

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

15th JUNE, 2023

PRESENT:

Councillor Winstanley (In the Chair),
Councillors Acton (Substitute), Babar, Deakin, Eckersley, Hassan, Maitland, Minnis,
O'Brien, S. Procter, M. Taylor and Welton.

In attendance: Head of Planning and Development (Ms. R. Coley),
Head of Major Planning Projects (Mr. D. Pearson),
Planning and Development Manager (West) (Mr. S. Day),
Planning and Development Manager (East) (Ms. H. Milner),
Senior Highways & Traffic Engineer (Amey) (Ms. E. Hendren),
Planning Lawyer (Locum) (Mr. S. Moorhouse),
Governance Officer (Miss M. Cody).

Also present: Councillors Gilbert, Hirst, Lloyd, K. Procter, Sutton and S. Taylor.

APOLOGIES

Apologies for absence were received from Councillors Cordingley and Walsh.

1. MEMBERSHIP OF THE COMMITTEE

RESOLVED: That the Membership of the Planning and Development Management Committee for the Municipal Year 2023/2024 be noted.

2. APPOINTMENT OF SUB-COMMITTEE

Members of the Planning and Development Management Committee were asked to appoint the Town/Village Green Sub-Committee for the Municipal Year 2023/2024.

RESOLVED: That the Town/Village Green Sub-Committee be appointed comprising the Chair, Vice-Chair and Opposition Spokesperson or their nominees.

3. TERMS OF REFERENCE

RESOLVED: That the Terms of Reference for the Planning and Development Management Committee be noted.

4. MEETING DATES

RESOLVED: That the scheduled meeting dates for the Planning and Development Management Committee for the Municipal Year 2023/2024 be noted.

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5. DECLARATIONS OF INTEREST

Councillor Hassan declared a Personal and Prejudicial Interest in Applications 109833/FUL/22 (Land to East of Warwick Road South, Old Trafford) and 110280/VAR/23 (89A Ayres Road, Old Trafford), he did not disclose the nature of his interests but advised the Committee he would be leaving the room during consideration of these items.

Councillor Babar declared a Personal and Prejudicial Interest in Application 110280/VAR/23 (89A Ayres Road, Old Trafford), he did not disclose the nature of his interest but advised the Committee he would be leaving the room during consideration of this item.

Councillor Winstanley declared a Personal Interest in Application 109337/FUL/22 (160 Higher Road, Urmston) as he is acquainted with the Applicant.

Councillor S. Procter declared a Personal Interest in Application 109337/FUL/22 (160 Higher Road, Urmston) being married to Councillor Kevin Procter who was making representations supporting this item. Councillor S. Procter confirmed that they had not discussed this application at all and that her position was not prejudiced.

The Head of Major Planning Projects declared a Personal and Prejudicial Interest in Application 110458/VAR/23 (8 Kings Road, Sale), as he resides in the vicinity of the application site. He advised the Committee that he would be leaving the room during consideration of this item and that he had had no involvement with the application.

6. MINUTES

RESOLVED: That the Minutes of the meeting held on 11th May, 2023, be approved as a correct record and signed by the Chair.

7. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

8. 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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9. 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>
109631/RES/22 – Former Kelloggs Site, Talbot Road, Stretford.	Reserved Matters application for appearance, landscape, layout and scale for the erection of 639 residential dwellings and associated local centre uses pursuant to outline approval 99795/OUT/20.

10. APPLICATION FOR PLANNING PERMISSION 109337/FUL/22 – 160 HIGHER ROAD, URMSTON

[Note: Councillor Winstanley declared a Personal Interest in Application 109337/FUL/22, being acquainted with the Applicant; also Councillor S. Procter declared a Personal Interest in this item being married to Councillor Kevin Procter, who made representations to the Committee.]

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of existing industrial warehouse and erection of 5 new dwellings with associated bike and bin storage.

It was moved and seconded that planning permission be granted.

The motion was put to the vote, which was tied, the Chair used his casting vote to grant the application.

RESOLVED: That planning permission be granted with the imposition of conditions being deferred and delegated to Officers.

11. APPLICATION FOR PLANNING PERMISSION 109529/VAR/22 – FORMER KELLOGGS SITE, TALBOT ROAD, STRETFORD

The Head of Planning and Development submitted a report concerning an application for the variation of condition 44 (Family Housing Mix) on planning permission 99795/OUT/20 (Outline planning application (all matters reserved except for access) for the redevelopment of the site for up to 750no residential dwellings (Use Class C3); local centre and office uses (Use Class E); education (Use Class F1); hotel (Use Class C1); drinking establishment (sui generis); energy centre (Use Class B2) uses and associated infrastructure and open space, with access from Talbot Road.). To alter the wording of the condition as stated in the covering letter.

