

PLANNING DEVELOPMENT CONTROL COMMITTEE

12th NOVEMBER, 2015

PRESENT:

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

In attendance: Interim Head of Planning & Development (Mr. D. Pearson),
Senior Planning Officer (Mr. J. Pennick),
Planner (Ms. O. St-Amour),
Principal Highways & Traffic Engineer (Amey) (Mr. J. Morley),
Director of Legal & Democratic Services (Ms. J. le Fevre),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors Acton, Stephen Anstee, Baugh, Cordingley, Duffield, Freeman,
Holden, Hyman, Myers and Procter.

APOLOGY

An apology for absence was received from Councillor Malik.

MS. OLIVIA ST-AMOUR

The Chairman announced to the Committee that this would be the final meeting for Olivia, as she was leaving the Authority. The Chairman thanked Olivia for her support to Officers and the Committee and added Trafford's loss would be her new employer's gain.

39. MINUTES

RESOLVED: That the Minutes of the meeting held on 8th October, 2015, be approved as a correct record and signed by the Chairman.

40. ADDITIONAL INFORMATION REPORT

The Interim Head of Planning and Development 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.

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41. 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>
84587/VAR/14 – Mrs. Kehoe – 19 Fraser Avenue, Sale.	Variation of condition 2 and removal of condition 5 of planning permission 80225/HHA/2013 (Erection of part single storey/part two storey side extension and single storey rear extension to provide additional living accommodation) to allow a new window in the ground floor side elevation and clear glazing to the utility room window.
84668/OUT/15 – The PCC of Christ Church – Holy Cross Church, Park Road, Timperley.	Outline planning application for the demolition of the existing Vicarage to allow for the erection of up to 4no. dwellings.
85302/FUL/15 – J W Lees (Brewers) Ltd – King George, Moss Lane, Hale.	Increase to existing external 'beer garden' area to include provision of artificial grass and stone paving, erection of parasol with LED lighting and heating under canopy and associated works thereto.
85822/FUL/15 – Rowlinson and Peel Holdings Limited – Development Site, Pomona Strand, Old Trafford.	Erection of 11 storey building of 86 apartments and 10 storey building of 78 apartments with ground floor link, provision of car parking, access from Hulme Hall Road, new landscaping and refurbishment of footpath alongside Manchester Ship Canal/River Irwell.
[Note: In respect of Application 85822/FUL/15 Councillor Stennett MBE stated that although he had visited the site and met with objectors to the scheme, some present at the meeting, he had kept an open mind with regard to the application and would listen fully to the debate on the matter before determining how to vote on it.]	
85971/FUL/15 – Trafford Housing Trust – 1-14 Field Walk & land between rear of 1-4 Field Walk & playground Clarke Crescent, Hale.	Creation of 7 no. new car parking spaces, with dropped kerb and new boundary fencing to open space to flats.
86031/FUL/15 – Arcon Housing Association Ltd – 43-49 Humphrey Road, Old Trafford.	Erection of 4 no. two storey dwellings.

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86090/FUL/15 – Patidar Ltd – 2 Deansgate Lane, Timperley.	Erection of a proposed single storey rear extension for storage use.
86139/HHA/15 – Mr. Ross – 24 Wood Lane, Timperley.	Demolition of attached garage and rear conservatory and erection of part single part two storey rear and side extension.
86196/FUL/15 – THT Developments Ltd – Land at Cross Street, Sale.	Erection of a part three, part four/five storey building to provide 1036 square metres (GIFA) 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.
86288/VAR/15 – Acre Hall Primary School – Acre Hall Primary School, Irlam Road, Flixton.	Application for variation of conditions 3 and 4 on planning permission 81878/FULL/2013. (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). To retain existing front hall and re-clad.
86349/HHA/15 – Mr. and Mrs. Rigby – Coach House, 5 Sandiway Road, Sale.	Erection of a two storey rear extension following demolition of existing conservatory.
[Note: All members of the Committee declared a Personal Interest in Application 86349/HHA/15, as the Applicant was a fellow Councillor.]	
86690/HHA/15 – Ms. Gemma Ives – 318 Washway Road, Sale.	Demolition of existing single storey rear extension, erection of two storey rear extension with other external alterations.

(b) Permission refused for the reasons now determined

<u>Application No., Name of Applicant, Address or Site</u>	<u>Description</u>
85022/OUT/15 – Urban Surveying Limited – Land to the North of Station Road, Stretford.	Outline planning application for the erection of 2no. part two, part three storey apartment buildings (maximum height of 9.5m), comprising a total of 14no. apartments, together with associated car parking, bin storage and infrastructure (consent sought for

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access, layout and scale with all other matters reserved).

85960/FUL/15 – JAM Properties Ltd
– Land North West of the junction of
St. Margarets Road and Groby
Road, Altrincham.

Erection of detached dwelling and formation
of vehicular access to Groby Road.

**42. APPLICATION FOR PLANNING PERMISSION 86034/FUL/15 – MR. CHRIS BOWMAN
– FAIRBAIRN HOUSE, 21-25 ASHTON LANE, SALE**

The Interim Head of Planning and Development submitted a report concerning an application for planning permission for the erection of 8 no. residential penthouse apartments on the existing roof levels of Fairbairn House, consisting of 4no. 2 bedroom apartments at proposed fourth floor level and 4no. 2 bedroom apartments at proposed eighth floor level with associated car parking.

