

PLANNING DEVELOPMENT CONTROL COMMITTEE

11th FEBRUARY, 2016

PRESENT:

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

In attendance: Head of Planning and Development (Mrs. R. Coley),
Major Developments Team Manager (Mr. D. Pearson),
North Area Planning and Development Manager (Mr. S. Day),
Senior Planning and Development Officer (Mr. R. Gore),
Head of Regulatory Services (Mr. I. Veitch),
Team Leader – Regulatory Services (Mr. R. Pollitt),
Principal Highways & Traffic Engineer (Amey) (Mr. J. Morley),
Solicitor (Mrs. C. Kefford),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors S. B. Anstee, Cornes, Hyman, Hynes and A. Western.

APOLOGY

An apology for absence was received from Councillor Malik.

58. MINUTES

RESOLVED: That the Minutes of the meeting held on 14th January, 2016,
be approved as a correct record and signed by the Chairman.

59. ADDITIONAL INFORMATION REPORT

The 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.

60. 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

85548/FUL/15 – Altrincham Regeneration LLP – 74-84 George Street, Altrincham.

Erection of three to four storey building (three storey fronting George Street and four storey fronting Central Way) comprising ground floor retail units (Use Classes A1, A2, A3, A4, A5, B1, D1 and D2), 27 apartments on the upper floors, car parking on two lower levels with

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	access from Central Way and associated works, following partial demolition of existing building.
85835/FUL/15 – Daniel Thwaites PLC – Bay Malton Hotel, Seamons Road, Altrincham.	Erection of a single storey side and single storey rear extension, alongside other external alterations. Alterations to the existing beer garden, erection of new raised terrace area and bin store. Alongside alterations to the existing car park to provide additional spaces and the creation of a new access point.
86208/FUL/15 – Porter & Daughter Property Developments – 13 Rivershill, Sale.	Erection of a replacement two storey dwelling following demolition of existing three-storey dwelling.
86550/VAR/15 – Peel Holdings (Leisure) Limited – Former Kratos Site, Barton Dock Road, Trafford Park.	Application to vary condition 2 (approved plans) to allow an additional 17 rooms and alter the access and condition 8 (provision of car parking spaces) to allow 56 spaces rather than 95 from planning permission 82046/FUL/2013 (erection of a six storey, 203 bedroom hotel with associated car parking and landscaping and access from Mercury Way.)
86759/FUL/15 – Pinnacle Manchester Ltd – Grove House, Skerton Road, Old Trafford.	External alterations to the existing Grove House building, the erection of a nine storey extension to contain 25no. x one bedroom and 1no. x two bedroom apartments, sub-station, reconfiguration and landscaping of external parking areas and the change of use to an existing outbuilding to accommodate bin store and cycle parking.
86872/FUL/15 – Trafford Housing Trust – Former Depot, Manchester Road, Partington.	Redevelopment of site to create 8 three bedroom houses and 3 two bedroom houses together with alterations to the highway and residents parking on Hallcroft.
86922/COU/15 – Ms. Beckett-Hughes – 1 Dean Drive, Bowdon.	Retrospective application for the change of use from a dwellinghouse to mixed use dwellinghouse/Bed and Breakfast.
[Note: Councillor Dr. Barclay declared a Personal and Prejudicial Interest in Application 86922/COU/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.]	
87009/FUL/15 – City Branch –	Demolition of existing buildings,

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Altrincham General Hospital,
Market Street, Altrincham.

reconstruction of facade of original hospital building in amended location and erection of 4 storey building and basement parking area with access off Greenwood Street to form a health and wellbeing centre including the provision of retail facilities, cafe and library and works to public realm.

87109/VAR/15 – Trafford Amey –
Cherry Manor Centre, Cherry Lane,
Sale.

Application for variation of condition 2 on planning permission 84225/FUL/14. (Demolition of existing vacant single storey school buildings and construction of a new single storey school for pupils with special educational needs aged from 11 to 16 and Post 16 to 25 years. Retention and widening of existing vehicular access from Cherry Lane and associated alterations to existing car park, open space (including retention of sports pitch) and landscaped areas. Part retention and part new security fencing to site boundary and between school and grassed areas; erection of 4m and 6m high lighting columns; CCTV and other associated works). To include proposed additional cycle/trike track and associated steel lock up structure.

61. APPLICATION FOR PRIOR APPROVAL 84623/PAJ/15 - FACTORY ESTATES - FAIRBAIRN HOUSE, 21-25 ASHTON LANE, SALE

The Interim Head of Planning and Development submitted a report concerning a request to authorise under Para. W (Schedule 2, Part 3) of the GPDO 2015 amendments to the parking layout in respect of prior approval reference 84623/PAJ/15 made under Part 3 Schedule 2 Class J of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) for the change of use from offices (Use Class B1) to 80 no. residential apartments (Use Class C3).

It was moved and seconded that authorisation under Para. W (Schedule 2, Part 3) of the GPDO 2015 for amendments to the parking layout in respect of prior approval 84623/PAJ/15 be refused.

The motion was put to the vote and declared carried.

RESOLVED: Authorisation under Para W (Schedule 2, Part 3) of the GPDO 2015 for amendments to the parking layout in respect of prior approval 84623/PAJ/15 be refused, for the following reasons:

The proposed reduction in on-site parking provision would result in an increase of on-street parking in the vicinity of the site, to the detriment of residential amenity, contrary to Policies L4 and L7 of the Trafford Core Strategy and SPD3: Parking Standards and Design.

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62. APPLICATION FOR PLANNING PERMISSION 85754/FUL/15 - MR. 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 6 no. townhouses each 3 no. bedrooms to be provided on the existing vacant car parking lot.

It was moved and seconded that the application be refused

The motion was put to the vote and declared carried.

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

The implementation of the proposed development would significantly reduce the quantum of parking available to future occupiers of the residential apartment scheme approved under application reference 84623/PAJ/15. As a result, the development would increase the level of on-street parking in the vicinity of the site to the detriment of residential amenity. As such, the proposal is contrary to Policies L4 and L7 of the Trafford Core Strategy and SPD3: Parking Standards and Design.

63. APPLICATION FOR VARIATION 86514/VAR/15 - PEEL ENERGY (BARTON) - LAND TO THE SOUTH OF MANCHESTER SHIP CANAL AND WEST OF BARTON BRIDGE, TRAFFORD WAY, TRAFFORD PARK

The Interim Head of Planning and Development submitted a report concerning an application for the variation of conditions 2, 7, 11, 17 and 19 of planning permission 76153/FULL/2010, (appeal reference 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.

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 an appropriate Legal Agreement / Undertaking to secure a financial contribution of £16,740 towards the provision of green infrastructure (minus £310 in respect of each tree planted on site in accordance with an approved landscaping scheme), a financial contribution of £4,257 towards highways and active travel and a financial contribution of £7,310 towards public transport provision.

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- (B) In the circumstances where the Legal 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 / Undertaking, planning permission be granted subject to the conditions now determined.

The meeting commenced at 6.36 pm and finished at 9.15 pm