

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

13th APRIL, 2017

PRESENT:

Councillor Mrs. Ward (In the Chair),
Councillors Dr. Barclay, Bunting, N. Evans, Gratrix, Hopps, O'Sullivan, Smith,
Stennett MBE (Substitute) Walsh, Whetton (Substitute) and Wright.

In attendance: Head of Planning and Development (Mrs. R. Coley),
Planning and Development Manager – Major Projects (Mr. D. Pearson),
Senior Planning and Development Officer (Mr. R. Gore),
Team Leader (Environmental Control & Sports Ground Safety) (Mr. T. Bibi),
Principal Highways & Traffic Engineer (Amey) (Mr. J. Morley),
Director of Legal & Democratic Services (Ms. J. le Fevre),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors Carter and Cordingley.

APOLOGIES

Apologies for absence were received from Councillors Fishwick, Malik and Sharp.

70. MINUTES

RESOLVED: That the Minutes of the meetings held on 9th and 30th March, 2017, be approved as a correct record and signed by the Chairman.

71. 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.

72. APPLICATION FOR PLANNING PERMISSION 88439/HYB/16 - HIMOR (CARRINGTON) LTD - LAND KNOWN AS CARRINGTON VILLAGE ON LAND OFF MANCHESTER ROAD, CARRINGTON

[Note: Councillor Dr. Barclay declared a Personal Interest in Application 88439/HYB/16 as the Managing Director of HIMOR was known to her in her capacity of school Governor.]

The Head of Planning and Development submitted a report concerning a hybrid application comprising:-

a) Application for full planning permission for the demolition of existing buildings and structures, re-contouring of the site to form development platforms, new access(s) off Manchester Road to serve residential, employment, retail/health development and new emergency access(s) off the A1 private road to serve employment development, improvements to the A6144 Manchester Road/Flixton

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Road/Isherwood Road junction and the A6144 Carrington Lane/Carrington Spur/Banky Lane junction; and

b) Application for outline planning permission for the construction of up to 725 dwellings, erection of up to 46,450sq m employment floorspace (Use Classes B1/B2/B8), erection of up to 929 sq m of retail (Use Class A1)/ health (Use Class D1) floorspace, creation of public open space, rugby pitch relocation along with new training pitch, erection of replacement rugby clubhouse, replacement car park for retained parts of Carrington Business Park, drainage principles, landscaping and ecological works, noise mitigation measures, electrical sub stations, pumping stations, car parking and vehicle, cycle and pedestrian circulation.

RESOLVED: That Members are minded to grant the application subject to conditions and the determination of the application hereafter being deferred and delegated to the Head of Planning and Development to enable the completion of a Legal Agreement and, if necessary, the finalisation of the scope and wording of planning conditions as follows:-

(A) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement(s) and that such Legal Agreement be entered into to secure:-

- i) Affordable Housing Scheme – 5% on site provision per phase of development to include a mix of Intermediate Housing, including Starter Homes (assuming the Starter Homes Regulations come into effect) and to secure the ongoing review of scheme viability.
- ii) To bring Ackers Lane play area up to LEAP standard and to maintain the same.
- iii) Provision of up to 10 parking spaces on Ackers Lane for community use.
- iv) Provision of on-site green infrastructure and management.
- v) Provision of open space and management.
- vi) Provision of replacement facilities for Carrington Rugby Club, including new pitch, training area and club house (replacement pitch to be constructed and made available for use before the existing pitch is decommissioned).
- vii) Replacement Rugby facilities to be constructed to RFU Guidance Specification and Sport England design guidance and to include community use within permitted hours.
- viii) Management and maintenance by the Rugby Club (or alternative body, including a management company).
- ix) Financial Contribution towards highway improvements to Flixton Road/Isherwood Road/A6144 Manchester Road Junction (figure to be confirmed and agreed).
- x) Financial Contribution towards highway improvements to Carrington Lane/Banky lane/A6144 Manchester Road Junction (figure to be confirmed and agreed).
- xi) Travel Plan Monitoring Fee (figure to be confirmed and agreed).
- xii) Financial contribution towards highway improvements to Common Lane/A6144 Manchester Road junction (figure to be confirmed and agreed).

(B) That upon the satisfactory completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

73. APPLICATION FOR OUTLINE PLANNING PERMISSION 88779/OUT/16 - HIMOR (CARRINGTON) LTD - LAND OFF COMMON LANE INCLUDING ASPHODAL FARM, COMMON LANE, CARRINGTON

[Note: Councillor Dr. Barclay declared a Personal Interest in Application 88779/OUT/16 as the Managing Director of HIMOR was known to her in her capacity of school Governor.]

The Head of Planning and Development submitted a report concerning an application for outline planning permission for the demolition of the existing farmhouse and two agricultural buildings, erection of buildings for use within Use Classes B1 (b) (Research and Development), B1 (c) (Light Industry), B2 (General Industrial) and B8 (Storage and Distribution), up to 43,874 sq. m, with ancillary offices, improvements to existing Common Lane access, associated landscaping, pumping station(s), package treatment plant and car parking. Approval sought for access with all other matters reserved.

It was moved and seconded that outline planning permission be refused.

The motion was put to the vote and declared lost.

RESOLVED: That Members are minded to grant the application subject to conditions and the determination of the application hereafter being deferred and delegated to the Head of Planning and Development to enable, if necessary, the finalisation of the scope and wording of planning conditions.

74. URGENT BUSINESS

Trafford Waters: Development and Infrastructure Phasing

[Note: The Chairman agreed to allow consideration of this item as Urgent Business for the following reason:-

By taking the Trafford Waters report for information to the same meeting as the determination of the Carrington applications, Members will be able to better appreciate that very similar consultation responses were received from Highways England in respect of the Carrington applications and the phasing of Trafford Waters. This will aid their understanding of the wider context, the consistency of Highways England's approach and that the same criticisms of Highways England's assessment are valid for both schemes.]

The Head of Planning and Development submitted a report updating Members on the position reached with Highways England and the applicant (Peel Investments North Ltd) in respect of planning application 85282/OUT/15 since Members resolved that they were minded to grant the application in October 2016.

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Specifically this relates to the agreement of Highways England to the proposed phasing of highways infrastructure to enable 1050 residential units, 27,870sqm of B1 office floorspace and 4,579sqm of commercial floorspace to come forward at Trafford Waters before full WGIS is implemented.

RESOLVED: That the contents of the report be noted.

The meeting commenced at 6.30 pm and finished at 9.45 pm.