

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

10th NOVEMBER, 2022

PRESENT:

Councillor Hartley (In the Chair),
Councillors Akinola, Bunting, Chalkin, Freeman, Hassan, Minnis, Morgan, S. Procter,
Thomas, Walsh, 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),
Planning and Development Manager (East) (Ms. H. Milner),
Senior Highways & Traffic Engineer (Amey) (Ms. E. Hendren),
Solicitor (Planning & Highways) (Mrs. C. Kefford),
Governance Officer (Miss M. Cody).

Also present: Councillors Duncan and Mrs. Young.

43. MEMBERSHIP

RESOLVED: That the appointment of Councillor Freeman as a Member of the Planning Development Management Committee be noted.

44. DECLARATIONS OF INTEREST

Councillor Chalkin declared a Personal and Prejudicial Interest in Application 108288/FUL/22 (Cibo Hale, 6-10 Victoria Road, Hale) he did not declare the nature of his interest; he advised he would be leaving the room for this item. During the meeting he also declared a Personal Interest in Application 108872/VAR/22 (Land bound by Elsinore Road and Skerton Road, Stretford) being aware of the background to the site as a Member of the Investment Management Board.

Councillor Freeman declared a Personal Interest in Application 108516/FUL/22 (Templemoor Infant School, Nursery Close, Sale) as the site is within his Ward, he advised the Committee that as a Councillor he had no contact with any residents about the application.

45. MINUTES

RESOLVED: That the Minutes of the meeting held on 13th October, 2022, be approved as a correct record and signed by the Chair.

46. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

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47. 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.

48. APPLICATIONS FOR PERMISSION TO DEVELOP ETC

(a) <u>Permission granted subject to standard conditions prescribed by statute, if any, and to any other conditions now determined</u>		
	<u>Application No., Address or Site</u>	<u>Description</u>
	107558/FUL/22 – Land at Stretford Mall, Chester Road, Stretford.	Full planning application for selective demolition works including the removal of the existing King Street roof structure, making good of exposed building fabric, alterations to existing building elevations, alterations to the external elevations of the MSCP and relocation of the MSCP ramp, creation of Use Class E floorspace (commercial, business and service uses), works to the existing access from Kingsway and internal road layout and public realm and landscaping works.
	107854/RES/22 – Sale West Estate bounded by Firs Way, Cherry Lane, Woodhouse Lane and Manor Avenue, Sale.	Application for the approval of reserved matters (appearance, landscaping, layout and scale) for 18 dwellings (Use Class C3) pursuant to outline planning permission 103697/VAR/21 at the Sale West Estate.
	108435/HHA/22 – 209 Kentmere Road, Timperley.	Erection of a single storey rear and side extension along with retrospective planning permission sought for the erection of fences to the front driveway and grass verge.

49. APPLICATION FOR RETROSPECTIVE PLANNING PERMISSION 108288/FUL/22 – CIBO HALE, 6-10 VICTORIA ROAD, HALE

[Note: Councillor Chalkin declared a Personal and Prejudicial Interest in Application 108288/FUL/22 and left the room during consideration of the item.]

The Head of Planning and Development submitted a report concerning an application for retrospective planning permission for external seating area at roof level, glazed balustrade and associated structures.

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It was moved and seconded that retrospective planning permission be granted.

The motion was put to the vote and declared lost.

RESOLVED: That retrospective planning permission be refused for the reasons now determined.

50. APPLICATION FOR PLANNING PERMISSION 108516/FUL/22 – TEMPLEMOOR INFANT SCHOOL, NURSERY CLOSE, SALE

[Note: Councillor Freeman declared a Personal Interest in Application 108516/FUL/22, as the site is within his Ward.]

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of single storey extension to existing nursery building along with alterations including addition of solar panels, ventilation stacks and alterations to existing windows. Reconfiguration and extension of nursery playground, erection of secure covered play area structure and realignment of existing school running track. Alterations to main school building to include demolition of existing storage and replacement with a single storey hall extension with improvements to front entrance and new canopy. Alterations to existing car park to increase car parking spaces by 4.

RESOLVED: That planning permission be granted subject to the conditions now determined with the following additional condition:-

14. Prior to above ground works a revised car park plan and strategy, which shall include a minimum of 2 accessible car parking spaces, shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall then be implemented prior to the extensions hereby approved coming into first use and shall be retained thereafter.

Reason: To reduce car travel to and from the site in the interests of sustainability and highway safety, having regard to Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

51. APPLICATION FOR PLANNING PERMISSION 108872/VAR/22 – LAND BOUND BY ELSINORE ROAD AND SKERTON ROAD, STRETFORD

[Note: At this point in the proceedings Councillor Chalkin declared a Personal Interest in Application 108872/VAR/22 as he was aware of the background to the site being on the Investment Management Board.]

The Head of Planning and Development submitted a report concerning an application for planning permission for the variation of conditions 2 and 13 on planning permission 100270/FUL/20 (Erection of a residential development (Use Class C3) for 367 units comprising five blocks between 6 and 10 storeys with associated access, parking and landscaping) to allow for amendments to design, landscaping, layout and drainage and variation to Legal Agreement to amend affordable housing tenure.

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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 10 per cent affordable housing on site in the form of 37 no. housing units for discounted market rent to be set at not more than 80% of market rent.
 - A financial contribution of £573,678 towards off-site primary education facilities.
 - A commitment to undertake and/or fund parking surveys on surrounding streets and where necessary, to seek and fund Traffic Regulation Orders and extensions to resident parking schemes.
 - 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.
- (ii) 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).

The meeting commenced at 6.30 pm and concluded at 9:07 pm.