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TRAFFORD
COUNCIL

AGENDA PAPERS MARKED 'TO FOLLOW' **PLANNING DEVELOPMENT CONTROL COMMITTEE**

Date: Thursday, 13 August 2015

Time: 6.30 pm

**Place: Committee Suite, Trafford Town Hall, Talbot Road, Stretford, Manchester
M32 0TH**

AGENDA

ITEM

2. MINUTES

To receive and, if so determined, to approve as a correct record the Minutes of the meeting held on 9th July, 2015.

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THERESA GRANT

Chief Executive

Membership of the Committee

Councillors Mrs. V. Ward (Chairman), D. Bunting (Vice-Chairman), Dr. K. Barclay, N. Evans, T. Fishwick, P. Gratrix, D. Hopps, E. Malik, D. O'Sullivan, Mrs J. Reilly, J. Smith, L. Walsh and M. Whetton

Further Information

For help, advice and information about this meeting please contact:

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This agenda was issued on **Tuesday, 4 August 2015** by the Legal and Democratic Services Section, Trafford Council, Trafford Town Hall, Talbot Road, Stretford M32 0TH.

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AGENDA ITEM 2

PLANNING DEVELOPMENT CONTROL COMMITTEE

9th JULY, 2015

PRESENT:

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

In attendance: Development Control Manager (Mr. D. Pearson),
Deputy Team Leader – North Area (Mr. S. Day),
Senior Planner (Mrs. A. Doow-Powell),
Principal Highways & Traffic Engineer (Mr. J. Morley),
Solicitor (Mrs. C. Kefford),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors Chilton, Mrs. Dixon MBE, Mitchell and Ross.

APOLOGIES

Apologies for absence were received from Councillors Fishwick and O'Sullivan.

MR. JOHN MORLEY

The Chairman on behalf of the Committee welcomed Mr. John Morley, Principal Highways & Traffic Engineer, to the Planning Committee meeting.

15. MINUTES

RESOLVED: That the Minutes of the meeting held on 11th June, 2015, be approved as a correct record and signed by the Chairman.

16. 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.

17. 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

82164/COU/2014 – Mr. Isaq – Continued mixed use of building to

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Davenport Green Hall, Shay Lane, Hale Barns.	accommodate functions including weddings/civil ceremonies (with food provision) and continued residential use as a single dwelling.
83507/FULL/2014 – De Trafford Estates Group – Southbank and Delamer Lodge, 1-2 Cavendish Road, Altrincham.	Change of use and conversion of existing buildings from a nursing home to 17 dwellings (15 x 3 bedroomed and 2 x 4 bedroomed) with associated car parking and landscaping.
84566/FUL/14 – Brookhouse Group – Priory Nursery, 159 Dane Road, Sale.	Retrospective planning permission to retain 2.4m high paladin mesh fencing along the south and east boundaries.
84644/HHA/15 – Mrs. Paula Kerry – 63 Woodhouse Road, Davyhulme.	Erection of a single storey side and rear extension.
85007/FUL/15 – Ludstone Developments Limited – Land between Grosvenor House and 11a Goose Green, Back Grafton Street, Altrincham.	Erection of part 3 storey part 4 storey building to provide 13 no. apartments.
85049/FUL/15 – Trafford Housing Trust – 1-20 The Green, Whitley Gardens, Timperley.	Formation of 20x no. new car-parking spaces with new vehicular accesses for occupants of 1-20 The Green, Whitley Gardens. Associated landscaping works including new pedestrian pathways throughout and relocation of pedestrian gate.
85149/FUL/15 – Mr. Kirk – 7 Riddings Road, Hale.	Erection of a 2 storey detached dwelling with attached garage, following demolition of existing. Landscaping works throughout.
85167/FUL/15 – LGK Group Ltd – 226 Washway Road, Sale.	Erection of a three storey extension to existing four storey building to create 3no. additional one bedroom apartments with associated new vehicular access to Washway Road, car parking and cycle storage.
[Note: Councillor N. Evans declared a Personal and Prejudicial Interest in Application 85167/FUL/15, as a relative of the Applicant is a longstanding friend, he remained in the meeting but did not participate in the debate or cast a vote on the Application.]	
85931/COU/15 – Trafford Council – 190-192 Flixton Road, Flixton.	Subdivision of the property at 190-192 Flixton Road to facilitate change of use to outreach centre and children's home.

