

PLANNING DEVELOPMENT CONTROL COMMITTEE

14 AUGUST 2014

PRESENT

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

In attendance: Head of Planning Services (Mr. R. Haslam),
South Team Leader – Planning Control (Mr. G. Earnshaw),
Senior Planning Officer (Ms. L. Broadwell),
Senior Development Control Engineer – Traffic & Transportation (Ms. M. Zenner),
Director of Legal & Democratic Services (Ms. J. le Fevre),
Democratic Services Officer (Miss M. Cody).

Also present: Councillor Hyman.

APOLOGIES

Apologies for absence were received from Councillors Chilton and Fishwick.

10. MINUTES

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

11. 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.

12. 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>
H/71736 – Mr. Roy Chhung – Orford House, 55 Warburton Lane, Partington.	Erection of 3 no. two storey residential dwellinghouses and creation of new vehicular access from Warburton Lane.
81739/FULL/2013 – Mrs. A. K. Gill – Fairview Medical Centre, 131-133 Flixton Road, Urmston.	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.

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81810/FULL/2013 – Robins & Day Limited – Robins & Day, 253 Washway Road, Sale. Installation of various external lighting across the site.

[Note: Councillor Mrs. Dixon MBE declared a Personal and Prejudicial Interest in Application 81810/FULL/2013, due to her involvement, after making representation to the Committee she remained in the meeting but did not take part in the debate or cast a vote on the Application.]

82292/FULL/2014 – Drumahoe Developments Ltd – Land bound by Ayres Road, South Croston Street and Shrewsbury Street, Old Trafford. Erection of 14no. 4-bed dwellinghouses with associated car parking and landscaping works.

82725/FULL/2014 – Trafford Council – Bowdon Church School, Grange Road, Bowdon. Erection of new two storey school building incorporating new carpark (including the erection of floodlighting columns), cycle & scooter parking, internal access road with drop off area and formation of new vehicular access with associated security barriers. Provision of new multi-use games area (muga) and all weather pitch with retention and realignment of existing 2 x grass pitches, cricket wickets and running track area and provision of new junior grass pitch. Provision of new bin storage area, relocation of existing before and after school building and relocation of ancillary storage structures/ storage containers. Associated landscaping throughout including provision of new security fencing. Demolition of existing school building.

[Note: Councillor Dr. Barclay declared a Personal and Prejudicial Interest in Application 82725/FULL/2014, due to her involvement, after making representation to the Committee she remained in the meeting but did not take part in the debate or cast a vote on the Application.]

[Note: Councillor Sharp declared a Personal Interest in Application 82725/FULL/2014, as he lives close to the school.]

82820/HHA/2014 – Mr. & Mrs. Charles Roura – 14 Oban Drive, Sale. Erection of a single-storey side, and two-storey side and rear extension, to form additional living accommodation.

82837/FULL/2014 – Mr. Said Hashimi – Café Moorish, 1 Marsland Road, Sale. Change of use of ground floor of premises from Use Class A3 (restaurants and cafes) to Use Class A5 (hot food take-away). Alterations to shop front and installation of

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flue to rear of premises.

[Note: Councillor Mrs. Dixon MBE declared a Personal and Prejudicial Interest in Application 82837/FULL/2014, due to her involvement, after making representation to the Committee she remained in the meeting but did not take part in the debate or cast a vote on the Application.]

82949/FULL/2014 – Ashton on Mersey School – Ashton on Mersey School, Cecil Avenue, Sale.

Creation of new car parking area to the northwest of the existing training centre (off Langley Road), associated landscaping, fencing, gates, lighting and cctv equipment. Alterations to 6th Form car park (off Cecil Avenue) to include sliding gate, intercom, railings and cctv equipment. Installation of 1 no. new window in the west elevation of the training centre building.

[Note: Councillor Whetton declared a Personal Interest in Application 82949/FULL/2014, being a former Governor of the school.]

[Note: Mr. G. Earnshaw, South Team Leader – Planning Control declared a Personal Interest in Application 82949/FULL/2014, as his son attends the school.]

82976/FULL/2014 – Air Products Ltd – Air Products BR Ltd, Manchester Road, Carrington.

Removal of the existing air separation and heat exchanger columns and erection of two new distillation columns (55 metres high) comprising an air separation column, argon purification column and access stairway connecting the two structures and other associated equipment. Alterations to areas of hardstanding and erection of new switch room building.

