

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

15th FEBRUARY, 2024

PRESENT:

Councillor Walsh (In the Chair),
Councillors Babar, Cordingley, Deakin, Evans (Substitute), Hassan, Jerrome, Maitland,
Minnis, O'Brien, S. Procter and M. Taylor.

In attendance: Director of Growth and Regulatory Services (Mr. A. Fisher),
Head of Planning and Development (Ms. R. Coley),
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),
Planning Lawyer (Locum) (Mr. S. Moorhouse),
Democratic Officer (Miss M Cody).

Also present: Councillors Eckersley and Jarman.

APOLOGIES

Apologies for absence were received from Councillors Eckersley and Winstanley.

62. DECLARATIONS OF INTEREST

Councillor Jerrome declared a Personal and Prejudicial Interest in Application 107465/VAR/22 (Regent Road Car Park, Altrincham) due to his discussions with the CEO of Citybranch, he also declared a Personal and Prejudicial Interest in Application 111870/HHA/23 (Donnington, 32 Grange Road, Bowdon) as the Trafford Green Party Candidate for Bowdon in the upcoming local elections resides on the street; he confirmed that he would be leaving the room during consideration of these items.

Councillor Minnis declared a Personal and Prejudicial Interest in Application 112334/FUL/23 (203 Woodhouse Lane East, Timperley) as she had a vested interest in the application with it being the Trafford Liberal Democrats' Headquarters; she confirmed that she would be leaving the room during consideration of this item.

Councillor Cordingley declared a Personal Interest in Application 111866/FUL/23 (Trafford General Hospital, Moorside Road, Flixton) as he was a representative on the Governing Body of the Manchester Foundation Trust; he confirmed that he would remain in the room during consideration of this item but would not be taking part in the debate or the vote.

Councillor Evans declared a Personal Interest on behalf of himself and Councillor Taylor in Application 111870/HHA/23 (Donnington, 32 Grange Road, Bowdon) as the Applicant was a fellow Conservative Councillor.

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The Head of Planning and Development declared a Personal and Prejudicial Interest in Application 112327/FUL/23 (Land adjacent to 24 Erlington Avenue, Old Trafford) as the objector speaking against the application was known to her; she confirmed that she would be leaving the room during consideration of this item.

63. MINUTES

RESOLVED: That the Minutes of the meeting held on 18th January, 2024, be approved as a correct record and signed by the Chair.

64. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

65. 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.

66. 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

Application No., Address or Site

Description

[Note: Councillor Cordingley declared a Personal Interest in Application 111866/FUL/23 (below), he remained in the meeting but did not take part in the debate or cast a vote.]

111866/FUL/23 - Trafford General Hospital, Moorside Road, Flixton.

Proposed two storey extension providing theatre and ancillary facilities at ground floor and plant and ancillary facilities at first floor and rooftop / landing area with external staircase to host further plant and access to adjacent roofs.

112142/HHA/23 - 93 Stockport Road, Timperley.

Erection of a two storey side and a part single/part two storey rear extension, erection of an outbuilding to the rear garden.

112242/FUL/23 - Former 1-3 Old Crofts Bank, Davyhulme.

Erection of apartment blocks containing 24no. affordable 2 bedroom apartments along with associated external works, car parking and landscaping.

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[Note: The Head of Planning and Development declared a Personal and Prejudicial Interest in Application 112327/FUL/23 (below) and left the room during consideration of this item.]

112327/FUL/23 - Land Adjacent To 24 Erlington Avenue, Old Trafford. Erection of two storey detached dwelling with associated garage, parking/cycle store and landscaping.

[Note: Councillor Minnis declared a Personal and Prejudicial Interest in Application 112334/FUL/23 (below) and left the room during consideration of this item.]

112334/FUL/23 - 203 Woodhouse Lane East, Timperley, Altrincham. Removal of existing rear covered yard, erection of single storey rear extension and alterations to elevations.

