

PLANNING DEVELOPMENT CONTROL COMMITTEE

11th DECEMBER, 2014

PRESENT:

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

In attendance: Head of Planning Services (Mr. R. Haslam),
Development Control Manager (Mr. D. Pearson),
Senior Planner (Arboriculture) (Mr. D. Austin),
Senior Development Control Engineer – Traffic & Transportation (Ms. M. Zenner),
Head of Legal – Environment (Mr. L. Patel),
Solicitor (Mrs. C. Kefford),
Democratic Services Officer (Miss M. Cody).

Also present: Councillors Freeman and Hyman.

APOLOGIES

Apologies for absence were received from Councillors Dr. Barclay and Sharp.

41. MINUTES

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

42. 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.

43. 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

82106/FULL/2014 – Mr. Iain Mills –
Exeter House Rest Home, 36
Skaife Road, Sale.

Demolition of former retirement home and erection of 6no. 2.5 storey high detached dwellinghouses, with associated parking, landscaping and boundary treatments.

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83818/VAR/2014 – Mr. Christopher Orumah – 872 Chester Road, Stretford.

Variation of condition 2 of H/61891 to allow the shop to be open to the public between 07:00 hours and 24:00 hours (midnight) on any day.

[Note: Councillor Walsh declared a Personal and Prejudicial Interest in Application 83818/VAR/2014, due to his involvement, after making representation to the Committee he remained in the meeting but did not participate in the debate or cast a vote on the Application.]

83959/FULL/2014 – Trafford Council – Firs County Primary School, Firs Road, Sale.

Erection of a double modular classroom with associated ramps for a temporary period of 5 years.

[Note: Councillor Chilton declared a Personal and Prejudicial Interest in Application 83959/FULL/2014, being Vice-Chairman of Governors, and left the room during consideration of this item.]

83212/FULL/2014 – Villafont Education (Projects) Limited – Land at Sinderland Road, Broadheath.

Erection of a single storey building to form new community hall; erection of two storey building to form a children's day nursery (120 child spaces), including external play area with toy and buggy stores and play hut. Formation of new car-park areas for both uses with new vehicular access from existing internal access road. Associated lighting scheme and landscaping throughout including new boundary fencing.

83214/FULL/2014 – Greene King Property Developments Limited – Land at Sinderland Road, Broadheath.

Erection of two storey building to form public house and restaurant (including storage area and 3x staff apartments to first floor). Formation of car-park; alteration to existing vehicular access to Sinderland Road; widening of existing internal access road; provision of new public footpath and pedestrian access from Sinderland Road. Erection of service yard storage shed; new boundary fencing, associated lighting scheme and landscaping works throughout.

44. APPLICATION FOR PLANNING PERMISSION 82686/FULL/2014 – JAM PROPERTIES LIMITED – LAND NORTH WEST OF GROBY ROAD, BOWDON

The Head of Planning Services submitted a report concerning an application for planning permission for the erection of detached dwelling and formation of vehicular access to Groby Road.

It was moved and seconded that planning permission be granted.

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The motion was put to the vote and declared lost.

RESOLVED: That planning permission be refused for the reasons now determined.

45. APPLICATION FOR PLANNING PERMISSION 82815/FULL/2014 - MR. KABIR MIAH – 44 SKAIFE ROAD, SALE

The Head of Planning Services submitted a report concerning an application for planning permission for the conversion of ground, first and second floors of existing dwelling house to form 6no. self-contained apartments. Alterations to the elevations and erection of pitched roof above rear outbuilding to accommodate cycle parking, bin storage and garages and formation of new car parking areas.

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

Notwithstanding the plans hereby approved, a scheme identifying a material to be used in the hard standing (for the car parking area) within the curtilage of the building, shall be submitted to and approved in writing by the Local Planning Authority. The type and finish of the material should reduce noise generated by vehicles entering and leaving the site. The scheme shall be implemented in accordance with the approved details prior to the first occupation of any of the residential units hereby approved.

Reason: To ensure the proposal does not result in harm to residential amenity in accordance with Policy L7 of the Trafford Core Strategy.

46. APPLICATION FOR PLANNING PERMISSION 83807/FULL/2014 – PEEL HOLDINGS (LAND AND PROPERTY) LIMITED – LAND OFF NEARY WAY, TRAFFORD RETAIL PARK, URMSTON

The Head of Planning Services submitted a report concerning an application for a part full/part outline planning application for the redevelopment of the site to provide 7,742sq.m of gross floor space: full consent sought for the erection of a discount food store (1,685sq.m gross floor space, use class a1), erection of a non-food retail warehouse unit (2,323sq.m gross floor space, use class a1) with garden centre (465sq.m gross floor space), erection of a drive-through food and drink unit (204sq.m gross floor space, and to allow flexible use within classes A1, A3, A4 or A5), with associated car parking, servicing, lighting and landscaping. Outline consent sought for the erection of two non-food retail warehouse units (combined floor space of 3,066sq.m, use class a1), consent sought for access and landscaping with all other matters reserved.

RESOLVED –

- (1) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement to secure an appropriate financial contribution towards an air quality monitoring station, to be

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calculated on a pro rata basis, based on the requirement at the time of the supermarket permission, H/OUT/71053 and the air quality impacts of the current proposal compared to that extant permission.

- (2) In the circumstances where the Legal 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.
- (3) That upon the satisfactory completion of the above Legal Agreement, planning permission be granted, subject to the conditions now determined.

47. SECTION 106 AND CIL UPDATE – QUARTER 2 (2014)

The Head of Planning Services submitted a report informing Members about the latest set of monitoring data for S106 agreements and CIL notices.

RESOLVED: That the contents of the report be noted.

48. CORNBROOK HUB STRATEGIC REGENERATION FRAMEWORK

The Head of Planning Services submitted a report to the Committee seeking the adoption for development control purposes of a 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.

RESOLVED: That the Committee considered the outcomes of the consultation exercise undertaken on the draft Cornbrook Hub Regeneration Framework and adopts for development control purposes, the revised Strategic Regeneration Framework for the Cornbrook Hub area.

SEASONAL GREETINGS

As this was the final Committee meeting of 2014, the Chairman took the opportunity to thank the Committee and all Officers for their hard work and contributions throughout the year and wished all every happiness for the festive season.

The meeting commenced at 6.30 p.m. and concluded at 8.25 p.m.