13. APPLICATION FOR PLANNING PERMISSION 81630/FULL/2013 - REDROW HOMES NW - LAND OFF HEATHERMOUNT, WEST TIMPERLEY

The Head of Planning Services submitted a report concerning an application for planning permission for the erection of 6 no. 1 bed apartments and 11 no. 3 and 4 bed houses with associated parking and garden areas, new access roads and associated landscaping.

RESOLVED –

(A) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement which provides for:

- The transfer of 6 dwellings to a registered social landlord for use as affordable housing.

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- A commuted sum of £69,000 to be used for the purposes of affordable housing in Altrincham in lieu of the provision of 1 affordable unit on site.

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

14. APPLICATION FOR OUTLINE PLANNING PERMISSION 82067/O/2013 - MR. D. LAW - LAND BETWEEN 182 AND 182A PARK ROAD, STRETFORD

The Head of Planning Services submitted a report concerning an application for outline planning permission for the erection of 10 dwellinghouses with associated access roads, car parking, and landscaping. (Details of access and layout submitted for approval with all other matters reserved).

During the meeting it was proposed by the Applicant and accepted by the Committee that discussion should take place between the Applicant and the Officers to agree a condition which would avoid the need for a S106 Agreement, it was therefore resolved:-

(1)(a) That approval of the application be delegated to the Head of Planning Services in the event that agreement is reached with the Applicant in relation to a suitable condition which will secure the provision of 2 affordable houses.

(b) That where agreement is so reached planning permission be granted subject to the conditions now determined and to the following additional conditions:-

21. No tree removal within the application site shall take place unless and until a landscaping scheme associated with the reserved matters required under Condition 2 of this permission has first been approved in writing by the Local Planning Authority.

Reason: To secure the protection of the trees within the application site, until such a time that it is ready to be developed in an appropriate landscaped manner, and having regard to Policy L7 of the Trafford Core Strategy.

22. A condition to secure provision of 2 affordable houses.

(2) In the event that a suitable condition is not agreed:-

(A) That the application will propose a satisfactory form of development for the site upon the completion of a Legal Agreement which would require 2 no. affordable houses to be secured.

(B) In the circumstances where the Section 106 agreement has not been completed within 3 months of the date of this resolution, the final

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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 and to the following additional conditions:-

21. No tree removal within the application site shall take place unless and until a landscaping scheme associated with the reserved matters required under Condition 2 of this permission has first been approved in writing by the Local Planning Authority.

Reason: To secure the protection of the trees within the application site, until such a time that it is ready to be developed in an appropriate landscaped manner, and having regard to Policy L7 of the Trafford Core Strategy.

15. APPLICATION FOR PLANNING PERMISSION 82680/FULL/2014 - BRACKFRIARS ESTATES LTD - 12 BROAD LANE, HALE

The Head of Planning Services submitted a report concerning an application for planning permission for the erection of three storey apartment building comprising 3 no. apartments and associated basement car parking following demolition of existing dwelling.

It was moved and seconded that planning permission be granted.

The motion was put to the vote and declared carried.

RESOLVED: That planning permission be granted for the reasons given below and subject to the following conditions:-

1. The development must be begun not later than the expiration of three (3) years beginning with the date of this permission.
Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:- T12-48 01 RevD, T12-48 02 RevE, T12-48 03 RevG, T12-48 04 RevD, T12-48 06 RevF, T12-48 07 RevD, T12-48 10 RevC unless otherwise agreed in writing by the Local Planning Authority.
Reason: To clarify the permission, having regard to Policies L7 and R1 of the Trafford Core Strategy.
3. Notwithstanding the details submitted, no development shall take place until samples of the materials to be used in the construction of the external surfaces of the building (including rainwater goods and

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joinery details of windows and doors) hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory external appearance in the interests of visual amenity, having regard to Policies R1 and L7 of the Trafford Core Strategy.

4. (a) No development or other operations shall commence on site until a scheme (hereinafter called the approved protection scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

(b) No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved scheme are in place.

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved scheme are in place.

(d) The fencing or other works which are part of the approved protection scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials have been removed from the site, unless the prior approval of the Local Planning Authority has first been sought and obtained.

Reason: To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity to the area, having regard to Policies L4, L7, R1, R2 and R3 of the Trafford Core Strategy.

