establishment floorspace (Sui Generis); up to 720 sqm of learning and non-learning institutions (Use Class F1); up to 2,400 sqm for local community uses (Use Class F2); up to 800 residential units (Use Class C3); public realm and landscaping; highways improvement works; and other associated infrastructure.

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 nomination rights for on-site affordable housing.
  - A financial contribution towards improvements to off-site primary and secondary 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), with the following amendment to Condition 46:-

Any part of the development falling within Use Class E(b) of Schedule 1 of the Town and Country Planning (Use Classes) Order 1987 (as amended), or constituting a public house/drinking establishment (sui generis), shall only be open for trade or business between the following hours:

08.00 – 23.00 Monday to Thursday  
08.00 – 00.00 Friday and Saturday

**Planning and Development Management Committee**  
**10<sup>th</sup> March, 2022**

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10.00 – 23.00 Sunday and Bank Holidays

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

Determination regarding the removal of furniture at night was delegated to the Head of Planning and Development, with the following condition to be added:-

Any reserved matters applications for uses falling within Use Class E(b) of Schedule 1 of the Town and Country Planning (Use Classes) Order 1987 (as amended), or constituting a public house/drinking establishment (sui generis), shall be accompanied by an Outdoor Eating and Drinking Management Plan where outdoor eating and/or drinking is proposed. The Plan shall assess the effects of outdoor eating and drinking on amenity in the vicinity, and include mitigation measures as appropriate.

Reason: In the interests of amenity, and to allow the Local Planning Authority to consider restricting outdoor eating and drinking through further conditions at reserved matters stage, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

**81. APPLICATION FOR PLANNING PERMISSION 104811/FUL/21 – CITY POINT AND 2 HORNBY ROAD, 701 CHESTER ROAD, STRETFORD**

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of existing office building and erection of 169 bed hotel, comprising between 4 and 10 storeys of hotel accommodation and ancillary uses including ground floor café, plus basement with pool and gym and screened rooftop plant area and tower feature. Associated parking and servicing areas with main vehicular access off Hornby Road and associated changes to the public realm. Use of No. 2 Hornby Road for hotel staff accommodation.

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 design, external appearance, scale, height and massing would result in an unduly dominant and obtrusive form of development, which would be out of keeping with the character of the surrounding area. As such, the proposed development would have a detrimental impact on the character and visual appearance of the street scene and the surrounding area. It is therefore considered that the proposed development does not represent good design and would fail to comply with Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.
- (2) The proposed development by reason of its height, scale and massing in close proximity to adjacent residential properties, would give rise to an unduly

**Planning and Development Management Committee**  
**10<sup>th</sup> March, 2022**

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overbearing and overdominant impact and result in harmful overlooking to the detriment of the amenity that the adjoining occupants could reasonably expect to enjoy. As such the proposal is contrary to Policy L7 of the Trafford Core Strategy and the National Planning Framework.

- (3) The proposed development would generate an additional demand for car parking which cannot be accommodated on this site in a satisfactory manner with the result that vehicles would be forced to park on surrounding highways to the detriment of residential amenity. In addition the development would provide insufficient parking space for disabled persons. The proposed drop off and pick up point on Warwick Road would result in an unacceptable loss of pedestrian footway to the detriment of pedestrian safety. 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.

Note: Due to the time restrictions on the meeting, the Committee agreed that a reconvened meeting would be held on Monday 14<sup>th</sup> March, 2022 at 6.30pm, where consideration of the remaining items; 106535/FUL/21 and Agenda Item 7 would take place.

The meeting commenced at 6.30 pm and concluded at 9.36 pm.