

PLANNING DEVELOPMENT CONTROL COMMITTEE

14th NOVEMBER, 2013

PRESENT:

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

In attendance: Head of Planning (Mr. R. Haslam),
Development Control Manager (Mr. D. Pearson),
Senior Planner (Mrs. V. Ward),
Traffic Manager (Mr. G. Williamson),
Interim Principal Solicitor (Ms. E. O'Connor),
Democratic Services Officer (Miss M. Cody).

Also present: Councillors Hyman, D. Western and Mrs. Wilkinson.

COUNCILLOR KEN WESTON

It was with great sadness that the Chairman referred to the death of Councillor Ken Weston, a long serving Member of the Committee. Councillor Weston was a true gentleman in every sense of the word and represented the residents of Trafford with a passion, his heartfelt contributions, pragmatism, light-hearted humour and friendship will be sorely missed by all.

The Committee, Officers and members of the public stood for a few moments as a mark of respect to Councillor Ken Weston.

APOLOGIES

Apologies for absence were received from Councillors Myers and Smith.

54. MINUTES

RESOLVED: That the Minutes of the meeting held on 10th October, 2013, be approved as a correct record and signed by the Chairman.

55. ADDITIONAL INFORMATION REPORT

The Head of Planning 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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56. **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>
81403/FULL/2013 – Barton Square Limited – Land adjacent to Barton Square, Phoenix Way, Davyhulme.	Creation of 653 space surface level car park, associated lighting and landscaping.
81408/CAC/2013 – Altrincham Forward Town Team – Lower Market Place, Central Way, Altrincham.	Conservation Area Consent for demolition of existing walls and gates.
81536/FULL/2013 – Trafford Council – Lower Market Place, Central Way, Altrincham.	Erection of market canopy, lock-up retail market units and storage unit, timber fencing and associated works as part of the refurbishment of Lower Market Place.
81554/FULL/2013 – Irwell Valley Housing Association – Magnolia Court, Magnolia Close, Sale.	Refurbishment of existing tower block including new glazed entrance lobby, new glazed balcony enclosures, elevational treatments of new external wall insulation and render system and composite cladding panels.

- (b) Permission refused for the reasons now determined

<u>Application No., Name of Applicant, Address or Site</u>	<u>Description</u>
81425/HHA/2013 – Mr. Mohit Khurana – Enderley, 12 Langham Road, Bowdon.	Relocation of existing vehicular access, including removal of front boundary wall to create new opening, rebuilding wall to provide visibility splays and erection of stone piers and timber gates set back into the site.
81434/CAC/2013 – Mr. Mohit Khurana – Enderley, 12 Langham Road, Bowdon.	Conservation Area Consent to remove front boundary wall (to enable relocation of existing vehicular access and rebuilding of wall to provide visibility splays).

57. **H/HSD/36301 – FORMER NATIONAL GRID LNG SITE, HEATH FARM LANE, PARTINGTON**

The Head of Planning submitted a report concerning Revocation of Hazardous

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Substances Consent for the storage of LPG, natural gas and liquid natural gas.

RESOLVED: That an Order, under Section 14 of the Hazardous Substances Act 1990, revoking Hazardous Substances Consent H/HSD/36301, to revoke consent for the storage of LPG, natural gas and liquid natural gas at the National Grid LNG site, be prepared by the Head of Legal Services and submitted to the Secretary of State for confirmation.

58. **APPLICATION FOR PLANNING PERMISSION 81180/VAR/2013 – ITV PLC & PEEL MEDIA LTD – SITE OFFICE, ITV STUDIOS, TRAFFORD WHARF ROAD, TRAFFORD PARK**

The Head of Planning submitted a report concerning an application for the variation of Condition 2 of planning permission 76204/FULL/2010 (erection of a drama production facility comprising studios, storage buildings, stage buildings, and set structures with development ancillary thereto) to amend the approved drawings to allow the omission of metal cladding on the backdrop structures facing Trafford Wharf Road and the dry docks.

RESOLVED –

- (A) That the application will propose a satisfactory form of development for the site upon the completion of a Deed of Variation in relation to the Legal Agreement that formed part of the original planning permission 76204/FULL/2010 to secure a maximum financial contribution of £148,905 split between: £43,497.00 towards Public Transport, £21,708.00 towards Highway Infrastructure, £83,700.00 towards Red Rose Forest (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme).
- (B) That upon the completion of the above Deed of Variation, planning permission be granted subject to the conditions now determined.

