

## PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

9<sup>th</sup> MARCH, 2017

### PRESENT:

Councillor Mrs. Ward (In the Chair),  
Councillors Dr. Barclay, Bunting, N. Evans, Fishwick, Gratrix, Hopps, O'Sullivan,  
Sharp, Smith, Stennett MBE (Substitute), Walsh 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),  
Principal Highways & Traffic Engineer (Amey) (Mr. J. Morley),  
Solicitor (Ms. J. Cobern),  
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors Brotherton, Chilton, Lally and Procter.

### APOLOGY

An apology for absence was received from Councillor Malik.

### 61. MINUTES

RESOLVED: That the Minutes of the meeting held on 9<sup>th</sup> February, 2017, be approved as a correct record and signed by the Chairman

### 62. 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.

### 63. 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., Name of Applicant, Address or Site

Description

89432/HYB/16 – Villafont Ltd – Land adjacent to 8 Primrose Avenue/Urmston Market, Railway Road, Urmston.

Hybrid application comprising of: (a) Full application for the erection 3 no. two and a half storey dwellinghouses with associated car parking and landscaping on Primrose Avenue between Greenfield Church and 2-8 Primrose Avenue and (b) Outline application planning for the redevelopment of existing Urmston Market Site (Railway Road) to include a new food hall for food/drink/leisure

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with back of house facilities and a covered area for the provision of an artisan market, consent sought for access and layout with all other matters reserved.

89646/FUL/16 – LGK Group – 55 Poplar Grove and land to the rear of 51-53 Moss Vale Road, Urmston.

Erection of three new dwellinghouses. External alterations to 55 Poplar Grove to include the bricking up of current and creation of new windows.

[Note: Councillor N. Evans declared a Personal and Prejudicial Interest in Application 89646/FUL/16, as the Applicant was known to him, he remained in the meeting but did not participate in the debate or cast a vote on the Application.]

90056/FUL/16 – Mr. Heneghan – 97 Moss Lane, Sale.

Erection of a new dwelling with access off Moss Lane.

90208/HHA/16 – Mr. M. Samra – 1 Central Avenue, Sale.

Demolition of existing conservatory and single storey side extension and erection of a part single part two storey extension to side and rear and a single storey extension to side and rear.

**64. APPLICATION FOR PLANNING PERMISSION 86160/OUT/15 - PEEL HOLDINGS (LAND & PROPERTY) LTD - LAND AT LOCK LANE, PARTINGTON**

The Head of Planning and Development submitted a report concerning an application to extend the time limit for the implementation of planning permission H/OUT/68617 (Outline application, including details of access, for residential development of up to 550 dwellings; associated footpath, landscaping and ecological works).

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:
- 1.46ha of open space on site;
  - The provision of the 'Green Loop' and;
  - A contribution of £384,000 to highways and public transport improvements in the vicinity of the site and specifically the following identified schemes:-
    - (a) Contribution to improvements at Manchester Road / Flixton Road / Isherwood Road junction either independently or in conjunction with any necessary improvements brought forward as a result of the delivery of other schemes in the vicinity, or a contribution to the

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proposed link road to and through the development site at Carrington.

- (b) Public transport enhancements – contribution for the provision of bus stops and any necessary access improvements to allow buses to serve the development.
  
- (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 that planning permission be granted subject to the conditions now determined (unless amended by (ii) above).

**65. APPLICATION FOR PLANNING PERMISSION 89558/COU/16 - MR. AND MRS. ELLIS - 42-44 BROOK ROAD, FLIXTON**

The Head of Planning and Development submitted a report concerning an application for planning permission for the use of premises as a mixed cafe (A3 Use Class) and function room use with an ancillary children's play area in the rear outbuilding. External alterations to include a flue to the rear, replacement windows to the front and an extension to the rear outbuilding.

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.

**66. APPLICATION FOR VARIATION OF CONDITIONS 90029/VAR/16 - DERWENT GROUP - UNIT 16-19A WHITE CITY RETAIL PARK, CHESTER ROAD, STRETFORD**

The Head of Planning and Development submitted a report concerning an application for the variation of conditions 1 (approved plans) and 2 (restriction of floorspace) on 87802/VAR/16 (Application for variation of condition 2 of planning permission 84970/VAR/2015 (Variation of Conditions 2 and 3 of planning permission H/68876 (construction of 4 no. retail units with a total gross floorspace of 6660 square metres). To allow for the reconfiguration of the ground and mezzanine floorspace in Units 17 and 18 (resulting in no increase in total floorspace) and to allow for open A1 retail use in Units 17 and 18 including the sale of food and convenience goods.

RESOLVED –

- (A) That the application will propose a satisfactory development for the site upon the completion of a Unilateral Undertaking which will secure the revocation of

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the mezzanine floor space in the approved units and revoke the ability to trade unit 3 (on the eastern side of the retail park) for the sale of open A1 food and convenience goods. The obligation in the Section 106 Agreement relating to 84970/VAR/2015 will be repeated in this Legal Agreement/Unilateral Undertaking.

- (B) In the circumstances where the Unilateral Undertaking has not been completed within three months of this resolution, the final determination of the application shall be delegated to the Head of Planning and Development.
- (C) That upon the satisfactory completion of the above Unilateral Undertaking, planning permission be granted subject to the conditions now determined.

**67. APPLICATION FOR PLANNING PERMISSION 90160/FUL/16 - UKS MEDICAL DIAGNOSTICS - 61 WASHWAY ROAD, SALE**

[Note: Councillor N. Evans declared a Personal and Prejudicial Interest in Application 90160/FUL/16, as the speaker was known to him, he remained in the meeting but did not participate in the debate or cast a vote on the Application.]

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of a three storey side and rear extension, external alterations to include rendering of the elevations, alterations to the windows and alterations to the roof shape.

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

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) upon first installation the windows at the first floor in the south-east (rear) elevation facing No. 2 Broadoaks Road shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

The meeting commenced at 6.32 pm and finished at 9.15 pm.