

PLANNING DEVELOPMENT CONTROL COMMITTEE

13th FEBRUARY, 2014

PRESENT:

Councillor Bunting (In the Chair),
Councillors Chilton, Fishwick, Gratrix, Myers, Sharp, Shaw, Smith, Stennett
(Substitute), Walsh and Whetton.

In attendance: Head of Planning Services (Mr. R. Haslam),
Development Control Manager (Mr. D. Pearson),
Senior Planning Officer (Mr. C. McGowan),
Transport Strategy and Road Safety Manager (Mr. D. Smith),
Traffic Manager (Mr. G. Williamson),
Solicitor (Mrs. C. Kefford),
Democratic Services Officer (Miss M. Cody).

Also present: Councillor Holden.

APOLOGIES

Apologies for absence were received from Councillors Malik, O'Sullivan and Mrs. Ward.

MARCH COMMITTEE MEETING – CHANGE OF DATE

The Chairman advised the Committee that the meeting to be held in March had been rescheduled for Wednesday 12th March 2014 commencing at 6:30pm.

MR. GEOFFREY WILLIAMSON, TRAFFIC MANAGER

The Chairman announced to the Committee that this meeting could possibly be the final meeting for Mr. Williamson as he was due to retire shortly.

The Chairman on behalf of the Committee thanked Geoff for his many years of service and the contributions he had made throughout that time and wished Geoff well in his retirement.

83. MINUTES

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

84. 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.

Planning Development Control Committee
13th February, 2014

RESOLVED: That the report be received and noted.

85. 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

81878/FULL/2013 – Acre Hall Primary – Acre Hall Primary School, Irlam Road, Flixton.

Demolition of existing school buildings with the exception of kitchen and dining hall, and construction of new 315 place school with nursery and additional teaching support facilities. Improvement of existing road junctions onto Irlam Road and Woodsend Crescent Road and adaptation of existing external areas to form new car park and minibus drop off.

[Note: Councillor Shaw declared a Personal and Prejudicial Interest in Application 81878/FULL/2013, being a Governor at the school, he remained in the meeting but did not take part in the debate or cast a vote on the Application.]

81879/FULL/2013 – Trafford Council – Gorse Hill Youth Centre, Cavendish Road, Stretford.

Erection of extension to the north-east elevation to form a disabled access platform lift.

82033/FULL/2013 – Mr. P. Donnelly – 101 Moss Lane, Sale.

Change of use of open land to form private garden area associated with dwellinghouse, and erection of 2m high fencing and vehicular access gates.

86. APPLICATION FOR PLANNING PERMISSION H/69449 – KEMPTON HOMES – PETROL STATION AND ADJACENT LAND 499 CHESTER ROAD, OLD TRAFFORD

The Head of Planning Services submitted a report concerning an application for planning permission for the erection of 1 x seven storey building and 1 x part five, part six storey building for mixed use development comprising 95 apartments, 806 square metres of commercial office space (Use Class B1) and 130 square metres of retail space (Use Class A1) together with 143 car parking spaces.

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 £472,643.11 comprising:

Planning Development Control Committee
13th February, 2014

- £7,024.00 towards Highway and Active Travel infrastructure.
- £21,607.00 towards Public Transport Schemes.
- £37,820.00 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme).
- £202,554.31 towards Spatial Green Infrastructure, Sports and Recreation; and £203,637.79 towards Education Facilities.
- Subject to an overage clause to ensure that, should the market have returned to “normal” conditions (for the purposes of policy L2 of the Trafford Core Strategy) at the time of the implementation of the development, the developer will provide an appropriate level of affordable housing (5% of the proposed units) / pay an equivalent commuted sum in accordance with the Council’s adopted SPD, Planning Obligations.

(B) In the circumstances where the S106 Agreement has not been completed within three months 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.