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. This is subject to the completion of a Deed of Variation of the existing S106 Agreement, and the

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permission would be subject to the same conditions attached to planning permission ref. 99795/OUT/20, with the exception of condition 44 which should be worded as follows:

A minimum of 59% of the residential units hereby approved shall be delivered as accommodation suitable for family living. In determining whether a residential unit is suitable for family living regard shall be paid to particular needs in relation to the size of residential units, as identified within the Development Plan or any recognised local/national standard that is in place at the time of any application for Reserved Matters.

12. APPLICATION FOR RETROSPECTIVE PLANNING PERMISSION 109780/FUL/22 – CIBO HALE, 6-10 VICTORIA ROAD, HALE

The Head of Planning and Development submitted a report concerning a retrospective application for existing external seating area at roof level, glazed balustrade and associated structures. Replacement of unauthorised aluminium windows and doors at first floor with new timber windows and doors.

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

The motion was put to the vote and declared carried.

RESOLVED: That retrospective planning permission be granted with the imposition of conditions and a S106 Legal Agreement being deferred and delegated to Officers.

13. APPLICATION FOR PLANNING PERMISSION 109833/FUL/22 – LAND TO EAST OF WARWICK ROAD SOUTH, OLD TRAFFORD

[Note: Councillor Hassan declared a Personal and Prejudicial Interest in Application 109833/FUL/22 and left the room during consideration of this item.]

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of existing buildings on site and erection of three residential buildings ranging from 4 to 5 storeys in height to provide 80 affordable apartments, with associated car and cycle parking, and landscaping.

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 £48,847.37 towards local open space and play facilities, comprising £20,198.75 towards local open space and £28,648.62 towards provision for children/young people.
 - A financial contribution of £65,000 towards outdoor sports facilities.

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- Nomination rights for on-site affordable housing.
- The retention of Corstorphine & Wright 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.
- (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) with the imposition of a TRO survey / review condition or S106 Legal Agreement being deferred and delegated to officers.

14. APPLICATION FOR PLANNING PERMISSION 110280/VAR/23 – 89A AYRES ROAD, OLD TRAFFORD

[Note: Councillors Babar and Hassan each declared a Personal and Prejudicial Interest in Application 110280/VAR/23, both left the room during consideration of the item.]

The Head of Planning and Development submitted a report concerning an application under Section 73 of the Town and Country Planning Act 1990 (as amended) for variation of condition 3 of planning permission H/44988 to allow for an extension of opening hours from 1200 to 2230 to 0800 to 2230.

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 increase in opening hours would result in an intensification of the use, which would result in a harmful impact upon residential amenity due to an increase in noise and disturbance from the operation of the extraction equipment associated with the use and comings and goings to the site, as such the proposal is contrary to policy L7 of the Trafford Core Strategy and the National Planning Policy Framework

15. APPLICATION FOR PLANNING PERMISSION 110458/VAR/23 – 8 KINGS ROAD, SALE

[Note: The Head of Major Planning Projects declared a Personal and Prejudicial Interest in Application 110458/VAR/23 as he lives in the vicinity of the application site, he left the room during consideration of the item.]

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The Head of Planning and Development submitted a report concerning a part retrospective application under Section 73 of the Town and Country Planning Act 1990 (as amended) for variation of condition 2 (Approved Plans) on planning permission 94663/FUL/18 (Demolition of a small side lean-to of No 8 and the build of a 2 storey new-build dwelling on the side garden of No 8.). To amend the approved plans to allow for an increase in scale (height/width/depth) with alterations at first floor/roof level, alterations including part scale reduction at ground floor level, alterations to windows and landscaping.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared lost.

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

16. APPLICATION FOR REVOCATION OF HAZARDOUS SUBSTANCES CONSENTS H/HSD/36016 AND H/HSD/36017 UNDER SECTION 14 OF THE PLANNING (HAZARDOUS SUBSTANCE) ACT 1990 (THE 1990 ACT)

The Head of Planning and Development submitted a report seeking authority to make an Order and then submit the Order to the Secretary of State for confirmation, which would revoke the extant hazardous substances consents H/HSD/36016 and H/HSD/36017 which relate to the storage of natural gas on the site.

RESOLVED: That the Order, under Section 14(2) of the Planning (Hazardous Substances) Act 1990, revoking hazardous substances consents H/HSD/36016 and H/HSD/36017 (Deemed Consents), to remove consents for the storage of natural gas at the National Grid site on Common Lane, Partington M31 4BR, be made and submitted to the Secretary of State for confirmation.

The meeting commenced at 6.30 pm and concluded at 9.20 pm.