

PLANNING DEVELOPMENT CONTROL COMMITTEE

12th MARCH, 2014

PRESENT:

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

In attendance: Head of Planning Services (Mr. R. Haslam),
Development Control Manager (Mr. D. Pearson),
Planner (Mr. G. Davies),
Transport Strategy and Road Safety Manager (Mr. D. Smith),
Interim Principal Solicitor (Ms. E. O'Connor),
Trainee Solicitor (Ms. S. Mirza),
Democratic Services Officer (Miss M. Cody).

Also present: Councillors Freeman and Young.

APOLOGY

An apology for absence was received from Councillor Sharp.

93. MINUTES

RESOLVED: That the Minutes of the meeting held on 13th February, 2014, be approved as a correct record and signed by the Chairman.

94. 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.

95. APPLICATIONS FOR PERMISSION TO DEVELOP ETC.

(a) Applications deferred

Application No., Name of
Applicant, Address or Site

Description

81446/RENEWAL/2013 – Island Gas Limited – Land adjacent to the M60 High Level Bridge and Davyhulme Waste Water Treatment Works and to the South of Trafford Soccer Dome, Urmston.

Application to extend the time limit of planning permission 74681/FULL/2010 (Construction of site for exploration, production testing and extraction of coal bed methane, transmission of gas and generation of electricity including combined heat and power facility, erection of

Planning Development Control Committee
12th March, 2014

temporary 34m high drilling rig, formation of two exploratory boreholes, installation of wells, erection of portacabins, storage containers and ancillary plant and equipment, creation of a new vehicular access road, erection of 2.4m high perimeter fencing and restoration of site following cessation of use).

[Consideration of Application 81446/RENEWAL/2013 was deferred to allow all Members the opportunity to attend a technical briefing on issues associated with the coal bed methane process.]

81973/COU/2013 – Day by Day Change of Use from garden nursery to airport
Parking – Clay Lane Nurseries, car parking.
Clay Lane/Thorley Lane, Timperley.

[Consideration of Application 81973/COU/2013 was deferred to allow the Applicant sufficient time to consider a response to representations and consultations received.]

96. APPLICATION FOR OUTLINE PLANNING PERMISSION 76054/O/2010 – EXCELSIOR PROPERTIES – LAND AT CROSS STREET, SALE

[Note: Councillor Whetton declared a Personal and Prejudicial Interest in Application 76054/O/2010, due to his involvement, 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.]

The Head of Planning Services submitted a report concerning an application for outline planning permission for the demolition of existing buildings; erection of a part three, part four storey building to provide 940 square metres of retail/commercial floorspace (Use Classes A1, A2, A5, B1, D1 and/or D2) and 34 no. residential apartments with associated car parking, cycle storage and landscaping. Erection of 5 no. two storey detached dwellinghouses with associated car parking and landscaping and access off Gordon Avenue (details of access, layout and scale submitted for approval with all other matters reserved).

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 £100,00.00 split pro-rata between: Highway and Active Travel infrastructure; Public Transport Schemes; Specific Green Infrastructure; Spatial Green Infrastructure, Sports and Recreation; Education Facilities and Affordable Housing and to include an overage clause to ensure that an appropriate commuted sum up to a maximum of £321,329.72 and 8 affordable units is provided should the developer's level of net profit be better than predicted in the viability appraisal.
- (B) In the circumstances where the S106 Agreement has not been completed within

Planning Development Control Committee
12th March, 2014

3 months of this 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 and that conditions 1, 2, 8, 9, 17, 18, 19 and 20 are worded so as to allow the development to be implemented in two separate phases should the developer wish to.

97. APPLICATION FOR PLANNING PERMISSION 81464/FULL/2013 – MS. VAL WATTERSON – LAND ADJACENT TO 5 JAMES STREET, SALE

The Head of Planning Services submitted a report concerning an application for planning permission for the erection of two storey detached dwelling with associated access and parking.

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 £6,146.47 split between: £162.00 towards Highway and Active Travel infrastructure; £424.00 towards Public Transport Schemes; £930.00 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme); £1,762.33 towards Spatial Green Infrastructure, Sports and Recreation and £2,868.14 towards Education Facilities.
- (B) That upon the satisfactory completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

98. APPLICATION FOR PLANNING PERMISSION 81794/FULL/2013 – ASPECT DEVELOPMENTS – VACANT LAND ON GARDEN LANE TO REAR OF 7-11 SPRINGFIELD ROAD, ALTRINCHAM

The Head of Planning Services submitted a report concerning an application for planning permission for the erection of 4 semi-detached dwellings (2 pairs of 2 storey dwellings) with associated car parking.