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18. APPLICATION FOR PLANNING PERMISSION 84968/FUL/15 – ACAMBA SYSTEMS – MITFORD LODGE, 90 MITFORD STREET, STRETFORD

The Head of Planning Services submitted a report concerning an application for planning permission for the conversion of former Health Centre into a House of Multiple Occupation (10 bed) and 2no. retail units (Use Class A1) fronting Kingsway, with associated parking, bin storage and communal courtyard and external alterations to window arrangements.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared carried.

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

- (1) The proposed development, by reason of the addition of bars / railings to the windows and inadequate provision for commercial bin storage, would have a detrimental impact on the visual appearance and character of the street scene and the surrounding area and would fail to take the opportunities available for improving the character and quality of the area. As such, the proposed development would be contrary to Policy L7 of the Trafford Core Strategy and guidance in the NPPF.
- (2) The proposed development would conflict with the objectives of the approved Stretford Masterplan, in particular M01 - To bring forward sustainable development that realises the full potential of Stretford Town Centre and the surrounding area, M02 - To create a strong sense of place within the town centre, M03 - To improve key town centre gateways and M08 - To provide residential development and a better balance in house types. As such, the proposed development would fail to take the opportunities available for improving the character and quality of the area and would be contrary to Policy L7 of the Trafford Core Strategy and guidance in the NPPF.
- (3) The proposed development, by reason of additional on-street car parking and servicing and inadequate provision for commercial bin storage, would have a detrimental impact on the amenity that the occupiers of nearby residential properties could reasonably expect to enjoy. As such, the proposed development would be contrary to Policy L7 of the Trafford Core Strategy and guidance in the NPPF.

19. APPLICATION FOR PLANNING PERMISSION 84979/FUL/15 – ACAMBA SYSTEMS – MITFORD LODGE, 90 MITFORD STREET, STRETFORD

The Head of Planning Services submitted a report concerning an application for planning permission for the conversion of former Health Centre into a House of Multiple Occupation (6 bed), 2no. offices (Use Class B1) fronting Mitford Street and 2no. retail (Use Class A1) units fronting Kingsway, with ancillary parking, bin storage and communal courtyard and external alterations to window arrangements.

It was moved and seconded that planning permission be refused.

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The motion was put to the vote and declared carried.

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

- (1) The proposed development, by reason of the addition of bars / railings to the windows and inadequate provision for commercial bin storage, would have a detrimental impact on the visual appearance and character of the street scene and the surrounding area and would fail to take the opportunities available for improving the character and quality of the area. As such, the proposed development would be contrary to Policy L7 of the Trafford Core Strategy and guidance in the NPPF.
- (2) The proposed development would conflict with the objectives of the approved Stretford Masterplan, in particular M01 - To bring forward sustainable development that realises the full potential of Stretford Town Centre and the surrounding area, M02 - To create a strong sense of place within the town centre, M03 - To improve key town centre gateways and M08 - To provide residential development and a better balance in house types. As such, the proposed development would fail to take the opportunities available for improving the character and quality of the area and would be contrary to Policy L7 of the Trafford Core Strategy and guidance in the NPPF.
- (3) The proposed development, by reason of additional on-street car parking and servicing and inadequate provision for commercial bin storage, would have a detrimental impact on the amenity that the occupiers of nearby residential properties could reasonably expect to enjoy. As such, the proposed development would be contrary to Policy L7 of the Trafford Core Strategy and guidance in the NPPF.

20. APPLICATION FOR PLANNING PERMISSION 85620/VAR/15 – MR. NIGEL WELLS – PEUGEOT CITROEN RETAIL – 253 WASHWAY ROAD, SALE

The Head of Planning Services submitted a report concerning an application for planning permission for the variation of condition No.19 of planning permission ref. 77582/FULL/2011 (Demolition of existing building and erection of replacement car dealership unit including MOT bay, parking, access and landscaping) to allow the A1 (retail) and B1(b) (office) premises to be open between the hours of 08.30-17.30 on Saturdays and between 10.30-17.00 on Sundays; and also to allow the B1(c) (light industrial) and B8 (storage) premises to be open between the hours of 08.00-17.00 on Monday - Fridays.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared carried.

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

The proposed extension to opening hours would result in an unacceptable and severe impact on the amenity of neighbouring residents by reason of an increase in

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the number of comings and goings, noise associated with servicing activities, disturbance and general activity associated with the use. The development is therefore contrary to policies L5 and L7 of the Trafford Local Plan: Core Strategy adopted January 2012.

The meeting commenced at 6.30 p.m. and concluded at 8.34 p.m.

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