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 commuted sum of £48,000 towards the delivery of off-site affordable housing provision.
- (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 / Undertaking, planning permission be granted subject to the conditions now determined.

**43. APPLICATION FOR PLANNING PERMISSION 86361/FUL/15 – MR. QAYYUM – 105
WINSTANLEY ROAD, SALE**

The Interim Head of Planning and Development submitted a report concerning an application for planning permission for the change of use to a retail unit (A1) and installation of disabled access ramp.

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.

**44. APPLICATION FOR PLANNING PERMISSION 86382/FUL/15 – BICKHAM HOUSE
TRUSTEES – BICKHAM HOUSE, GREEN WALK, BOWDON**

The Interim Head of Planning and Development submitted a report concerning an application for planning permission for the erection of a proposed single storey side

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extension. (Resubmission of 84981/FUL/15).

It was moved and seconded that planning permission be granted.

The motion was put to the vote and declared carried.

RESOLVED: That planning permission be granted for the reason given below and subject to the following conditions:-

1. Standard 3 year.
2. Development in accordance with the submitted plans.
3. Material samples to be submitted.

Reason for approval: The Committee acknowledged there would be some harm to the character of Bickham House and that of the Conservation Area, but the harm to the Conservation Area was considered to be less than substantial and this harm was outweighed by the public benefit that would result from the scheme.

45. APPLICATION FOR PLANNING PERMISSION 86460/FUL/15 – THT DEVELOPMENTS LTD & POPECROWN LTD – FORMER BAYER SITE, OFF MANCHESTER ROAD, WEST TIMPERLEY

The Interim Head of Planning and Development submitted a report concerning an application for planning permission for the erection of residential development comprising of 62 no dwellings including 29 apartments and 33 houses. Associated external work including car parking, access and landscaping.

RESOLVED –

- (A) That the application will propose a satisfactory form of development for the site upon the completion of a Legal Agreement which will secure a contribution of £10,000 towards the maintenance of the Slow Worm receptor habitat following their translocation to alternative site within Trafford Council boundaries.
- (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.

46. APPLICATION FOR PLANNING PERMISSION 86507/FUL/15 – MR. BELLIS – LAND TO THE REAR OF 431-433 NORTHENDEN ROAD, SALE

[Note: Councillor Gratrix declared a Personal and Prejudicial Interest in Application 86507/FUL/15, due to his association with an objector, and left the room during consideration of this item.]

The Interim Head of Planning and Development submitted a report concerning an

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application for planning permission for the erection of 2no. 3-bed semi-detached dwellings following demolition of the existing outbuildings.

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

Prior to the commencement of the development hereby approved a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority to prevent deliveries during the construction period via the Northenden Road access to the site.

Reason: To protect the residential amenities and privacy of the occupiers of the dwellings adjoining the Northenden Road access to the site (and in particular no. 431 Northenden Road) having regard to Policy L7 of the Trafford Core Strategy.

Prior to the first occupation of any of the dwellings hereby permitted, details of the gates hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the gates shall be retained as approved at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of crime prevention and security, having regard to Policy L7 of the Trafford Core Strategy.

47. APPLICATION FOR VARIATION 86535/VAR/15 – YOURLIFE MANAGEMENT SERVICES LTD – OAKFIELD COURT, 44, 44A, 46 AND 48 CROFTS BANK ROAD, URMSTON

[Note: Councillor Mrs. Reilly declared a Personal and Prejudicial Interest in Application 86535/VAR/15, due to a financial interest, she remained in the meeting but did not participate in the debate or cast a vote on the Application.]

The Interim Head of Planning and Development submitted a report concerning an application for variation of condition 2 on planning permission 81258/FULL/2013 (Demolition of existing dwellinghouses and erection of four storey block containing 51 units of extra care accommodation for the elderly, together with associated landscaping, car parking provision and alterations to vehicular access onto Crofts Bank Road.). To amend the approved plans.

RESOLVED –

(A) (i) 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 £93,493.00 split between: £9,992.00 towards Highway and Active Travel infrastructure; £34,831.00 towards Public Transport Schemes; £48,670.00 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme).

(ii) To secure agreement that the development is managed by a domiciliary care provider (registered by the Care Quality Commission).

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- (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.

48. SECTION 106 AND CIL UPDATE: APRIL 2015 – SEPTEMBER 2015

The Interim Head of Planning and Development 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.

49. URGENT BUSINESS

- (a) Supplemental Deed to the Section 106 Agreement relating to land at Deansgate Lane/Canal Road, Timperley, dated 30th May 2014

[Note: The Chairman agreed to allow consideration of this item as Urgent Business due to the need to avoid a delay in the sale of affordable housing.]

The Interim Head of Planning and Development submitted a report concerning a Supplemental Deed which varies Schedule 4 of the original Section 106 Agreement relating to the four affordable housing units provided on the site. The variation to the Section 106 Agreement is required to satisfy the lending requirements of financial institutions which provide finance to Great Places Housing Group and to meet the lending requirements of financial institutions providing mortgage credit to purchasers of the affordable housing units which will be offered for sale on a shared ownership basis.

RESOLVED: That approval be given to the Supplemental Deed to the Section 106 Agreement relating to land at Deansgate Lane/Canal Road, Timperley dated 30th May 2014.

The meeting commenced at 6.30 p.m. and concluded at 9.30 p.m.