

PLANNING DEVELOPMENT CONTROL COMMITTEE

13th NOVEMBER, 2014

PRESENT:

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

In attendance: Head of Planning Services (Mr. R. Haslam),
Development Control Manager (Mr. D. Pearson),
Planning Officer (Ms. O. St-Amour),
Traffic, Transport and Road Safety Manager (Mr. D. Smith),
Head of Legal – Environment (Mr. L. Patel),
Solicitor (Mrs. C. Kefford),
Trainee Solicitor (Ms. S. Mirza),
Democratic Services Officer (Miss M. Cody).

Also present: Councillors Brotherton, Candish, Cordingley, Dagnall and Procter.

APOLOGIES

Apologies for absence were received from Councillor Fishwick.

MR. LUKMAN PATEL

The Chairman on behalf of the Committee welcomed Mr. Lukman Patel, Head of Legal – Environment, to the Planning Committee meeting.

MR. DOMINIC SMITH

The Chairman announced to the Committee that this would be the final meeting for Mr. Dominic Smith as he was due to leave the Authority in January to take up a post with TfGM, Trafford's loss being their gain.

The Chairman on behalf of the Committee thanked Dominic for his support and for the professional way in which he delivered advice sometimes during difficult circumstances. The Committee wished him well in his new role.

31. MINUTES

RESOLVED: That the Minutes of the meeting held on 9th October, 2014, be approved as a correct record and signed by the Chairman.

32. ADDITIONAL INFORMATION REPORT

The Head of Planning Services submitted a report informing Members of additional information received regarding applications for planning permission to be determined by the Committee.

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RESOLVED: That the report be received and noted.

33. 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., Name of Applicant, Address or Site</u>	<u>Description</u>
82024/LB/2013 – Morris Homes (North) Ltd and L & M Ltd – L & M Ltd, Norman Road, Altrincham.	Listed Building Consent for conversion of existing boiler house and erection of three storey extension to provide 17 apartments; erection of 24 apartments between retained gable ends of existing traveller bay building and provision of parking on ground floor; retention of existing linotype office building as offices; retention of matrix building facade; demolition of other existing buildings; erection of 121 new dwellings and construction of associated access roads, car parking facilities and site landscaping.
82966/LB/2014 – Hale Estates – Trinity United Reform Church, Delamer Road, Bowdon.	Listed Building Consent for internal and external works associated with proposed change of use and conversion of church into 9 dwellings together with associated car parking and landscaping works.
83630/FULL/2014 – Diocese of Shrewsbury – St. Hugh of Lincoln, 314 Manchester Road, West Timperley.	Erection of new detached church hall following demolition of existing church hall, works to include erection of new railings and fencing and amendments to car-parking layout. Erection of detached building to form 2x apartments with associated hard and soft landscaping.
[Note: Councillor Walsh declared a Personal and Prejudicial Interest in Application 83630/FULL/2014, as a friend lives close to the site, and left the room during consideration of this item.]	
83638/FULL/2014 – Mr. Aiden Clancy – 89 Hale Road, Hale.	Erection of 2 no. 2-storey dwellings with accommodation at basement and roof level and vehicular accesses off Hale Road following demolition of existing dwelling.
83650/FULL/2014 – Branley Homes Ltd – Land between 45 & 63	Erection of 1no. pair of semi detached dwellinghouses and 1no. detached dwelling

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Roseneath Road, Urmston.	house with integrated single garage (3 dwellings in total) with associated external works, car parking and landscaping.
83734/FULL/2014 – Trafford Housing Trust – Site of 13-19 Oakdene Road, Timperley.	Demolition of 4 no. bungalows and the erection of 5 no. two storey dwellings and associated parking, landscaping and boundary treatments.
83739/HHA/2014 – Mr. & Mrs. Rose – 47 Urban Road, Sale.	Erection of single storey rear/side extension to provide additional living accommodation.
83716/RM/2014 - Countryside Properties (UK) Ltd and Great Places Housing Group – Trafford College Technology Centre, Moss Road, Stretford.	Application for approval of Reserved Matters for access, appearance, landscaping, layout and scale for the erection of 62no. two storey dwellinghouses, following outline approval under planning ref: 77485/O/2011.

(b) Permission refused for the reasons now determined

Application No., Name of Applicant, Address or Site

Description

81213/VAR/2013 – Asda Stores – 230 Marsland Road, Sale.

Application for variation of condition no.2 following the grant of previously approved planning application 78835/FULL/2012 (alterations to shop and forecourt including relocation of atm) to allow an amendment to the approved plans in respect of the alteration of existing hard and soft landscaping, erection of boundary fencing and other ancillary works thereto.

(c) Application withdrawn

Application No., Name of Applicant, Address or Site

Description

83736/FULL/2014 – Branley Homes Ltd – Flixton Railway Station, Flixton Road, Urmston.

Residential development of the disused Flixton Railway Station proposing the erection of 14 no. semi detached 3 bedroom houses and a 3 storey apartment block comprising 15 no. 2 bedroom apartments with associated hard standing and landscaping including a newly proposed wooded area. Alteration to existing vehicular access.

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34. APPLICATION FOR PLANNING PERMISSION 80962/FULL/2013 – MR. JOHN FINLAN – WINDSWOOD, PARK ROAD, BOWDON

The Head of Planning Services submitted a report concerning an application for planning permission for the erection of detached building to form 6 no. apartments with living accommodation over four floors and car parking within basement, following demolition of existing detached dwellinghouse and garage. Erection of new vehicular gates and gate piers with landscaping throughout.

