

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

16th JULY, 2020

PRESENT:

Councillor Walsh (In the Chair),
Councillors Dr. Barclay, Carey, Hartley, Jerrome, Minnis, Morgan, K. Procter,
Thomas (Substitute), Williams and Winstanley.

In attendance: Head of Planning and Development (Ms. R. Coley),
Head of Major Planning Projects (Mr. D. Pearson),
Major Planning Projects Manager (Mrs. S. Lowes),
Major Planning Projects Officer (Mrs. B. Brown),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Solicitor (Mrs. C. Kefford),
Senior Governance Officer (Mr. I. Cockill),
Governance Officer (Miss M. Cody).

Also present: Councillor Wright.

APOLOGIES

Apologies for absence were received from Councillors Cordingley, Rigby MBE and Stennett MBE.

93. DECLARATIONS OF INTEREST

Councillor Morgan declared a Personal and Prejudicial Interest in Application 100044/HHA/20 (Foxwood, 78A High Elm Road, Hale Barns) as a significant number of his Ward Committee/Ward Chairmen are affected by this development.

Councillor Walsh declared a Personal and Prejudicial Interest in Application 100577/HHA/20 (3 Millway, Hale Barns) due to his involvement with an objector.

94. MINUTES

RESOLVED: That the Minutes of the meetings held on 18th and 23rd June, 2020, be approved as a correct record and signed by the Chair.

95. QUESTIONS FROM MEMBERS OF THE PUBLIC

No questions were submitted.

96. 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.

97. 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>
100044/HHA/20 – Foxwood, 78A High Elm Road, Hale Barns.	Remodelling of existing property including erection of a single storey rear extension and a first floor side extension over the existing single storey side element, the provision of a roof terrace above the proposed single storey rear extension, lifting of the roof ridge height with new roof space accommodation, erection a detached double garage with accommodation above and other external alterations.

[Note: Councillor Morgan declared a Personal and Prejudicial Interest in Application 100044/HHA/20, as a significant number of his Ward Committee/Ward Chairmen are affected by this development; he left the meeting during consideration of this item.]

100577/HHA/20 – 3 Millway, Hale Barns.	Erection of first floor side extension, rendering of all external walls, replacement windows, re-roofing existing roof and introduction of front gable features, modification of existing openings and associated external alterations.
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[Note: Councillor Walsh declared a Personal and Prejudicial Interest in Application 100577/HHA/20, due to his involvement with an objector, he vacated the Chair and left the meeting during consideration of this item. The Vice-Chair took the Chair.]

COUNCILLOR WILLIAMS IN THE CHAIR

98. APPLICATION FOR PLANNING PERMISSION 98127/FUL/19 - UNIT 1, ALTRINCHAM RETAIL PARK, GEORGE RICHARDS WAY, ALTRINCHAM

The Head of Planning and Development submitted a report concerning an application for planning permission for an extension, refurbishment and subdivision of the existing Homebase store to provide a downsized unit for Homebase and a new Class A1 retail unit. The application also proposes the relocation of the Homebase garden centre, the reconfiguration of the existing car park and associated landscaping, and the creation of a new egress from the site.

It was moved and seconded that planning permission be granted.

The motion was put to the vote and declared lost.

RESOLVED: That planning permission be refused for the following reasons:-

- (1) There is a sequentially preferable site which is available within a reasonable period and also potentially suitable to accommodate the proposed foodstore development. When demonstrating flexibility on issues such as format and scale, it has not been adequately demonstrated by the applicant that this alternative site is not suitable. As such, it is considered that the application proposal fails to satisfy the sequential test at paragraph 86 of the NPPF and thus a reason to refuse the application at paragraph 90 of the NPPF applies. The proposal is also contrary to saved Policy S11 of the Revised Trafford Unitary Development Plan and Policy W2 of the Trafford Core Strategy.
- (2) The proposed development involves the introduction of a new point of egress for customer traffic onto George Richards Way which has the potential to introduce significant vehicular conflict. It has not been adequately demonstrated by the applicant that this would not have an unacceptable impact on highway safety and thus a reason to refuse the application at paragraph 109 of the NPPF applies. The proposal is also contrary to Policy L4 of the Trafford Core Strategy.

99. APPLICATION FOR PLANNING PERMISSION 100756/FUL/20 - GREAT HEYS, 74 BANKHALL LANE, HALE BARNS

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of existing dwelling and erection of 3 detached houses with associated access, car parking 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.

100. PROPOSED STOPPING UP OF HIGHWAY AT 1 MERCURY WAY, STRETFORD M41 7BZ

A report was submitted advising Members of an Application made to the Secretary of State for Transport under S247 of the Town and Country Planning Act 1990 to stop up an area of highway in Stretford to enable development to be carried out in accordance with planning permission under references 96460/FUL/18 and 99892/NMA/20.

RESOLVED: That no objection be raised to the Application.

101. PROPOSED STOPPING UP OF HIGHWAY AT BAY MALTON HOTEL, SEAMONS ROAD, BROADHEATH, ALTRINCHAM WA14 5RA

A report was submitted advising Members of an Application made to the Secretary of State for Transport under S247 of the Town and Country Planning Act 1990 to stop up an area of highway in Altrincham to enable development to be carried out in accordance with planning permission under reference 96670/FUL/19.

RESOLVED: That no objection be raised to the Application.

OTHER BUSINESS

Proposed Changes to the Scheme of Delegation

The Head of Planning and Development advised Members of a proposed change to the Scheme of Delegation for the Planning Committee relating to applications submitted by Officers employed by the Council including teachers and teaching assistants at the Borough's state schools. The proposed changes are as follows:-

- (i) Applications in which a Member or Officer has declared or personal or pecuniary interest. Applications for the enlargement, improvement or other alteration of existing dwellinghouses will not normally be referred to Committee unless:
 - (i) the Officer concerned is
 - Employed in the Place Directorate;
 - Employed in Governance Services;
 - Head of Service level and above in any Directorate; or
 - any other employee who has involvement in the Council's determination of planning applications; or
 - (ii) One or more objection has been received that is material.
- (ii) Applications for development by or on behalf of the Council (including a Local Authority controlled school) to which an objection has been made which is material to the development proposed.

The proposed changes to the Scheme of Delegation are to be debated and determined at a future meeting of full Council and should these be accepted by Members will come into immediate effect.

The meeting commenced at 4.01 pm and finished at 6.34 pm.