

PLANNING DEVELOPMENT CONTROL COMMITTEE

10 APRIL 2014

PRESENT

Councillor Mrs. Ward (In the Chair),
Councillors Bunting, Chilton, Mrs. Dixon MBE (Substitute), Fishwick, Gratrix,
Malik, O'Sullivan, Sharp, Shaw, Smith, Walsh and Whetton.

In attendance: Head of Planning Services (Mr. R. Haslam),
Development Control Manager (Mr. D. Pearson),
Planner (Mr. J. Ketley),
Transport Strategy and Road Safety Manager (Mr. D. Smith),
Senior Development Control Engineer – Traffic & Transportation (Ms. M. Zenner),
S106 & CIL Officer (Ms. M. Craven),
Interim Principal Solicitor (Ms. E. O'Connor),
Democratic Services Officer (Miss M. Cody).

Also present: Councillor Lally.

APOLOGY

An apology for absence was received from Councillor Myers.

102. MINUTES

RESOLVED: That the Minutes of the meeting held on 12th March, 2014, be approved as a correct record and signed by the Chairman.

103. 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.

RESOLVED: That the report be received and noted.

104. 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

81271/COU/2013 – CrossFit 3D –
Unit 9, Brightgate Way, Trafford
Park.

Change of use of existing industrial unit (Use
Classes B1, B2 and B8) to a training and seminar
facility (Use Class D1) and indoor sports facility
(Use Class D2).

81449/FULL/2013 – McDonalds
Restaurants Ltd – Bass Drum, 1235

Erection of 2 storey building to accommodate an
A3 (Restaurant) and A5 (Hot Food Takeaway)

Planning Development Control Committee
10 April 2014

Chester Road, Stretford.

Use and drive-through, including customer order display and canopy, associated parking, and landscaping following demolition of existing public house.

81591/FULL/2013 – Mr. Neil Colquhoun – 2 Winton Road, Bowdon.

Erection of detached dwellinghouse with habitable accommodation over four floors including roofspace and basement; with attached double garage following demolition of existing.

82124/FULL/2014 – Trafford Borough Council – Broomwood Primary School, Mainwood Road, Timperley.

Erection of single storey extension to provide 4 no. classroom blocks with associated resource space, plant, wc, stores and covered play areas.

82290/FULL/2014 – Trafford Council Education Services – Broadheath Primary School, Sinderland Road, Broadheath.

Erection of single storey extension to provide new junior teaching block comprising 4no. classrooms; learning resource centre and associated storage and wc facilities following removal of existing temporary mobile classrooms; erection of single storey infill extension to infant classroom and single storey extension to staff room. Formation of new car-parking bay to accommodate 10 no. parking spaces.

82318/FULL/2014 – Trafford Borough Council – The Willows Primary School, Victoria Road, Timperley.

Erection of extensions to existing school to provide additional classroom/office facilities to facilitate expansion of school to a one and a half form entry. External alterations and works including extension to car park and external play areas and alteration to vehicular/ pedestrian access. Erection of cycle/scooter shelter and re-location of PTA store within external areas. Demolition of water tower.

(b) Application deferred

Application No., Name of Applicant, Address or Site

Description

81768/VAR/2013 – Firtree Kennels and Cattery – 21 Little Ees Lane, Sale.

An application to remove Condition 7 of planning permission H/64515 (erection of a bungalow), to allow the bungalow to be occupied independently from the kennels and cattery business.

[Consideration of Application 81768/VAR/2013 was deferred to allow further negotiation with the Applicant to take place.]

[Note: Councillor Gratrix declared a Personal Interest in Application 81768/VAR/2013, as the Applicant is known to him.]

105. APPLICATION FOR PLANNING PERMISSION 81736/FULL/2013 - REDROW HOMES NW - LAND OFF STAMFORD BROOK ROAD, ALTRINCHAM

The Head of Planning Services submitted a report concerning an application for planning permission for the erection of a further 8 no. dwellings and amendments to 11 previously approved dwellings under planning reference 79797/RM/2013.

