

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

14th JULY, 2016

PRESENT:

Councillor Mrs. Ward (In the Chair),
Councillors Dr. Barclay, Bunting, N. Evans, Hopps, Malik, O'Sullivan, Sharp, Smith,
Stennett MBE (Substitute), Walsh and Wright.

In attendance: Head of Planning and Development (Mrs. R. Coley),
Planning and Development Manager – South Area (Mrs. S. Lowes),
Senior Planning and Development Officer (Mrs. R. Wyllie),
Principal Highways & Traffic Engineer (Amey) (Mrs. C. Hollingsworth),
Solicitor (Mrs. C. Kefford),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors S.B. Anstee, S.K. Anstee, Bennett, Boyes, Butt,
Mrs. Dixon MBE, Freeman and J.R. Reilly.

APOLOGIES

Apologies for absence were received from Councillors Fishwick and Gratrix.

9. MINUTES

RESOLVED: That the Minutes of the meeting held on 9th June, 2016, be approved as a correct record and signed by the Chairman.

10. 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.

11. 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

87933/FUL/16 – Merepark Project Management LLP – Land to the rear of 247 Hale Road, Hale Barns.

Erection of a two storey dwelling with associated works to include landscaping.

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88092/FUL/16 – Domino's Pizza Group Limited – 1a Sinderland Road, Altrincham.

Change of use from Class A1 (Shops) to Class A5 (Hot Food Takeaway) and external alterations; including the installation of extraction and ventilation equipment.

88172/HHA/16 – Mr. Stanway – 24 Hillington Road, Sale.

Erection of a first floor rear extension.

88319/HHA/16 – Mr. Richard Wong – 1 Craddock Road, Sale.

Erection of a single storey rear extension.

12. APPLICATION FOR PLANNING PERMISSION 86620/FUL/15 – MR. FRANKLAND – LAND ADJACENT TO 74 RIDGEWAY ROAD, TIMPERLEY

[Note: Councillor Sharp declared a Personal Interest in Application 86620/FUL/15 due to his knowledge of the area and of the proposed scheme, he confirmed he had no involvement with the Application.]

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of 2x detached dwelling houses with new vehicular accesses and associated development thereto.

RESOLVED –

(A) That the application will propose a satisfactory development for the site upon the completion of an appropriate Legal Agreement(s) and such Legal Agreement be entered into to secure:-

- (i) Covenants with the Council not to commence development on the application site until the pitch has been transferred to the Rugby Club for the purpose of sport by the Rugby Club, Local Community Groups and Local Schools; and
- (ii) Following commencement of development not to use the pitch for any purpose other than for sport by the Rugby Club, Local Community Groups and Local Schools.

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

13. APPLICATION FOR PLANNING PERMISSION 86625/OUT/15 – BOWDON RUGBY CLUB – CLAY LANE SPORTS CLUB, CLAY LANE, TIMPERLEY

The Head of Planning and Development submitted a report concerning a hybrid planning application comprising:- 1) Application for outline planning permission for the erection of front and rear extensions to the existing clubhouse to provide a new entrance lobby, additional changing rooms, showers and toilets and a physio room, (consent sought for access, landscaping, layout and scale with all other matters reserved); 2) Application for full planning permission for the erection of new floodlighting to the first team pitch and training pitch together with alteration and resurfacing to provide improved coach and car

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parking area and associated development thereto.

RESOLVED –

(A) That the application will propose a satisfactory development for the site upon the completion of an appropriate Legal Agreement(s) and such Legal Agreement be entered into to secure:-

(i) The applicant covenants with the Council to enter into a Community Use Agreement in relation to arrangements for local schools and community groups' use of pitches and facilities owned by Bowdon Rugby Union Football Club Limited.

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

14. APPLICATION FOR PLANNING PERMISSION 87339/FUL/15 – KIRKLAND DEVELOPMENTS LIMITED – LAND ENCOMPASSING 26A MARSLAND ROAD, WARRENER STREET CAR PARK AND IMO CAR WASH SITE, SALE

The Head of Planning and Development submitted a report concerning an application for mixed-use development comprising the erection of a retail foodstore with maximum of 1140sq.m sales area (Use Class A1) and two semi-detached residential properties (Use Class C3) together with associated vehicular access, car parking, servicing area and hard and soft landscaping. Vehicular access to foodstore from Northenden Road. Demolition of existing IMO car wash structures and 26a Marsland Road. Provision of temporary car park during construction works.

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.

15. APPLICATION FOR PLANNING PERMISSION 87811/FUL/16 – BREANDAN FLYNN INVESTMENTS LTD – 11/13 RAGLAN ROAD, SALE

The Head of Planning and Development submitted a report concerning an application for the erection of a new block of four, 2 bedroom apartments (revision of 87042/FUL/15) with associated parking and landscaping. External alterations to existing apartments rear elevation.

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.

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16. APPLICATION FOR PLANNING PERMISSION 88279/FUL/16 – PHD1 LTD – SITE OF FORMER MKM HOUSE, WARWICK ROAD, STRETFORD

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of a 12 storey building with basement car parking (44 spaces), comprising a total of 89 residential apartments (Class C3), plus cycle parking facilities, associated landscaping, means of enclosure, with vehicular access from Warwick Road.

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 £51,381 towards improvements to Gorse Hill Park comprising £22,202 towards Local Open Space and £29,179 towards play provision.
- (B) In the circumstances where the S106 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.

17. AFFORDABLE HOUSING PROVISION: CASE LAW UPDATE

The Head of Planning and Development submitted a report informing Members of recent case law in respect of affordable housing contributions and the implications for planning decisions and the Council.

RESOLVED: That the contents of the report be noted.

The meeting commenced at 6.30pm and concluded at 9.30pm