RESOLVED –

- (A) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement to secure a maximum financial contribution of £120,000.00 towards Affordable Housing.
- (B) In the circumstances where the Section 106 Agreement has not been completed within three months of this resolution, the final determination of the application shall be delegated to the Head of Planning Services.
- (C) That upon the satisfactory completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

35. APPLICATION FOR PLANNING PERMISSION 82014/FULL/2013 – MORRIS HOMES (NORTH) LTD AND L & M LTD – L & M LTD, NORMAN ROAD, ALTRINCHAM

The Head of Planning Services submitted a report concerning an application for planning permission for the redevelopment of site to include: conversion of existing boiler house and erection of three storey extension to provide 17 apartments; erection of 24 apartments between retained gable ends of existing traveller bay building and provision of parking on ground floor; retention of existing linotype office building as offices; retention of matrix building façade; demolition of other existing buildings; erection of 121 new dwellings and construction of associated access roads, car parking and site landscaping.

RESOLVED –

- (A) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement to secure an appropriate level of affordable housing (16 units) on the site and to include an overage clause to ensure that an appropriate commuted sum up to a maximum equivalent to 49 affordable units is provided should the developer's level of net profit be better than predicted in the viability appraisal.
- (B) In the circumstances where the S106 Agreement has not been completed within three months of this resolution, the final determination of the application shall be delegated to the Head of Planning Services.
- (C) That upon the satisfactory completion of the above Legal Agreement, planning

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permission be granted subject to the conditions now determined.

36. APPLICATION FOR PLANNING PERMISSION 82969/FULL/2014 – HALE ESTATES – TRINITY UNITED REFORM CHURCH, DELAMER ROAD, BOWDON

The Head of Planning Services submitted a report concerning an application for planning permission for the change of use and conversion of church into 9 dwellings with associated external alterations to building together with associated car parking and landscaping works.

RESOLVED: That planning permission be granted subject to the conditions now determined with the following amendment to condition 6:-

The development hereby permitted, shall not be carried out otherwise than in accordance with the application as amended by the revised/additional plans received by the Local Planning Authority on 13th November 2014 unless otherwise approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt because amended plans were submitted subsequent to the receipt of the application in order to protect the residential and/or visual amenities of the area and having regard to Policies L4, R1 and L7 of the Trafford Core Strategy.

37. APPLICATION FOR PLANNING PERMISSION 83904/HHA/2014 – MR. JOHN TOMLINSON – 8 BALMORAL DRIVE, TIMPERLEY

The Head of Planning Services submitted a report concerning an application for planning permission for the erection of 2 storey side and rear extension and single storey rear extension.

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 reasons now determined.

38. APPLICATION FOR PLANNING PERMISSION 83717/FULL/2014 – COUNTRYSIDE PROPERTIES (UK) LTD AND GREAT PLACES HOUSING GROUP – TRAFFORD COLLEGE TECHNOLOGY CENTRE, MOSS ROAD, STRETFORD

The Head of Planning Services submitted a report concerning an application for planning permission for the erection of 6 no. two storey dwellinghouses with associated access, car parking and landscaping.

RESOLVED: That planning permission be granted subject to the conditions now determined and to the following additional condition:-

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers SK392-PL-

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01 revision G, SK392-PL-03 revision F, SK392-PL-03 revision F, SK392-PL-04 revision D, SK392-PL-05 revision D, SK392-PL-06 revision C, SK392-PL-07 revision C, SK392-PL-08 revision B, SK392-PL-09 revision D, SK392-PL-10 revision C, SK392-PL-11 revision C, SK392-PL-12 revision D, SK392-DET-01 revision A, NDS 9001, NSD 9102, NSD-9202, SK392-SS-01P, SK392/CL/01, SK392/CL/02, SK392/GN/01, SK392/GN/02, SK392/GN/03, SK392/2B/01, SK392/2B/02, SK392/3BSA/01, SK392/3BSA/02, SK392/WR/05, and SK392/WR/06, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To clarify the permission, having regard to Policies W1, L1, L2, L3, L4, L5, L7, L8, R3 and R5 of the Trafford Core Strategy.

39. SECTION 106 AND CIL UPDATE – QUARTER 2 (2014)

The Head of Planning Services submitted a report informing Members about the latest set of monitoring data for S106 agreements and CIL notices.

As the time was 9.25 p.m. the Committee agreed that this report should be brought back to another meeting in order that a detailed discussion on its contents could take place.

40. APPLICATION FOR AN ORDER TO STOP UP PART OF THE UNRECORDED PUBLIC RIGHT OF WAY AT DENESWAY ADJACENT TO THE EASTERN BOUNDARY OF 101 MOSS LANE, SALE

[Note: Councillor Chilton declared a Personal Interest in this item, as he had advised residents on the process, however, he had not given a view on the item.]

The Head of Highways submitted a report concerning the making of an Order for the extinguishment of part of the footpath at Denesway, Sale to allow the implementation of the planning permission approved under application 82033/FULL/2013.

RESOLVED –

- (1) That the Council make and advertise an Order under S257 of the Town and Country Planning Act 1990 to have part of the unrecorded public right of way referred to stopped up.
- (2) That if objections to the Order are received, the Director of Legal & Democratic Services, in consultation with the Head of Highways Environment, Transport & Operations Service, be authorised to decide on behalf of the Council whether the objections should be dealt with by written representation procedure or at a Local Public Inquiry.

The meeting commenced at 6.30 p.m. and concluded at 9.30 p.m.