

## PLANNING DEVELOPMENT CONTROL COMMITTEE

10<sup>th</sup> SEPTEMBER, 2015

### PRESENT:

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

In attendance: Head of Planning Services (Mr. R. Haslam),  
Development Control Manager (Mr. D. Pearson),  
Senior Planner (Mrs. J. Johnson),  
Planner (Mr. I. Gulfraz),  
Principal Highways & Traffic Engineer (Amey) (Mr. J. Morley),  
Director of Legal & Democratic Services (Ms. J. le Fevre),  
Senior Democratic & Scrutiny Officer (Mr. I. Cockill).

Also present: Councillors Stephen Anstee (Part), Brotherton, Hyman and Mitchell.

### APOLOGIES

Apologies for absence were received from Councillors Fishwick, Mrs. Reilly and Mrs. Ward

### 29. MINUTES

RESOLVED: That the Minutes of the meeting held on 13<sup>th</sup> August, 2015, be approved as a correct record and signed by the Chairman.

### 30. 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.

### 31. 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

84498/FUL/14 – Adactus Housing Group Limited – Land at Ayres Road, Old Trafford.

Erection of a part 2.5, part 3 storey building to form 11no. apartments with car parking accessed from Ayres Road and South Croston Street and landscaping and boundary treatment works throughout.

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| 84541/FUL/14 – Mr. Offland – 61 Bankhall Lane, Hale Barns.   | Proposed demolition of existing dwelling to allow erection of a replacement three storey dwelling set within sunken garden area. Alterations to existing access with landscaping works through-out to include underground parking bays.   |
| 85554/HHA/15 – Mrs. Moffitt – 91 Snowden Avenue, Flixton.  | Erection of a single storey side extension and rear extension with external alterations including the creation of a pitched roof on the existing two storey rear extension.   |
| 85741/HHA/15 – Mr. Houghton – 1C Norris Road, Sale.  | Demolition of existing garage and erection of two storey side extension and single storey rear extension, together with a detached garage in the rear garden and a new vehicular access.  |
| <p>[Note: Councillor Mrs. Dixon MBE declared a Personal and Prejudicial Interest in Application 85741/HHA/15, due to her involvement, after making representation to the Committee she remained in the meeting but did not participate in the debate or cast a vote on the Application.]</p> |   |
| 85844/HHA/15 – Mr. & Mrs. Bentwood – 3 Midland Terrace, Ashley Road, Hale.   | Erection of a single storey rear extension and a first floor extension over existing outrigger alongside other external alterations.  |
| 85998/FUL/15 – Trafford Council – Bowdon Community Association, Jubilee Centre, The Firs, Bowdon.  | Demolition of the existing Community Centre and erection of new Community Centre and associated parking. Erection of temporary Community Centre building for use during construction of new Community Centre. Erection of 2 no. pairs of semi-detached houses with vehicular accesses onto St. Mary's Road. |
| 86005/HHA/15 – Ms. Campbell – 1 Worcester Road, Sale.  | Retention of a single storey rear extension and extension of the garage and retention of a total of 8 CCTV cameras.   |
| 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 34no. residential apartments with associated car parking, cycle storage and landscaping.                                       |

(b) Application deferred

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Application No., Name of  
Applicant, Address or Site

Description

85452/FUL/15 – Hardy Mill  
Properties No.2 LLP – Byfield and  
Lynwood, Green Walk, Bowdon.

Change of use, conversion and extension of main building from clinic to 9 dwellings; demolition, rebuild and extension to coach house to form 3 dwellings; other external alterations including new window openings and dormer extensions; associated car parking and landscaping.

[Consideration of Application 85452/FUL/15 was deferred to allow further consideration regarding the issue of viability.]

**32. APPLICATION FOR PLANNING PERMISSION 85237/FUL/15 - TRUSTEES OF SALE EVANGELICAL CHURCH - EVANGELICAL CHURCH, DARLEY STREET, SALE**

The Head of Planning Services submitted a report concerning an application for planning permission for the demolition of the existing Sale Evangelical Church and the erection of a three storey building to provide 8no. residential apartments (Use Class C3) and associated car parking.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared lost.

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 financial contribution of £42,000 towards off site affordable housing provision.
- (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.

**33. PLANNING APPEAL DECISIONS UPDATE: APRIL 2015 - JUNE 2015**

The Head of Planning Services submitted a report informing Members about the appeal decisions received over the first quarter of the year.

RESOLVED: That the contents of the report be noted.

**34. HOUSING AND PROPERTY MARKET CONDITIONS - STATE OF THE ECONOMY 2015**

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The Head of Planning Services submitted a report informing Members about a study that had been undertaken on behalf of Planning Services to ascertain the housing and property market conditions for the current year.

RESOLVED: That the contents of the report be noted.

**35. PROPOSED STOPPING UP OF HIGHWAY AT LAND TO THE NORTH OF  
LOWTHER GARDENS, FLIXTON M41 8RJ**

The Contracts Director submitted a report advising Members of an application made to the Secretary of State for Transport under s247 of the Town & Country Planning Act 1990 to stop up an area of highway in Flixton.

RESOLVED: That no objection be raised to the application.

The meeting commenced at 6.30 pm and finished at 9.00 pm