

PLANNING DEVELOPMENT CONTROL COMMITTEE

10th MARCH, 2016

PRESENT:

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

In attendance: Head of Planning and Development (Mrs. R. Coley),
Major Developments Team Manager (Mr. D. Pearson),
Senior Planning and Development Officer (Mr. J. Ketley),
Principal Highways & Traffic Engineer (Amey) (Mr. J. Morley),
Solicitor (Ms. J. Cobern),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors Bowker MBE, Butt and Mrs. Young.

APOLOGIES

Apologies for absence were received from Councillors Malik and Mrs. Reilly.

64. MINUTES

RESOLVED: That the Minutes of the meeting held on 11th February, 2016, be approved as a correct record and signed by the Chairman.

65. 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.

66. 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

84072/FULL/2014 – The Little Deli Company (Knutsford) Ltd – The Moose Bar, 193 Ashley Road, Hale.

Erection of timber fencing and raised decking to rear in association with use as an external seating area and installation of timber cladding to front elevation (works retrospective). Use of external area to rear in association with use of premises as a drinking establishment.

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86115/FUL/15 – Bowdon Lawn Tennis Club – Bowdon Lawn Tennis Club, Elcho Road, Bowdon.	Erection of 9 no. floodlighting columns (10 no. luminaires) at 6.7 metres high to courts 4 and 5.
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[Note: Councillor O’Sullivan declared a Personal Interest in Application 86115/FUL/15, as an objector was known to her and confirmed she had no involvement with the Application.]

86213/FUL/15 – Brightpoint Investments Ltd – 9-13 Washway Road, Sale.	Erection of 2 no. three storey plus basement level flat roof buildings to provide 12 no. one bedroom residential apartments at upper levels and mixed use office (B1 Use Class) and retail (A1 Use Class) at ground floor levels. Associated car parking and boundary treatment.
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86576/OUT/15 – Mr. Smith – Neuholme, Manchester Road, Partington.	Demolition of existing detached dwelling and adjacent commercial workshop. Outline application for the erection of 8 no. three bed dwellings and associated parking and access with all matters reserved.
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[Note: Councillor Smith declared a Personal and Prejudicial Interest in Application 86576/OUT/15, being the Applicant, and left the room during consideration of this item.]

All Members of the Committee declared a Personal Interest in Application 86576/OUT/15, as the Applicant was a fellow Councillor and Member of the Committee.]

86904/FUL/15 – BOC UK & Ireland – Cargil, Trafford Park Road, Trafford Park.	Application for the construction of a liquid carbon dioxide production and storage plant together with tanker filling facility. Units comprise of 4no. storage tanks, gas purification and liquid production components and associated buildings and infrastructure. The latter includes piping, steelwork support structures and roadway improvements including a vehicle weighbridge.
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86989/FUL/15 – Real Estate Investment (Altrincham) Limited – Alexandra House, 80 St. Johns Road, Altrincham.	Demolition of former YWCA Hostel and redevelopment of the site with a residential development providing 41 dwellings comprising of 6 mews houses and 35 apartments, with associated car parking and landscaping.
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87427/HHA/16 – Mr. Acton – 58 Stamford Park Road, Altrincham.	Erection of a single storey rear extension; alongside other alterations.
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87470/FUL/16 – Mr. & Mrs. Hallows	Erection of dwellinghouse and detached
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– 6A Mayfield Road, Timperley. garage following demolition of existing bungalow and garage.

67. APPLICATION FOR PLANNING PERMISSION 85566/FUL/15 - BRANLEY HOMES LTD - YEW TREE FARM, 240 DAVYHULME ROAD, FLIXTON

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of 8 no. two-storey detached dwellinghouses together with associated car parking; landscaping; creation of vehicular access off Davyhulme Road and demolition of existing outbuildings at the site.

RESOLVED -

- (A) That the application will propose a satisfactory form of development for the site upon the completion of a Legal Agreement to secure a commuted sum of £22,500 towards the delivery of off-site affordable housing provision.
- (B) In the circumstances where the S106 Agreement has not been completed within three months of this resolution, the final determination of the application shall be delegated to the Head of Planning and Development.
- (C) That upon the satisfactory completion of the above Legal Agreement / Undertaking, planning permission be granted subject to the conditions now determined.

68. APPLICATION FOR PLANNING PERMISSION 87089/FUL/15 - MR. SKEATH - KILPEACON HOUSE, GREY ROAD, ALTRINCHAM

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of existing residential care home and erection of a three storey apartment building providing 8 apartments, associated car parking to front and repositioned vehicular access.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared lost.

RESOLVED: That planning permission be granted subject to the conditions now determined.

69. APPLICATION FOR PLANNING PERMISSION 87174/FUL/15 - MR. DWYER - DINGLESIDE, 46 ARTHOG ROAD, HALE BARNES

The Head of Planning and Development submitted a report concerning an application for planning permission for the conversion of existing house to create 3 no. apartments alongside demolition of existing garage & replacement with 1 no. duplex apartment. (Revision of 85673/FUL/15).

RESOLVED: That the decision be delegated to the Head of Planning and Development for determination following clarification on the description of the proposal and the period of readvertisement provided that no new issues are

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raised by way of representation in which case the application is to be determined by the Committee.

70. APPLICATION FOR PLANNING PERMISSION 87303/FUL/15 - BELLWAY HOMES & MR. BRIAN CROSBY - FORMER CROSBYS NURSERIES, WOOD LANE, TIMPERLEY

The Head of Planning and Development submitted a report concerning an application for planning permission for residential development comprising of 16 dwellings including access, car parking and landscaping arrangements

RESOLVED –

- (A) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement to secure a commuted sum of £493,500 towards the delivery of off-site affordable housing provision.
- (B) In the circumstances where the S106 Agreement has not been completed within three months of this resolution, the final determination of the application shall be delegated to the Head of Planning and Development.
- (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 6.30 pm and finished at 9.05 pm