

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

10th AUGUST, 2017

PRESENT:

Councillor Mrs. Ward (In the Chair),
Councillors Dr. Barclay, Bunting, N. Evans, Fishwick, Gratrix, Malik, O'Sullivan,
Mrs. Reilly, Sharp and Stennett MBE (Substitute).

In attendance: Head of Planning and Development (Mrs. R. Coley),
Planning and Development Manager – East Area (Mr. S. Day),
Planning and Development Officer (Mr. G. Davies),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Solicitor (Mrs. C. Kefford),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors Brotherton, Cordingley and Lloyd.

APOLOGIES

Apologies for absence were received from Councillors Walsh and Wright.

15. MINUTES

RESOLVED: That the Minutes of the meeting held on 13th July, 2017, be approved as a correct record and signed by the Chairman.

[Note: The Head of Planning and Development updated the Committee regarding an amendment to Minute number 12(A)(ii) and the removal of the reference to 'spatial green infrastructure'; in order that the resolution reflected the body of the committee report. The wording is therefore amended as follows:-

12(A)(ii) The submission of a further viability review of the scheme at a point to be agreed with the applicant and agreement that an appropriate contribution towards affordable housing will be made should the review conclude that developer profits will exceed 20%.]

16. 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.

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17. 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>
90621/FUL/17 – ASDA Stores Ltd – 230 Marsland Road, Sale.	Erection of new click and collect lockers.
90872/HHA/17 – Mrs. S. Rabanni – 46 Bradfield Road, Stretford.	Erection of part single and part two storey side and rear extensions, increase in ridge height to accommodate loft conversion and increase in front gable feature with roof lights to create additional living accommodation, enlargement to the front porch and raised decking and canopy area to side (Retrospective).
90991/FUL/17 – Bellward Properties Limited – Land bound by Bridgewater Way, Chester Road, Virgil Street and Princess Street, Old Trafford.	Demolition and redevelopment of the site to create a residential development comprising 363 residential units within five new residential buildings rising from 4 to 19 storeys in height, together with parking, landscaping, ancillary facilities and associated works.

18. APPLICATION FOR PLANNING PERMISSION 90738/FUL/17 – COLE WATERHOUSE (TW) LTD – LAND ON TRAFFORD WHARF ROAD, BOUNDED BY WHARF END TO THE NORTH, BT EXCHANGE BUILDING TO THE WEST AND TRAFFORD WHARF ROAD TO THE SOUTH AND WEST, TRAFFORD PARK

[Note: All Members of the Committee declared a Personal Interest in Application 90738/FUL/17, as the speaker against was known to them being a former employee of the Council.]

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of existing buildings, and construction of a mixed use development including two towers of 15 and 18 storeys, to provide 354 dwellings (C3), with 2 commercial units (A1, A2, A3, B1, D2 use), and associated car parking, access and landscaping works.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared lost.

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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:
 - A contribution of £500,000 to affordable housing
 - The implementation of the public realm works identified on drawing ExA_1618_PL_100
 - Should the public realm works not be implemented, the balance of the cost of the works as identified on the applicant's email to the Council of 11/07/2017 to be transferred to an affordable housing contribution
 - A viability review of the scheme at a point to be agreed with the applicant and agreement that an appropriate contribution towards affordable housing and outdoor sports facilities provision will be made should the review conclude that developer profits will exceed 20%.
- (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 planning permission be granted subject to the conditions now determined (unless amended by (ii) above).

The meeting commenced at 6.32 pm and concluded at 8.29 pm.