

PLANNING DEVELOPMENT CONTROL COMMITTEE

11th SEPTEMBER, 2014

PRESENT:

Councillor Mrs. Ward (In the Chair),
Councillors Dr. Barclay, Bunting, Chilton, N. Evans, Fishwick, Gratrix, O'Sullivan,
Sharp, Smith, Stennett MBE, Walsh and Whetton.

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

Also present: Councillors Lally and S. Taylor.

18. MINUTES

RESOLVED: That the Minutes of the meeting held on 14th August, 2014, be approved as a correct record and signed by the Chairman.

19. 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.

20. 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>
78138/FULL/2012 – Calderpeel Partnership Ltd – 136-138 Park Road, Timperley.	Erection of 2 x pairs of three storey dwellinghouses (4 dwellings in total), formation of vehicular access and associated landscaping.
83010/FULL/2014 – Veolia ES (UK) Ltd – Veolia Environmental Services (UK) Plc, Nash Road, Trafford Park.	Formation of a waste transfer and treatment facility (including the shredding of residual wastes). Erection of a waste treatment building; formation of new parking areas; installation of fuel tanks, a weighbridge and

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other ancillary infrastructure.

83208/HHA/2014 – Ms. Anne Donnelly – 76 Great Stone Road, Stretford.

Erection of a part single-storey, part two-storey side and rear extension.

83285/HHA/2014 – Mr. Howard Lee – 2 Wellington Place, Altrincham.

Retrospective application for replacement timber sash windows, replacement front door and replacement render strip to lower front elevation.

21. 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 a 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 to secure a maximum financial contribution of £74,123 towards the provision of Spatial Green Infrastructure to be used specifically towards schemes to provide a wildlife pond area, biodiversity and inclusive access improvements and play area enhancements at Hullard Park and a skate / BMX facility and play enhancements at Seymour Park.
- (B) In the circumstances where the Section 106 Agreement has not been completed within three months of the 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.

22. APPLICATION FOR PLANNING PERMISSION 80354/FULL/2013 – BRANLEY HOMES – DARLEY LAWN TENNIS CLUB, WOOD ROAD NORTH, OLD TRAFFORD

[Note: Councillor Stennett MBE declared a Personal and Prejudicial Interest in Application 80354/FULL/2013, due to his involvement with the Application, he remained in the meeting but did not take part in the debate or cast a vote on the Application.]

The Head of Planning Services submitted a report concerning an application for planning permission for the erection of 6 no. four bedroom dwellings and 8 no. three bedroom dwellings with new vehicular access and associated parking provision and

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landscaping.

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 £265,440 towards the provision of replacement tennis courts within the local area and to provide that the Council will use its best endeavours to ensure that the replacement facility can be made available for use by a club and for tennis coaching.
- (B) In the circumstances where the Section 106 Agreement has not been completed within three months of the 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.

23. APPLICATION FOR PLANNING PERMISSION 81765/FULL/2013 – CHRIS MARTIN – BIG 3 FARM, IRLAM ROAD, URMSTON

The Head of Planning Services submitted a report concerning an application for planning permission for the erection of 8 no. 2 bed apartments following demolition of equestrian covered manege building.

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 £72,000 commuted sum in lieu of providing two on site affordable units.
- (B) In the circumstances where the Section 106 Agreement has not been completed within three 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.

24. APPLICATION FOR PLANNING PERMISSION 83156/FULL/2014 – TRAFFORD HOUSING TRUST – OLD TRAFFORD COMMUNITY CENTRE, SHREWSBURY STREET, OLD TRAFFORD

[Note: Councillor Gratrix declared a Personal Interest in Application 83156/FULL/2014, as the speaker was known to him.]

The Head of Planning Services submitted a report concerning an application for planning permission for the redevelopment of site following demolition of existing community centre buildings, St. Brides Church and adjacent rectory. Erection of new

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three and four-storey mixed use building to form 81no. extra-care apartments (Class C2) and replacement community, day nursery and health centre (Classes D1 & D2) with library, pharmacy (Class A1), social enterprise units (Class A1, B1 or D1) and ancillary café and changing room facilities. Provision of undercroft parking and courtyard amenity space. Erection of replacement church (Class D1) and rectory (Class C3) buildings. Closure of Blair Street and alterations to St. Brides Way and Clifton Street. 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 to secure a contribution towards the making and implementation of TROs in the vicinity of the proposed development.
- (B) In the circumstances where the Legal 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 and to the following additional conditions:-

The recommendations set within the Extended Phase 1 Habitat Survey shall be carried out during the course of the development.

Reason: To protect biodiversity within the site, having regard to Trafford Core Strategy Policy R2.

The development hereby approved shall be built in accordance with the recommendations included within the submitted Crime Impact Statement.

Reason: To ensure that the development is designed in a way that reduces the opportunities for crime, having regard to Trafford Core Strategy Policy L7.

25. APPLICATION FOR PLANNING PERMISSION 83340/FULL/2014 – MR. SIMON HARTLAND – 22 IRLAM ROAD, URMSTON

The Head of Planning Services submitted a report concerning an application for planning permission for the conversion of the existing detached garage to the rear of the existing property to form supported living accommodation for people with learning disabilities with associated formation of car parking spaces (revision to previous application 82409/FULL/2014).

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared lost.

RESOLVED: That planning permission be granted subject to the conditions now determined.

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The meeting commenced at 6.35 p.m. and concluded at 8.30 p.m.