

## PLANNING DEVELOPMENT CONTROL COMMITTEE

8<sup>th</sup> MAY, 2014

### PRESENT:

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

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

Also present: Councillors Cordingley and Duffield.

### 110. MINUTES

RESOLVED: That the Minutes of the meeting held on 10<sup>th</sup> April, 2014, be approved as a correct record and signed by the Chairman.

### 111. 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.

### 112. 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>
81698/LB/2013 – CTIL – Essoldo Buildings, 1123 Chester Road, Stretford.	Listed Building Consent to replace four telecommunications antennae on northern elevation; replace two telecommunication antennae on the southern elevation; and to install three remote radio units and additional ancillary equipment.
81829/FULL/2013 – Peel Energy Ltd – Irlam Locks, Irlam Road, Urmston.	Construction of a hydroelectric plant scheme on south embankment. Excavation works within embankment to create intake and

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	outfall channels, fish and eel passes, and to accommodate turbine and associated plant equipment. Erection of above-ground plant-building, installation of railings, and formation of hard-surfacing.
81864/COU/2013 – Mr. Muzaffar Hussain – Booze Zone Plus, 40 Riddings Road, Timperley.	Change of use from A1 to A3 & A5 restaurant and takeaway.
82396/FULL/2014 – Partington Primary School – Partington Primary School, Central Road, Partington	Construction of a lecture hall and additional education facilities to the rear of main school building. Minor modifications to siting of existing games cage and trim trail.

(b) Permission refused for the reasons now determined

Application No., Name of Applicant, Address or Site

Description

82430/FULL/2014 – Mr. John Dempsey – Land at Wood Lane / Thorley Lane, Timperley.

Erection of detached bungalow with associated parking.

**113. APPLICATION FOR PLANNING PERMISSION 81697/FULL/2013 – CTIL – ESSOLDO BUILDINGS, 1123 CHESTER ROAD, STRETFORD**

The Head of Planning Services submitted a report concerning an application for planning permission for the replacement of 4 antennae to northern elevation and 2 antennae to southern elevation together with installation of ancillary rooftop equipment and 3 remote radio units.

RESOLVED: That planning permission be granted subject to the conditions now determined and to the following additional condition:-

No development shall take place unless or until a scheme for the servicing / maintenance of the telecommunication equipment hereby approved has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall seek to ensure that the equipment is not serviced in a way that impacts adversely on the amenity of nearby residents, specifically as a result of the method of accessing the equipment. Thereafter, the equipment shall only be accessed in accordance with the approved scheme.

Reason. To protect the amenity of nearby residents having regard to Policy L7 of the Trafford Core Strategy.

**114. URGENT BUSINESS**

[Note: The Chairman agreed to allow consideration of the following matter as an item of urgent business in order to clarify the requirement for a s106 obligation in respect

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of application 81449/FULL/2013 which was determined at the previous meeting.]

Application for planning permission 81449/FULL/2013 – McDonalds Restaurants Ltd  
– Bass Drum, 1235 Chester Road, Stretford

The Head of Planning Services submitted a report concerning an application for planning permission for the erection of a 2 storey building to accommodate an A3 (Restaurant) and A5 (Hot Food Takeaway) use and drive-through, including customer order display and canopy, associated parking and landscaping following demolition of existing public house.

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 £3,221 split between £1,193 towards Highway and Active Travel Infrastructure, £1,098 towards Public Transport Schemes and £930 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme).
- (B) That upon the satisfactory 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 7.35 p.m.