

PLANNING DEVELOPMENT CONTROL COMMITTEE

14th JANUARY, 2016

PRESENT:

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

In attendance: Interim Head of Planning & Development (Mr. D. Pearson),
Interim Planning Development Manager – Major Developments Team and South
Team (Mr. J. Pennick),
Senior Planning Officer (Ms. L. Broadwell),
Principal Highways & Traffic Engineer (Amey) (Mr. J. Morley),
Solicitor (Ms. J. Cobern),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillor Cordingley.

ANNOUNCEMENTS

The Chairman wished all present a happy, prosperous and healthy New Year.

MRS. REBECCA COLEY AND MS. JULIA COBERN

The Chairman welcomed Mrs. Coley to the meeting and advised the Committee of her recent appointment as Head of Planning and was pleased to announce she would be taking up the role in February.

The Chairman on behalf of the Committee welcomed back Ms. Cobern, Solicitor, to her first Planning meeting since returning to the Authority.

54. MINUTES

RESOLVED: That the Minutes of the meeting held on 10th December, 2015, be approved as a correct record and signed by the Chairman.

55. 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.

**Planning Development Control Committee
14 January 2016**

56. 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>
85765/FUL/15 – Bethall – 158 Broad Road, Sale.	Conversion of existing dwellinghouse to provide 7no. one bedroom apartments and 1no. studio apartment with associated external alterations to all elevations, including insertion of new windows and creation of basement lightwells. Creation of car parking for eight vehicles and erection of new bin store enclosure.
86404/FUL/15 – United Utilities – Sewage Works, Rivers Lane, Davyhulme.	Construction of 4no. buildings in association with scheme to export biomethane to the grid gas network.
86581/FUL/15 – Landmark Property Group Ltd - Land at 15-21 Borough Road, Altrincham.	Erection of 2no. semi detached houses.
86722/FUL/15 – Viridor Waste Management Ltd – Chester Road HWRC, Chester Road, Stretford.	Removal of existing office site cabin and replaced with two storey office site cabin.
86776/HHA/15 – Mr. & Mrs. Jarkowski – 11 Kirklands, Sale.	Erection of a single storey wrap around extension to the front, side and rear elevations including external alterations.
86874/FUL/15 – Mr. & Mrs. Smith – 55 Bankhall Lane, Hale Barns.	Demolition of existing dwelling and build new replacement dwelling.
87006/HHA/15 – Mr. Ali Raza – 180 Davyhulme Road, Davyhulme.	Demolition of existing conservatory and erection of a part two storey, part single storey and part first floor front extension.

[Note: Councillor Walsh declared a Personal and Prejudicial Interest in Application 87006/HHA/15, as family members reside close to the address, and left the room during consideration of this item.]

57. APPLICATION FOR VARIATION 86661/VAR/15 - EXIGE DEVELOPMENTS LIMITED - LAND AT OAKFIELD ROAD/MOSS LANE, ALTRINCHAM

The Interim Head of Planning and Development submitted a report concerning an application for the variation of conditions 4 (approved plans), 7 (landscaping), 12 (car parking), 13 (coach pick up/ hackney carriages), 14 (site investigation), 15

Planning Development Control Committee
14 January 2016

(permanence of ice rink), 19 (car parking management and servicing strategy), 20 (off-site highway works) and 21 (archaeological investigation) from planning permission 81115/O/13 (Demolition of existing buildings and erection of a mixed-use development comprising:- alterations and extensions to the existing Altrincham Ice Rink to form a new foyer and new self-supporting roof structure; leisure uses including a new leisure centre and bowling alley (use class D2); residential (use class C3); offices and management suite (use class B1); food and non-food retail (use class A1); restaurants and cafes (use class A3); drinking establishments (use class A4); and hot food establishments (use class A5); the permanent retention of the ice rink and associated car parking, plant and service areas, highway alterations and the creation of new areas of public realm) and an additional condition all in order to facilitate the development in a phased manner.

RESOLVED –

- (A) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement (Deed of Variation) to secure a maximum financial contribution towards: highways and active travel infrastructure; public transport schemes; specific green infrastructure; spatial green infrastructure, sports and recreation; and education and facilities together with provision of/contribution towards affordable housing in accordance with the Trafford Core Strategy and SPD1: Planning Obligations.
- (B) In the circumstances where the S106 Agreement/Undertaking 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, planning permission be granted subject to the conditions now determined.

The meeting commenced at 6.30 pm and finished at 7.44 pm