5. No trees, shrubs, or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the previous written consent of the Local Planning Authority; any trees, shrubs or hedges removed without such consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development

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and having regard to Policies L4, L7, R1, R2 and R3 of the Trafford Core Strategy.

6. (a) Notwithstanding the details submitted to date, no development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include any proposed changes to existing ground levels, means of enclosure and boundary treatment, hard surfaced areas and materials (including the use of permeable surfacing for areas of hard standing), planting plans specifications and schedules (including planting size, species and numbers/densities), existing plants to be retained, and shall show how account has been taken of any underground services.

(b) The landscaping works shall be carried out in accordance with the approved details within 12 months from the date when any building or other development hereby permitted is occupied or carried out as the case may be.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and having regard to Policies L4, L7, R1, R2 and R3 of the Trafford Core Strategy.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no gates, walls, fences or other means of enclosure shall be erected within the curtilage of the development other than those expressly authorised by this permission, unless planning permission for such development has been granted by the Local Planning Authority.

Reason: To protect the visual amenities of the area having regard to Policies L7 and R1 of the Trafford Core Strategy.

8. The development shall not be brought into use until a bat method statement has been submitted to and approved in writing by the Local Planning Authority, such a statement shall detail the mitigation and compensation measures to be employed on site to safeguard protected species. The measures shall be implemented in accordance with the agreed details including timescales for their implementation.

Reason: In the interests of the conservation status of bats in the area having regard to Policy R2 of the Trafford Core Strategy.

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9. Notwithstanding the submitted plans, before the development hereby approved is brought into use, car parking spaces and access/servicing arrangements shall be provided in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The approved parking spaces shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: In the interests of highway safety and convenience and in accordance with Policies L4 and L7 of the Trafford Core Strategy and the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations.

10. All areas for the movement, loading, unloading and parking of vehicles provided in accordance with this permission shall be made available for those purposes at all times when the premises are in use; notwithstanding the provisions of any General Development Order, no development (other than that carried out in accordance with this permission) shall take place on any of the areas so provided.

Reason: To ensure that satisfactory provision is retained within the site for the accommodation of vehicles attracted to or generated by the proposed development, having regard to Policies L4 and L7 of the Trafford Core Strategy and the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations.

11. Upon first installation, the windows in the north elevation of the development hereby permitted shall be fixed shut and/or fitted with and thereafter retained at all times in obscure glazing (which shall have an obscurity rating of not less than 4 in the Pilkington Glass Range or an equivalent obscurity rating and range) in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the privacy and amenity of the occupants of the adjacent dwellinghouse having regard to Policy L7 of the Trafford Core Strategy.

Reason for Approval: The proposal complies with the Development Plan and would improve the economic, social and environmental conditions of the area. Furthermore the Planning Development Control Committee considered that the development would have no adverse impact on the character or appearance of the South Hale Conservation Area that could not be addressed by condition.

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**16. APPLICATION FOR PLANNING PERMISSION 82778/FULL/2014 -
TRANSPORT FOR GREATER MANCHESTER - WATERSIDE PLAZA, SALE**

The Head of Planning Services submitted a report concerning an application for planning permission for the erection of enclosed modular cycle hub with access control and associated external works.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared carried.

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

The proposed development, by reason of its size, design and location would be detrimental to the visual amenity and character of the area and the public enjoyment of the Waterside Plaza open space. As such, the proposed development would be contrary to Policy L7 of the Trafford Core Strategy and guidance in the National Planning Policy Framework.

**17. APPLICATION 83364/C77/2014 - CARLTON POWER - POWER STATION,
MANCHESTER ROAD, CARRINGTON**

The Head of Planning Services submitted a report concerning a consultation under the Electricity Act 1989 (As Amended) to vary the Section 36 Consent (H/CIR/71257) in respect of the Trafford Power Combined Cycle Gas Turbine Generating Station, to allow increase in the generating capacity to 2060 megawatts, together with electrical and auxillary equipment.

RESOLVED –

- (A) That the application will propose a satisfactory development for the site upon the completion of a supplemental deed to the existing Section 106 Legal Agreement and the supplemental deed will secure a financial contribution of £53,000.00 for an additional Air Quality Monitoring Station.
- (B) That a Public Inquiry be not requested.
- (C) That no objection be raised to the development subject to the conditions now determined.

The meeting commenced at 6.30 p.m. and concluded at 9.20 p.m.