87. APPLICATION FOR PLANNING PERMISSION 81212/FULL/2013 – PROSPECT (GB) LIMITED – LAND AT DEANSGATE LANE AND CANAL ROAD, TIMPERLEY

The Head of Planning Services 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 include claw-back provisions) to secure:

- (1) A maximum financial contribution of £369,047.93 plus a maximum provision of 13 affordable housing units (or financial sum in lieu thereof) pursuant to SPD1 payable in the event that the developer realises a profit in excess of that predicted in the current viability appraisal.
- (2) That on the basis of the Applicant’s current viability appraisal (and subject to the claw- back provisions referred to above) the maximum contribution referred to in (1) above be reduced to the provision of:-

Planning Development Control Committee
13th February, 2014

4 no. affordable housing units on site and the sum of £150,000 split between:

£70,000 towards Highway and Active Travel Infrastructure and Public Transport Schemes or in lieu of such sum a transfer of land to the Council at the junction of Deansgate Lane and Canal Road as shown on Plan No: 12052 04 – LAND TRANSFER for highway improvement purposes provided that the Council is agreeable to accepting such a transfer and on such terms and conditions which are acceptable to the Council;

£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 Facilities.

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

88. APPLICATION FOR PLANNING PERMISSION 81926/FULL/2013 – LSP DEVELOPMENTS LTD – WOODSEND CIRCLE, URMSTON

[Note: Councillor Shaw declared a Personal and Prejudicial Interest in Application 81926/FULL/2013, due to his involvement with the scheme, after making his representation to the Committee he remained in the meeting but did not take part in the debate or cast a vote on the item.

All Members of the Planning Development Control Committee declared a Personal Interest in Application 81926/FULL/2013, as the speaker was known to the Committee.]

The Head of Planning Services submitted a report concerning an application for planning permission for the demolition of existing buildings on site and erection of 6 no. 2-bed, and 19 no. 3-bed dwellinghouses. Erection of three-storey building to provide 4 no. retail units (Use Classes A1, A2 & A5), with medical centre (Use Class D1) above and 10 no. 1-bed and 2 no. 2-bed apartments on upper floor. Provision of new access roads within site, and surface car parking and landscaping works throughout.

RESOLVED –

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

Planning Development Control Committee
13th February, 2014

- A nil contribution but subject to an overage clause to ensure that a contribution up to the value of £237,740.38 could be secured should the developer's assumption about the viability of the development prove to be incorrect upon the development's completion.
 - Local Labour Agreement.
- (B) In the circumstances where the Section 106 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

89. TRAFFORD LOCAL PLAN: LAND ALLOCATIONS – CONSULTATION DRAFT

The Head of Planning Services submitted a report presenting the Trafford Local Plan: Land Allocations Consultation Draft document. The Land Allocations Plan has been developed to support the delivery of the Trafford Local Plan: Core Strategy. Upon adoption it will set out new site allocations for a variety of land uses including housing, employment and open spaces.

RESOLVED: That the report be received and noted.

90. ALTRINCHAM TOWN CENTRE CONSERVATION AREA APPRAISALS: CONSULTATION DRAFT SUPPLEMENTARY PLANNING DOCUMENTS

[Note: Councillor Myers declared a Personal Interest in this item as he has a building within the Conservation Area.]

The Head of Planning Services submitted a report presenting the five consultation draft Conservation Area Appraisals, for Altrincham Town Centre. The Appraisals have been developed to support the delivery of Policy R1 of the Trafford Local Plan: Core Strategy and to assist in development management decisions in these Conservation Areas.

RESOLVED: That the report be received and noted.

91. CORNBROOK HUB STRATEGIC REGENERATION FRAMEWORK

The Head of Planning Services submitted a report concerning the Strategic Regeneration Framework (SRF) for the Cornbrook Hub area of Old Trafford. The SRF would provide the context for future development at the site and allow its full economic, social and environmental potential to be achieved.

Planning Development Control Committee
13th February, 2014

RESOLVED –

- (1) That the Planning Development Control Committee endorse, in principle, the new Strategic Regeneration Framework for The Cornbrook Hub site.
- (2) Request that the Chief Executive undertake a public consultation exercise on the SRF with local residents, businesses and stakeholders, and report back to the Planning Development Control Committee on the outcome of the consultation.

92. PROPOSED STOPPING UP OF HIGHWAY AT WOODSEND CIRCLE, FLIXTON

The Head of Highways, Transportation, Greenspace and Sustainability submitted a report advising Members of an application made to the Secretary of State for Transport under S247 of the Town & Country Planning Act 1990 to stop up an area of highway in Flixton, in order to enable development to take place.

RESOLVED: That no objection be raised to the proposed Order.

The meeting commenced at 6.30 p.m. and concluded at 7.31 p.m.