

PLANNING DEVELOPMENT CONTROL COMMITTEE

10th DECEMBER, 2015

PRESENT:

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

In attendance: Interim Head of Planning & Development (Mr. D. Pearson),
Planning and Development Manager - North Team (Mr. S. Day),
Senior Planning Officer (Mr. I. Gulfraz),
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: Councillor Mrs. Bruer-Morris.

APOLOGY

An apology for absence was received from Councillor O'Sullivan.

50. MINUTES

RESOLVED: That the Minutes of the meeting held on 12th November, 2015, be approved as a correct record and signed by the Chairman.

51. 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.

52. 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

86323/FUL/15 – Cartwright Group –
Cartwright Group, Atlantic Street,
Altrincham.

Roof modifications including locally raising roof level between existing ridges and extension of existing canopy; enclosure of existing yard to create covered internal fabrication area and associated modifications to elevations.

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86493/FUL/15 – United Utilities – Sewage Works, Rivers Lane, Davyhulme.

Application for proposed inlet works. Erection of 30 no. buildings and provision of new site entrance and landscaping works, all associated with Permitted Development works to improve the existing wastewater treatment process to allow compliance with final effluent consent requirements.

86699/HHA/15 – Mr. & Mrs. Horridge – 35 Dorrington Road, Sale.

Demolition of existing garage and rear additions. Erection of two storey side/rear extension and single storey side extension to eastern side.

(b) Applications deferred

Application No., Name of Applicant, Address or Site

Description

86514/VAR/15 – Peel Energy (Barton) – Land to the south of Manchester Ship Canal and west of Barton Bridge, Trafford Way, Trafford Park.

Variation of Conditions 2, 7, 11, 17 and 19 of planning permission 76153/FULL/2010, (Appeal Ref APP/F5540/A/12/2174323) (erection of a 20MW biomass fuelled renewable energy plant with associated access, car parking, internal roads, canal side mooring and landscaping) to vary the approved plans to allow alterations to the design, layout, access arrangement and the specification of plant including further details relating to the development's use as a Combined Heat and Power Plant.

[Note: Consideration of Application 86514/VAR/15 was deferred for further consultation.]

86514/VAR/15 was deferred for further

86599/VAR/15 – Trafford Council – Bowdon Church of England Primary School, Grange Road, Bowdon.

Application for variation of condition 11 on planning permission 82725/FULL/2014 (erection of new two storey school building incorporating new carpark (including the erection of floodlighting columns), cycle & scooter parking, internal access road with drop off area and formation of new vehicular access with associated security barriers. Provision of new multi-use games area (MUGA) and all weather pitch with retention and realignment of existing 2 x grass pitches, cricket wickets and running track area and provision of new junior grass pitch. Provision of new bin storage area, relocation of existing

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before and after school building and relocation of ancillary storage structures/storage containers. Associated landscaping throughout including provision of new security fencing. Demolition of existing school building.). To allow 107 cycle spaces instead of 210.

[Note: Consideration of Application 86599/VAR/15 was deferred to allow further discussions to take place with the school regarding the phased introduction of cycle / scooter parking.]

53. APPLICATION FOR RETROSPECTIVE PLANNING PERMISSION 86768/HHA/15 – MR. COOKE – 6 LESLIE GROVE, TIMPERLEY

The Interim Head of Planning and Development submitted a report concerning an application for retrospective planning permission for the erection of an outbuilding.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared carried.

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

The proposed outbuilding, by reason of its size, scale, height, massing and external appearance in close proximity to adjacent properties, would result in an overdominant form of development that would be visually intrusive and detrimental to the amenities of occupiers of neighbouring houses. The proposed development would therefore be contrary to Policy L7 of the Trafford Core Strategy and the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations.

SEASONAL GREETINGS

As this was the final Committee meeting of 2015, the Chairman took the opportunity to wish all Members, Officers and their respective families a peaceful festive season and a prosperous, healthy New Year. The Chairman also thanked the Committee and Officers for their hard work and expressed her appreciation for their many achievements throughout the year.

The meeting commenced at 6.30 p.m. and concluded at 7.56 p.m.