59. **APPLICATION FOR PLANNING PERMISSION 81212/FULL/2013 – PROSPECT (GB) LIMITED – LAND AT DEANS GATE LANE AND CANAL ROAD, TIMPERLEY**

The Head of Planning submitted a report concerning an application for planning permission for the erection of 32 no. two and three storey dwellings with associated landscaping, access and car parking provision following demolition of existing industrial buildings.

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 £150,000 split between: £70,000 towards Highway and Active Travel infrastructure and Public Transport Schemes, £2,320 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme), £22,880 towards Spatial Green Infrastructure, Sports and Recreation and £54,800 towards Education

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Facilities and 4 affordable housing units on site. This Legal Agreement will incorporate an overage clause to secure an “appropriate level” of contributions in the event that the developer realises a profit in excess of that predicted in the current viability appraisal up to a maximum of £369,047.93 plus 13 affordable housing units (or sum in lieu thereof).

- (B) In the circumstances where the S106 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.
- (C) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined, with the following amendment to condition 4:-
 - (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 brick walls to the boundaries of properties as shown on drawing reference 'Site Plan 01 Rev J' received on 14 November 2013, any proposed changes to existing ground levels, means of enclosure and boundary treatment, hard surfaced areas and materials, 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, R2 and R3 of the Trafford Core Strategy.

60. APPLICATION FOR PLANNING PERMISSION 81313/FULL/2013 – GREAT PLACES HOUSING GROUP – THE GRANGE, GRANGE AVENUE, TIMPERLEY

The Head of Planning submitted a report concerning an application for planning permission for the erection of 8no. 2 bedroom houses and associated car parking and external works.

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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 financial contribution of £40,000 to contribute towards facilities in the local area.
- (B) In the circumstances where the S106 Agreement has not been completed within 3 months of this resolution, the final determination of the application shall be delegated to the Head of Planning.
- (C) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

61. **APPLICATION FOR PLANNING PERMISSION 81563/FULL/2013 – TRAFFORD COUNCIL – MARKET HOUSE, MARKET STREET/GREENWOOD STREET, ALTRINCHAM**

The Head of Planning submitted a report concerning an application for the change of use from market hall to mixed use as market, performance and function venue; erection of external glazed canopy to the north-east (Shaws Road) elevation; installation of external vents, lighting and other external alterations.

RESOLVED: That the Council is minded to grant planning permission subject to Referral to the Secretary of State for determination as an application by the Local Authority in relation to its own land in accordance with Section 82 of the Planning (Listed Building and Conservation Areas) Act 1990 and Regulation 13 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to the conditions now determined.

62. **APPLICATION FOR LISTED BUILDING CONSENT 81564/LB/2013 – TRAFFORD COUNCIL – MARKET HOUSE, MARKET STREET/GREENWOOD STREET, ALTRINCHAM**

The Head of Planning submitted a report concerning an application for Listed Building Consent for the erection of external glazed canopy to the north-east (Shaws Road) elevation; installation of external vents, lighting and other external alterations; internal works to include:- new stairs to upper storage area; new boarding to create additional first floor storage area; installation of new entrance lobbies; new floor finish; alterations to existing stalls including replacement shutters; refurbishment of basement toilets; replacement lighting; other internal and external alterations and repairs. All associated with proposed change of use from market hall to mixed use as market, performance and function venue.

RESOLVED: That the Council is minded to grant Listed Building Consent subject to referral to the Secretary of State for determination as an application by the Local Authority in relation to its own land in accordance with Section 82 of the Planning (Listed Building and Conservation Areas) Act 1990 and Regulation

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13 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to the conditions now determined.

63. **APPLICATION FOR PLANNING PERMISSION 81411/FULL/2013 – REGATTA LIMITED – RISOL HOUSE, MERCURY PARK, MERCURY WAY, TRAFFORD PARK**

The Head of Planning submitted a report concerning an application for planning permission for the change of use from Use Class B8 (Storage and Distribution) to Use Class B1(a) (Office) and B8 (Storage and Distribution) to form a head office facility for Regatta Limited at Risol House, Trafford Park. Works to include provision of additional car parking and car park ramp; external cladding to elevations and roof; new entrance canopy; provision of first floor mezzanine office space; demolition of sections of building on site; relocation of water storage tank and associated external alterations and landscaping throughout.

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 £37,572.00 split between: £6,369.00 towards Highway and Active Travel infrastructure, £24,383.00 towards Public Transport Schemes and £6,820.00 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme).
- (B) In the circumstances where the S106 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.
- (C) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

The meeting commenced at 6.30 p.m. and concluded at 8.15 p.m.