RESOLVED: That planning permission be refused for the following reasons:

- (1) The proposed development by reason of its scale, height, massing, siting in close proximity to properties on Springfield Road, and failure to include an appropriate boundary treatment would result in an unduly overbearing appearance and overlooking from the external areas of the site to the detriment of the amenities of the occupiers of adjacent properties on Springfield Road. As such the development is contrary to Policy L7 of the Trafford Core Strategy.

Planning Development Control Committee
12th March, 2014

- (2) The proposed development by reason of the inadequate provision of on-site parking would result in an increase in parking close to the site to the detriment of the convenience of nearby residential and non-residential occupiers. As such the development is contrary to Policy L7 of the Trafford Core Strategy.
- (3) The proposed development by reason of the design and layout of the car parking area will result in manoeuvring within the site which would give rise to vehicular/pedestrian conflict to the detriment of pedestrian safety and the amenities of the future occupiers of the development. As such the development would be contrary to Policy L7 of the Trafford Core Strategy.

99. APPLICATION FOR PLANNING PERMISSION 82046/FULL/2013 – PEEL HOLDINGS (LEISURE) LTD – FORMER KRATOS SITE, MERCURY WAY, DAVYHULME

The Head of Planning Services submitted a report concerning an application for planning permission for the erection of a six storey, 203 bedroom hotel with associated car parking and landscaping and access from Mercury Way.

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 £135,772.00, split between: Highway and Active Travel infrastructure (£18,270.00); Public Transport Schemes (£39,382.00) and Specific Green Infrastructure (£78,120.00), to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme).
- (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.

100. APPLICATION FOR PLANNING PERMISSION 82098/VAR/2014 – DEVELOPMENT SECURITIES (HALE BARNS) LIMITED – THE SQUARE, HALE BARNS

The Head of Planning Services submitted a report concerning an application for planning permission for the removal of Condition 21 of planning permission 77232/VAR/2011 (relating to redevelopment of site with retail foodstore, retail units, 24 residential units, car parking, servicing and associated works), to allow more than 500 sq. m of the retail units to be in Use Classes A2, A3, A4 or A5.

RESOLVED –

- (A) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Deed of Variation to the Section 106

Planning Development Control Committee
12th March, 2014

Agreement to secure a maximum financial contribution of £449,222.20 split between: £23,313.79 towards Informal/children's playing space; £11,068.41 towards outdoor sports facilities; £15,810 towards Red Rose Forest and other tree planting; £35,109 towards highway network and £363,921 towards public transport schemes.

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

101. URGENT BUSINESS

[Note: The Chairman agreed to allow consideration of the following matter as an item of urgent business as the development is being supported by the Homes and Communities Agency Affordable Homes Programme, which requires that development is commenced on site before the end of March for grant funding to be provided.]

78926/FULL/2012 - Ravenstone UK Ltd - 100 Washway Road, Sale

The Head of Planning Services submitted a report concerning a variation of the existing Section 106 Agreement in relation to planning permission 78926/FULL/2012 for the change of use from offices to residential apartments and erection of third floor extension above existing building resulting in a part three, part four storey building to form 18 no. one bed apartments; erection of lift shaft and remodelling of existing elevations including creation of screened walkway to the rear elevation and open balconies to the front and side elevations and associated landscaping and car parking.

RESOLVED –

- (A) That the Legal Agreement is revised to allow for the development to be carried out either with the developer contributions as previously approved:

That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement to secure 4 affordable units on the site and a maximum financial contribution of £11,849.54 for Spatial Green Infrastructure, Sports and Recreation.

OR

In the event the site is developed by a Registered Provider as affordable housing, vary the Legal Agreement to reflect the fact that SPD1 does not require any financial contributions. The Legal Agreement shall also include a requirement that, in this case, the units shall only be used for the purposes of providing affordable housing or special needs housing and shall not be offered for sale or rent on the open market.

The meeting commenced at 6.30 p.m. and concluded at 8.05 p.m.