67. APPLICATION FOR PLANNING PERMISSION 111870/HHA/23 - DONNINGTON, 32 GRANGE ROAD, BOWDON, ALTRINCHAM

[Note: Councillor Jerrome declared a Personal and Prejudicial Interest in Application 111870/HHA/23 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 attached garage and erection of single storey side extension, raised rear patio, enlarged rear lightwell and associated external alterations including roof lights, replacement of timber windows with uPVC windows to all elevations, demolition of gateposts (in connection with widening of vehicular access with new vehicular access gate and reinstatement of re-sized gateposts in a different position) (part retrospective).

It was moved and seconded that consideration of the application be deferred.

The motion was put to the vote and declared lost.

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

68. APPLICATION FOR PLANNING PERMISSION 107465/VAR/22 – REGENT ROAD CAR PARK, ALTRINCHAM

[Note: Councillor Jerrome declared a Personal and Prejudicial Interest in Application 107465/VAR/22 and left the room during consideration of this item.]

The Head of Planning and Development submitted a report concerning an application for the variation of condition 2 on planning permission 98607/VAR/19 (Application for variation of condition 2 on planning permission 93171/FUL/17 to vary the approved plans, to incorporate a glass roof on Block A atrium with associated minor amendments throughout Block A, Block B, Multi-Storey Car Park and external areas) for amendments to external materials and updates to elevations, landscaping and layout.

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It was moved and seconded that consideration of the application be deferred.

The motion was put to the vote and declared carried.

RESOLVED: That consideration of the application be deferred in order that further information and explanation could be given at a future meeting on the discharge of the Viability Value Contribution in order for Members to make an informed decision.

69. INFRASTRUCTURE AND DEVELOPMENT IN NEW CARRINGTON – DEVELOPER CONTRIBUTIONS

The Head of Planning and Development submitted a report which provided an overview and update of the current planning and transport infrastructure position in New Carrington.

RESOLVED –

- (i) That the contents of the report be noted.
- (ii) That the Planning and Development Management Committee approve the formula for the calculation of interim developer contributions in New Carrington for the purposes of the determination of planning applications with immediate effect.

70. BASFORD HOUSE (STRETFORD MEMORIAL HOSPITAL), 226 SEYMOUR GROVE, MANCHESTER M16 0DU: MAKING OF IMMEDIATE ARTICLE 4 DIRECTION TO REMOVE PERMITTED DEVELOPMENT RIGHTS FOR THE DEMOLITION OF THE BUILDING AND THE FRONT BOUNDARY WALL AND GATEPIERS

The Head of Planning and Development submitted a report which set out the reasons behind the proposal to make an immediate Article 4 Direction removing permitted development rights.

RESOLVED –

- (i) That the making of an immediate Direction pursuant to Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 to withdraw the permitted development rights to demolish Basford House, 226 Seymour Grove and its associated front boundary wall and gateposts is appropriate, and justified, as demolition of Basford House, 226 Seymour Grove and the front boundary wall and gatepiers would be prejudicial to the proper planning of the area and constitutes a threat to the amenities of the area.
- (ii) That the making of the Article 4(1) Direction for Basford House, 226 Seymour Grove, Manchester be approved.

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- (iii) Delegate authority to the Director of Legal and Governance and Monitoring Officer to make the Article 4(1) Direction for the land at Basford House, 226 Seymour Grove and delegate to the Corporate Director of Place authority to carry out all necessary consultation following the making of the Direction, to notify the Secretary of State in accordance with statutory requirements and to take all other action considered necessary or expedient.

- (iv) Confirm that the Article 4(1) Direction will be effective with immediate effect once made.

- (v) Delegate authority to the Director of Legal and Governance and Monitoring Officer to confirm the Direction in due course if there are no objections.

- (vi) Request that subsequent planning applications involving the demolition of Basford House, 226 Seymour Grove and the front boundary wall and gatepiers and where the Article 4 Direction remains in force to be referred to the Planning and Development Management Committee for determination.

The meeting commenced at 6.32 pm and concluded at 9.12 pm.