

PLANNING DEVELOPMENT CONTROL COMMITTEE

12th MARCH, 2015

PRESENT:

Councillor Mrs. Ward (In the Chair),
Councillors Dr. Barclay, Bunting, N. Evans, Fishwick, Gratrix, O'Sullivan,
Mrs. Reilly, Smith, D. Western (Substitute) and Whetton.

In attendance: Head of Planning Services (Mr. R. Haslam),
Development Control Manager (Mr. D. Pearson),
Planner (Mr. J. Ketley),
Highways Development Control Officer (Mr. D. Mason),
Solicitor (Mrs. C. Kefford),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors Holden and Mitchell.

APOLOGIES

Apologies for absence were received from Councillors Chilton, Stennett MBE and Walsh.

62. MINUTES

RESOLVED: That the Minutes of the meeting held on 12th February, 2015, be approved as a correct record and signed by the Chairman.

63. 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.

64. 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

81765/FULL/2013 – Chris Martin – Big 3 Farm, Irlam Road, Urmston.

Erection of 8 no. 2 bed apartments following demolition of equestrian covered manege building.

83406/FULL/2014 – Taylor and Cross Limited – The Slug & Lettuce, 31 Stamford New Road, Altrincham.

Change of use and conversion of first and second floor of building from offices (Use Class B1) to 6 no. self-contained apartments (Use Class C3) involving blocking up of

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existing opening on first floor rear elevation and creation of 2 no. new window openings; provision of bin enclosure at rear.

84577/FUL/14 – Bowdon Lawn Tennis Club – Bowdon Lawn Tennis Club, Elcho Road, Bowdon.

Resurfacing of courts 6-9 with an artificial grass surface.

[Note: Councillor O’Sullivan declared a Personal and Prejudicial Interest in Application 84577/FUL/14, as the objector was known to her, she remained in the meeting but did not participate in the debate or cast a vote on the Application.]

84584/FUL/14 – Trafford Housing Trust – Land at Padbury Close, Flixton.

Erection of 2 no. two storey dwellings and 1 no. dormer bungalow with access off Padbury Close. Associated car parking and landscaping.

84617/FUL/15 – Orbit Investments (Properties) Ltd – Citygate 1, Cross Street, Sale.

Change of use of existing office building (Use Class B1) to form a 67-bed hotel and ancillary café (Use Class C1) with commercial space Use Classes A1 (sandwich shop), &/or A3, /or A5) on ground-floor. Minor external alterations to existing window openings and to ground-floor to form new shop fronts. Amendments to existing parking layout and associated works.

(b) Permission refused for the reasons now determined

Application No., Name of Applicant, Address or Site

Description

84643/FUL/15 – Mr. & Mrs. Staunton – Land adjacent to 22 Egerton Drive, Hale.

Erection of two storey detached dwelling with basement and associated access, parking and landscaping.

[Note: Councillor N. Evans declared a Personal and Prejudicial Interest in Application 84643/FUL/15, as the Architect was known to him, he remained in the meeting but did not participate in the debate or cast a vote on the Application.]

65. APPLICATION FOR PLANNING PERMISSION 83228/FULL/2014 - KAYLEY, KIERAN & MICHAEL HAYES - LAND BETWEEN 47 AND 59 OAKFIELD ROAD, ALTRINCHAM

The Head of Planning Services submitted a report concerning an application for the erection of 3 storey apartment block to provide 3 apartments with associated car parking and external works.

It was moved and seconded that planning permission be granted.

The motion was put to the vote and declared lost.

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RESOLVED: That planning permission be refused for the reasons now determined.

66. APPLICATION FOR PLANNING PERMISSION 84338/FUL/14 - BOWDON LAWN TENNIS CLUB - BOWDON LAWN TENNIS CLUB, ELCHO ROAD, BOWDON

[Note: Councillor O'Sullivan declared a Personal and Prejudicial Interest in Application 84338/FUL/14, as the objector was known to her, she remained in the meeting but did not participate in the debate or cast a vote on the Application.]

The Head of Planning Services submitted a report concerning an application for the erection of 12 no. floodlighting columns with maximum height of 8m.

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.

67. APPLICATION FOR PLANNING PERMISSION 84502/VAR/14 - TRAFFORD HOUSING TRUST - OLD TRAFFORD COMMUNITY CENTRE, SHREWSBURY STREET, OLD TRAFFORD

The Head of Planning Services submitted a report concerning an application to remove condition 18 (maximum area of social enterprise units) of planning permission 83156/FULL/2014 (erection of replacement church, rectory and community centre with extra care apartments) and to vary conditions 2, 11, 13 and 16 to allow for external alterations to the village hub; increased operating hours and floor-space for the health service; and increased operating hours for the day nursery.

RESOLVED –

- (A) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement/Undertaking to secure the contribution towards the making and implementation of TROs in the vicinity of the proposed development.
- (B) In the circumstances where the Legal Agreement has not been completed within 3 months of the date 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.

68. APPLICATION FOR PLANNING PERMISSION 84640/FUL/15 - CHESTER ROAD DAY NURSERY - 266 WASHWAY ROAD, SALE

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The Head of Planning Services submitted a report concerning an application for the change of use of former chiropractic clinic (Use Class D1) to day nursery (Use Class D1) for up to 50 children. Erection of a ground floor level side and rear extension to the main building; construction of 2m high timber acoustic fencing to rear boundaries of the site and alterations to access and existing parking arrangements.

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.

The meeting commenced at 6.30 pm and finished at 8.23 pm