

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

13th APRIL, 2023

PRESENT:

Councillor Winstanley (In the Chair),
Councillors Bunting, Chalkin, Maitland (Substitute), Minnis, Morgan, O'Brien (Substitute),
K. Procter (Substitute), Thomas, Walsh and Welton.

In attendance: Head of Planning and Development (Ms. R. Coley),
Major Planning Projects Manager (Mrs. S. Lowes),
Planning and Development Manager (East) (Ms. H. Milner),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Planning Lawyer (Locum) (Mr. S. Moorhouse),
Governance Officer (Miss M. Cody).

APOLOGIES

Apologies for absence were received from Councillors Akinola, Hartley, Hassan and S. Procter.

81. DECLARATIONS OF INTEREST

No declarations of interest were made.

82. MINUTES

RESOLVED: That the Minutes of the meeting held on 16th March, 2023, be approved as a correct record and signed by the Chair.

83. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

84. 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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85. 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>
108956/HHA/22 – 12 Rossett Avenue, Timperley.		Retrospective application for erection of two storey side extension and part single/part two storey rear extension.
109588/HHA/22 – 9 Blueberry Road, Bowdon.		Alterations to the front boundary and erection of bin store.

86. APPLICATION FOR PLANNING PERMISSION 108338/FUL/22 – LAND AT CHRISTIE ROAD, STRETFORD

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of building and erection of 60 no. affordable dwellings, comprising 50 no. apartments and 10 no. houses, and 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 under S106 of the Town and Country Planning Act 1990 (as amended) to secure:
- A financial contribution of £49,506 towards off-site secondary education facilities.
 - The retention of Calder Peel 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.
 - A commitment to fund a review of Traffic Regulation Orders.
- (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 planning permission be granted subject to the conditions now determined (unless amended by (ii) above) and to the following additional condition:-

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No above-ground construction works shall take place unless and until a revised car parking layout, to include four accessible car parking spaces has been submitted to and approved in writing by the Local Planning Authority. The approved layout shall be constructed prior to first occupation of the development and shall be retained thereafter.

The meeting commenced at 6.30 pm and concluded at 7.18 pm.