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RESOLVED –

- (A) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement and that such Legal Agreement be entered into to secure a maximum financial contribution of £48,699.19 split between: £648.00 towards Highway and Active Travel infrastructure, £1,356.00 towards Public Transport Schemes, £3,720.00 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme), £14,293.81 towards Spatial Green Infrastructure, Sports and Recreation and £28,681.38 towards Education Facilities.
- (B) In the circumstances where the Legal Agreement has not been completed within three months of the resolution to grant planning permission, 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.

106. APPLICATION FOR PLANNING PERMISSION 81739/FULL/2013 - MRS. A. K. GILL - FAIRVIEW MEDICAL CENTRE, 131-133 FLIXTON ROAD, URMSTON

The Head of Planning Services submitted a report concerning an application for planning permission for the change of use from medical centre to two 3-bedroom dwellinghouses with car parking to the rear and removal of existing roofing over rear courtyard.

RESOLVED –

- (A) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement and that such Legal Agreement be entered into to secure a financial contribution of £7,500 split £2,520 towards Spatial Green Infrastructure, Sports and Recreation and £4,980 towards Education Facilities and to include an overage clause to ensure that an appropriate commuted sum up to a maximum of £17,349.15 is provided should the developer's level of net profit be better than predicted in the viability appraisal.
- (B) In the circumstances where the Legal Agreement has not been completed or the direct upfront payment received within 3 months of the resolution to grant

Planning Development Control Committee
10 April 2014

planning permission, 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.

107. APPLICATION FOR PLANNING PERMISSION 82388/FULL/2014 - MR. PAUL WESTHEAD - LAND AT ARCON PLACE (INCLUDING NO. 7), ALTRINCHAM

[Note: Councillor Whetton declared a Personal Interest in Application 82388/FULL/2014, as his partner is employed by the Applicant, Trafford Housing Trust.]

The Head of Planning Services submitted a report concerning an application for planning permission for the demolition of existing bungalow and erection of four detached houses with associated parking and landscaping.

RESOLVED -

- (A) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement and that such Legal Agreement be entered into to secure a maximum financial contribution of £65,497.76 split between: £648.00 towards Highway and Active Travel infrastructure, £1,696.00 towards Public Transport Schemes, £3,720.00 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme), £14,688.51 towards Spatial Green Infrastructure, Sports and Recreation and £44,745.25 towards Education Facilities.
- (B) In the circumstances where the appropriate Legal Agreement has not been completed within 3 months of the resolution to grant planning permission, 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.

108. APPLICATION FOR PLANNING PERMISSION 82409/FULL/2014 - MR. SIMON HARTLAND - 22 IRLAM ROAD, URMSTON

The Head of Planning Services submitted a report concerning an application for planning permission for the conversion and extension of existing detached garage to form supported living accommodation for people with learning disabilities with associated formation of car parking spaces.

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

1. The application site, by reason of its limited size, would not be capable of adequately accommodating the proposed use and the necessary amenity space and ancillary facilities required for the prospective occupants and would therefore lead to a low level of residential amenity for those occupants. As such, the proposed development would be contrary to Policies L2 and L7 of the Trafford Core Strategy.
2. The proposal, by reason of the number of parking spaces on the site frontage and the need for fencing between the amenity areas, would result in a cramped form of development that would have a detrimental impact on the visual appearance and character of the street scene and the surrounding area. As such, the proposed development would be contrary to Policy L2 and L7 of the Trafford Core Strategy.
3. The proposed development would have a detrimental impact on the residential amenity of nearby residents and the convenience of other road users and on highway safety, by reason of the number of vehicle movements likely to be generated by the proposed use and associated manoeuvring on the public highway and the likelihood that vehicles associated with the proposed use would be forced to park on the public highway. As such, the proposed development would be contrary to Policies L2 and L7 of the Trafford Core Strategy.

109. AMENDMENTS TO THE VALIDATION CHECKLIST

The Head of Planning Services submitted a report informing Members that the validation checklist adopted for development management purposes has been amended to support the implementation of the Community Infrastructure Levy (CIL). The changes reflect the requirement for additional information to be submitted in support of a valid planning application under the new system of CIL.

RESOLVED: That Members note the changes to the validation checklist.

The meeting commenced at 6.30 pm and finished at 8.44 pm